

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 0 Hartland Road, Map 1, Lot 14, Saint Albans, ME 04971

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks in current use? Yes No
IF NO above: How long have tank(s) been out of service? N/A
What materials are, or were, stored in the tank(s)? N/A
Age of tank(s): N/A Size of tank(s): N/A
Location: N/A
Have you experienced any problems such as leakage? N/A
Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
Comments: Information provided to the best of the seller's knowledge - Estate property
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
N/A Yes No Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
IF YES: Explain: N/A
What is your source of information: Information provided to the best of the seller's knowledge - Est
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: N/A
What is your source of information: Seller
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
IF YES: Explain: N/A
What is your source of information: Seller
- Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
IF YES: Explain: N/A
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
ATTACHMENTS: Yes No
Additional Information: There is an older garage on the property and possible water rights
Information provided to the best of the seller's knowledge - Estate property

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

Tonia S. Carr 04/18/2008
SELLER DATE SELLER DATE

Tonia Carr

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

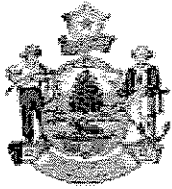
BUYER DATE BUYER DATE

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Maine Choice Realty P.O. Box 516, Newport ME 04953
Phone: 2073684333 Fax: (207) 368-4533

Lea Worster





Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

Does Your New Home Have Arsenic (CCA) Treated Wood?

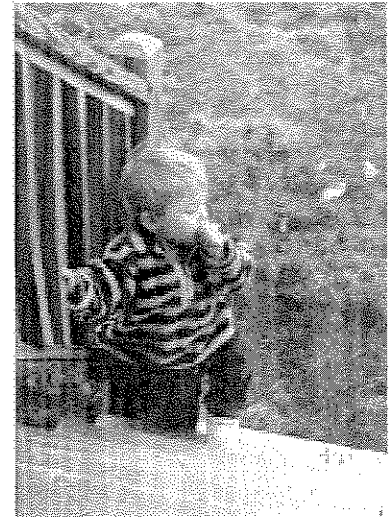
IF YOU WORK WITH CCA WOOD

- NEVER burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

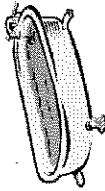
CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Q. Can I use my water for bathing if it has high arsenic?

Answer: Studies have shown that little arsenic gets into adults from bathing. But we do not have studies on young kids. Kids might get more arsenic in them while bathing because of their bathing habits. We have a study underway to check this. For now, if you are concerned, call us toll-free to discuss exposure from bathing.



Q. Can I use my water for cooking if it has arsenic in it?

Answer: The answer depends on how much arsenic is in your water, how much water is either absorbed or used when cooking a food, and how often you eat such foods. Pasta, rice, oatmeal and dried beans are examples of foods that absorb a lot of water when cooked. Soup and jello are examples of foods that use water by recipe. If your water has more than 0.05 mg/L arsenic, contact us for information about use in cooking.

Q. How likely is it that my well water has high arsenic?

Answer: Based on the current information we have, it looks like about 1 out of every 10 Maine homes with a private well have arsenic levels of concern. Drilled bedrock wells are more likely to have high arsenic levels than dug wells, wellpoints, or wells that are drilled into sand and gravel.

How do I get more information about arsenic in private well water?

► For more information on the health effects of arsenic, contact:

Andrew E. Smith, SM, ScD.
State Toxicologist
Environmental Toxicology Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Toll Free: 866-292-3474
Email: andy.e.smith@state.me.us

Website:

janus.state.me.us/dhs/bohetp/index.html

► For more information on treatment systems for removing arsenic from well water, contact:

David Braley, Geologist
Drinking Water Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Tel: (297) 287-3194
Email: david.braley@state.me.us

Website:

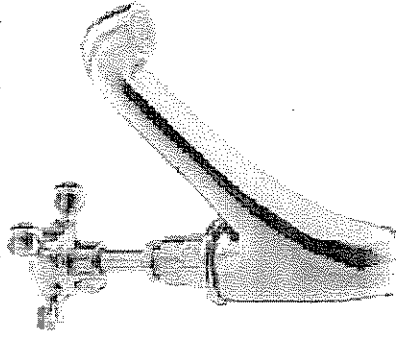
janus.state.me.us/dhs/eng/water/index.htm



Kevin W. Concannon, Commissioner
May 13, 2002

HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?

Health Information for
Private Well Users



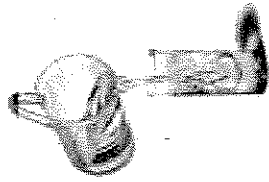
Arsenic in Well Water



Maine Bureau of Health

Arsenic in Well Water: The Problem You Can't See, Smell, or Taste

It's hard to believe that water that looks, smells, and tastes fine may not be safe to drink. But the truth is that many private wells in Maine yield water that is high in arsenic.



Arsenic is a naturally occurring chemical found in soil and rocks. Some rocks have higher levels of arsenic, and this may explain why some drilled wells have high arsenic water. And in some areas, past use of arsenic-containing pesticides on blueberry, apple and potato crops may add to the arsenic water problem.

