

SELLER'S PROPERTY DISCLOSURE

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.

PROPERTY LOCATED AT: ³⁰⁹~~315~~ Roosevelt Trail, South Casco, ME 04077

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

* Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
IF YES: Date of most recent test: 10-05 Are test results available? Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

INSTALLATION: Location: front fence by house
Installed BY: Wells Unlimited DATE of Installation: 1997
What is the source of your information: owner
USE: Number of Persons currently using system? 1

Does system supply water for more than one household? Yes No Unknown

COMMENTS: * NEW PUMP 2002 - "water tested every year" - system has filtration sept.

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: left, facing front house Unknown Date of Installation: 1998 (TBD)
Date of Last Servicing: 9-05 Name of Company Servicing Tank: Dyn Septic
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: N/A

LEACH FIELD: left, facing house, beyond tank Yes No Unknown

IF YES: Location: " " " "
Date of installation of leach field: 1998 Installed By: Dyn Septic
Date of Last Servicing: N/A Name of Service Company: N/A
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: N/A

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? _____

SOURCE OF INFORMATION: _____

COMMENTS: Cleaned 9-05 - has an alarm

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

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ERA Today Realty P. O. Box 1636 Route 302, Naples ME 04055
Phone: (207) 693-6500 Fax: (207) 693-3782 Charles Fox

Goldie Bundy.z

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>FHA</u>	<u>2 Rinnai</u>		
Age of system(s)/source(s)		<u>MONITORS</u>		
Name of company that services system(s)/source(s)	<u>ALYSSA ROSE INC.</u>			
Date of most recent service call	<u>8/05</u>			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<u>7269A (TOD)</u>			
Malfunction per system(s)/source(s) within past 2 years	<u>NO</u>	<u>NO</u>		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: UNK Last Cleaned: N/A
 Sleeved: Yes No
 Is more than one heat source vented through one flue? Yes No Unknown
 COMMENTS: NO FIRE PLACE CHIMNEY VENTS FHA heat

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

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 N/A
 IF NO above: How long have tank(s) been out of service? N/A
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 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: N/A on all info here

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown
 • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown
 • other: _____ Yes No Unknown
 IF YES: Source of Information: OWNER
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: N/A By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: N/A on all RADON INFO

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 Unknown but possible due to age
 IF YES, describe location and the basis for the determination: N/A
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? Yes No
 IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: UNKNOWN LEAD BASED PAINT

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: N/A

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

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: _____

What is your source of information: OWNER

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A

Age: Age of House: 200+ How long has Seller owned it: 20 years

Roof: Age - Structure: 200+ Age - Shingles: METAL 9 yrs old

Moisture or leakage: NO
Comments: Roof METAL COMPLETELY NEW IN 1997

Foundation/Basement: Sump Pump: Yes No Unknown Comments: PARTIAL BASEMENT IS

Moisture or leakage since you owned the property: Yes No Unknown Comments: GRANITE + STONE

Knowledge of prior moisture or leakage: Yes No Unknown Comments: OTHER - CRAWL SPACE

Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: POOL NOT IN GOOD CONDITION -

HOUSE HAS BEEN MAINTAINED, BUT IS AN OLD BUILDING

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

- NEW SIDING ON MAIN HOUSE 1998
- FHA FURNACE OVERHAULED 9-'05
- ALL NEW WINDOWS IN 1999
- HARDWOOD FLOOR, VERY OLD, UNDER RUG

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Sobbie Bundy
SELLER
Goldie Bundy