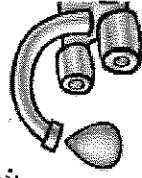
The Harm Caused by Arsenic

People who drink water high in arsenic for many years are more likely to get cancer. Drinking water very high in arsenic can also cause stomach pain, nausea, vomiting and diarrhea, numbness or tingling in the hands and feet, as well as effects on blood and the heart.

How likely you are to get cancer or any other health effects from arsenic in water depends on three major factors:

- How much arsenic is in your water;
- How much tap water you drink;
- How long you have been drinking the water.

If you are concerned about health problems possibly due to arsenic in your well water, you should discuss them with your doctor. The Bureau of Health recommends that all household wells be tested for arsenic.



Answers to Some Commonly Asked Questions



Q. How much is too much arsenic in well water?

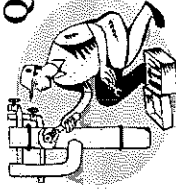
Answer: Test results for arsenic in water are often reported as the number of *milligrams* of arsenic in a *liter* of water (mg/L for short). A liter is about a quart. The Bureau of Health guideline for arsenic in domestic well water is 0.01 milligrams of arsenic per liter of water. The current federal government standard for regulated water supplies is 0.05 mg/L, but this will be lowered to 0.01 mg/L.

Q. I just found out I have high arsenic water. What should I do?

Answer: If your water has more than 0.01 mg/L arsenic, we recommend you begin taking steps to reduce how much of this water you drink. Switching to bottled water will greatly reduce how much arsenic gets into your body. It will also allow you to safely take your time in deciding what, if any, treatment you want to have installed to remove arsenic from your well water. Sometimes, simply switching to bottled water is all that is needed.



Q. Is there a way to remove arsenic from well water?



Answer: Yes. We advise consulting one or more water treatment companies to help in choosing an arsenic removal system. This is because the choice of a treatment system depends on what else is in your water and how much water you need to treat. While we do not recommend any specific treatment system, we do advise selection of treatment systems that have been certified for arsenic removal by NSF International (www.nsf.org). Also, be sure to test at least once a year after any system is installed to make sure it is working.

Know all Men by these Presents

BOOK 970 PAGE 88

That We, Dennis D. Humphrey and Linda S. Humphrey, both of Augusta, County of Kennebec, State of Maine

02443

in consideration of One Dollar (\$1.00) and other good and valuable considerations

paid by Jefferson C. Humphrey, Jr. and Sarah Elizabeth Humphrey, both of Pittsfield, County of Somerset, State of Maine

(Mailing Address: P. O. Box 123, Pittsfield, Maine 04967)

the receipt whereof we do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said

Jefferson C. Humphrey, Jr. and Sarah Elizabeth Humphrey

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

All that certain lot or parcel of land, together with any buildings or other improvements located thereon, situated in the Town of St. Albans, County of Somerset, State of Maine and being further bounded and described as follows, to-wit: Bounded on the East by the Westerly line of a parcel of land formerly owned by Bessie M. Allen and being the premises conveyed to Bessie M. Allen and Lee Allen by Deed of Everett D. Holt dated December 6, 1949 and recorded in the Somerset County Registry of Deeds in Book 541, Page 112, said Easterly abutting premises now or formerly being owned and occupied by William H. Thornton and Eleanor Thornton; bounded on the South by a line parallel to the center line of the public highway leading from Hartland Village to St. Albans Village as said center line existed on May 29, 1962 and being located a distance of One Hundred Fifty Feet (150') Southerly of said center line; bounded on the West by a line parallel to the Westerly line of the aforementioned real estate formerly owned by Bessie M. Allen and now or formerly owned and occupied by William H. Thornton and Eleanor Thornton and located a distance of One Hundred Fifty Feet (150') Westerly therefrom; bounded on the North by said public highway leading from Hartland Village to St. Albans.

This conveyance also includes that certain easement or right to take and draw water from the certain well located on the adjoining premises formerly owned by Bessie M. Allen and now or formerly owned and occupied by William H. Thornton and Eleanor Thornton and the right to maintain a pipe line for that purpose and to have ingress, egress and regress to and from said adjoining premises formerly owned by Bessie M. Allen and now or formerly owned by said Thorntons for the purpose of placing and maintaining said pipe line and to do whatever else is necessary so that the easement or right to draw water may accomplish and serve its said purpose.

Meaning and intending to convey and hereby conveying the same premises as conveyed to Dennis D. Humphrey and Linda S. Humphrey by Warranty Deed of Elwood Allen, et al., dated January 2, 1973 and recorded in the Somerset County Registry of Deeds in Book 734, Page 983.

BOOK 970 PAGE 89

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

Jefferson G. Humphrey, Jr. and Sarah Elizabeth Humphrey

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances,

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Dennis D. Humphrey and Linda S. Humphrey, husband and wife, both of us

joining in this deed as Grantor s, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seal s this 30th day of December in the year of our Lord one thousand nine hundred and eighty.

Signed, Sealed and Delivered in presence of

Linda S. Humphrey
Dennis D. Humphrey