8-4-06

DATE

SELLER

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE



✓
BUNDY OWNERS
 TOT OF 7⁺ AC

N/T
THE RED MILL, INC.
 BOOK 1131J PAGE 214
 TAX MAP 2 LOT 14

N/T
JAMES O. PAMELA R. K.
 BOOK 0146 PAGE 2
 TAX MAP 2 LOT 1

N/T
INHABITANTS OF THE TOWN OF CASCO
 BOOK 9188 PAGE 281
 TAX MAP 2 LOT 13-1

N/T
IVAN P. CHUTE
 BOOK 2017 PAGE 5

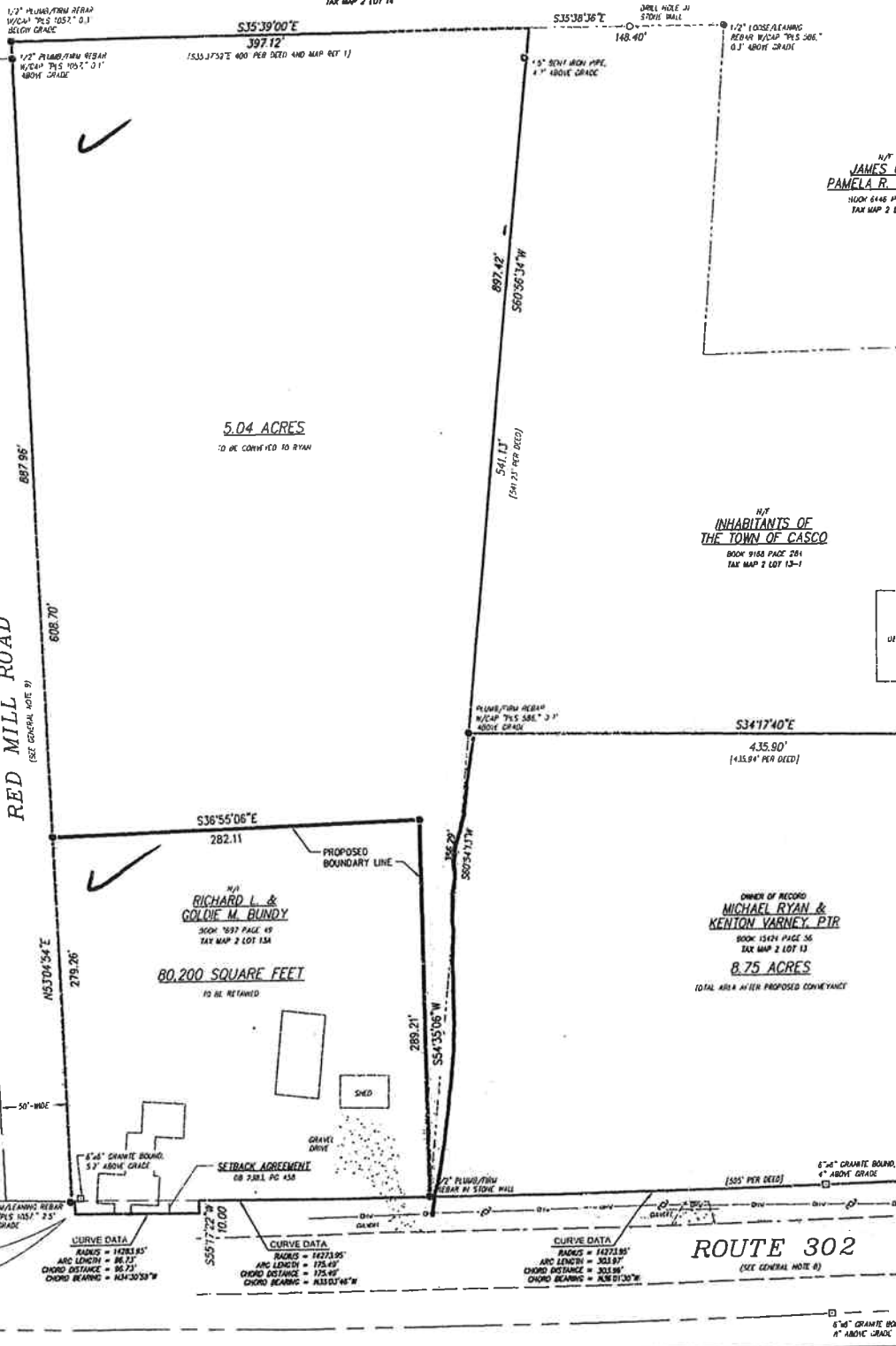
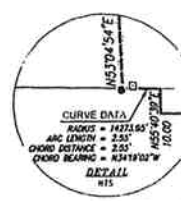
OWNER OF RECORD
MICHAEL RYAN & KENTON VARNY, PIR
 BOOK 1542H PAGE 56
 TAX MAP 2 LOT 13
8.75 ACRES
 TOTAL AREA AFTER PROPOSED CONVEYANCE

RED MILL ROAD
 (SEE GENERAL NOTE 9)

5.04 ACRES
 TO BE CONVEYED TO BUNDY

80,200 SQUARE FEET
 TO BE RETAINED

ROUTE 302
 (SEE GENERAL NOTE 4)



CURVE DATA
 RADIUS = 14271.85'
 ARC LENGTH = 86.72'
 CHORD DISTANCE = 86.72'
 CHORD BEARING = N34°30'58\"/>

CURVE DATA
 RADIUS = 14271.85'
 ARC LENGTH = 175.00'
 CHORD DISTANCE = 175.00'
 CHORD BEARING = N33°02'46\"/>

CURVE DATA
 RADIUS = 14271.85'
 ARC LENGTH = 303.87'
 CHORD DISTANCE = 303.87'
 CHORD BEARING = N36°01'30\"/>

8\"/>