

SELLER'S PROPERTY DISCLOSURE - LA. ONLY

PROPERTY LOCATED AT: 60 Regatta Drive, Freeport, ME 04032

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? _____
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: _____
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
_____ 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: Right of Way over one small corner to access back parcel.
What is your source of information: _____
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: _____
What is your source of information: _____
- 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: _____
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: _____
- 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: Restrictive and Protective Covenants as per deed. (Road, Style of home, and Underground power)

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.
Dan McLeod 5/6/2010
SELLER _____ DATE _____ SELLER _____ DATE _____

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 _____

N/F PETER J. & HOLLY HORNE
 SEPT. 14, 1968 BK. 3058 P. 235
 REF: MAY 10, 1792 BK. 41 P. 361
 JULY 18, 1743 BK. 24 P. 304 - YORK CO.
 NOV. 1, 1743 BK. 24 P. 96 - YORK CO.
 REF: "PLAN SHOWING PROPERTY OF PETER & HOLLY HORNE"
 MAY 31, 1979 PLAN BK. 123 PG. 69

(D.C. S50°E 122 RODS BK. 3058 P. 235 - S59°E 104 RODS BK. 166 F
 S52°08'E 422.80'
 S52°08'E 397.49'

(S50°00'30"W 220.16')

(S52°08'E 457.8')
 (PLAN CALL N52°36'W 906.6' PL. BK. 123 P. 69)

N34°27'E 193.89'

LOT ②
 3.0 AC±

LOT ①
 4.75 AC±

TB 2 B
 TB 1

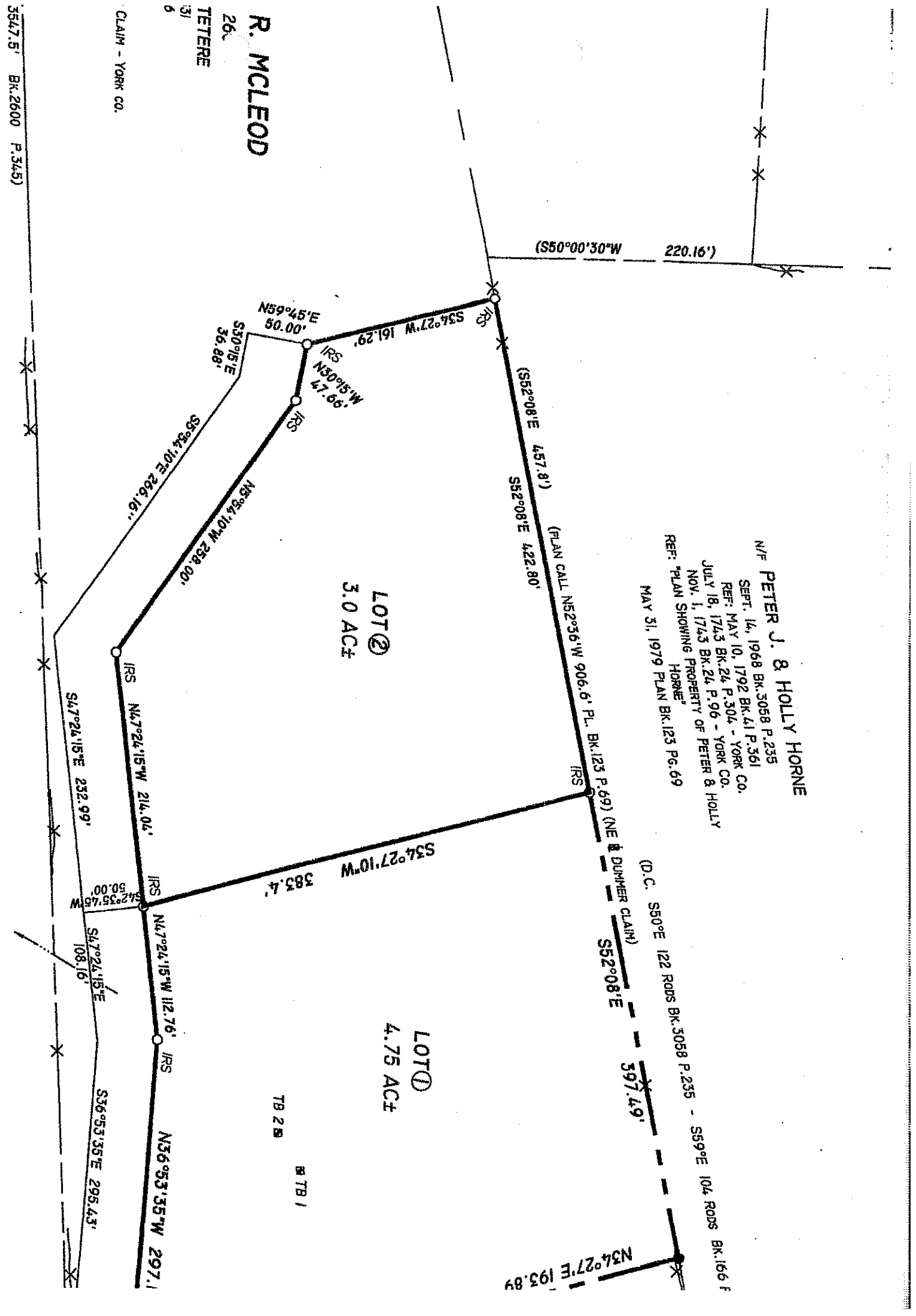
R. MCLEOD

TETERE

6

CLAIM - YORK CO.

3547.5' BK. 2600 P. 345



BOX 51
WEST BOWDOIN, ME 04287
TELEPHONE/FAX (207)-353-9047

JOHN T. MANN, PLS

***PROPOSED LEGAL DESCRIPTION**

McLeod Lot 2

June 2, 2003
Revised June 5, 2009
Job No.: 0225

A certain lot or parcel of land located on Regatta Drive so called, in the Town of Freeport, County of Cumberland and State of Maine, being Lot 2 on a plan entitled "Lotting Plan for M. Daniel McLeod" dated June 2, 2003 and revised June 5, 2009 by Mann Associates, Inc. recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____, being further bounded and described as follows:

Beginning at a 5/8 inch diameter iron rod set on the northerly sideline of said Regatta Drive at the southwesterly corner of Lot 1 on said plan;

Thence North forty-seven degrees, twenty-four minutes, fifteen seconds West (N47°24'15"W) two hundred fourteen and four hundredths feet (214.04') along said Regatta Drive to a 5/8 inch diameter iron rod set;

Thence North five degrees, fifty-four minutes, ten seconds West (N5°54'10"W) two hundred fifty-eight and zero tenths feet (258.0') along said Regatta Drive to a 5/8 inch diameter iron rod set;

Thence North thirty degrees, fifteen minutes West (N30°15'W) forty-seven and sixty-six hundredths feet (47.66') along said Regatta Drive to a 5/8 inch diameter iron rod set;

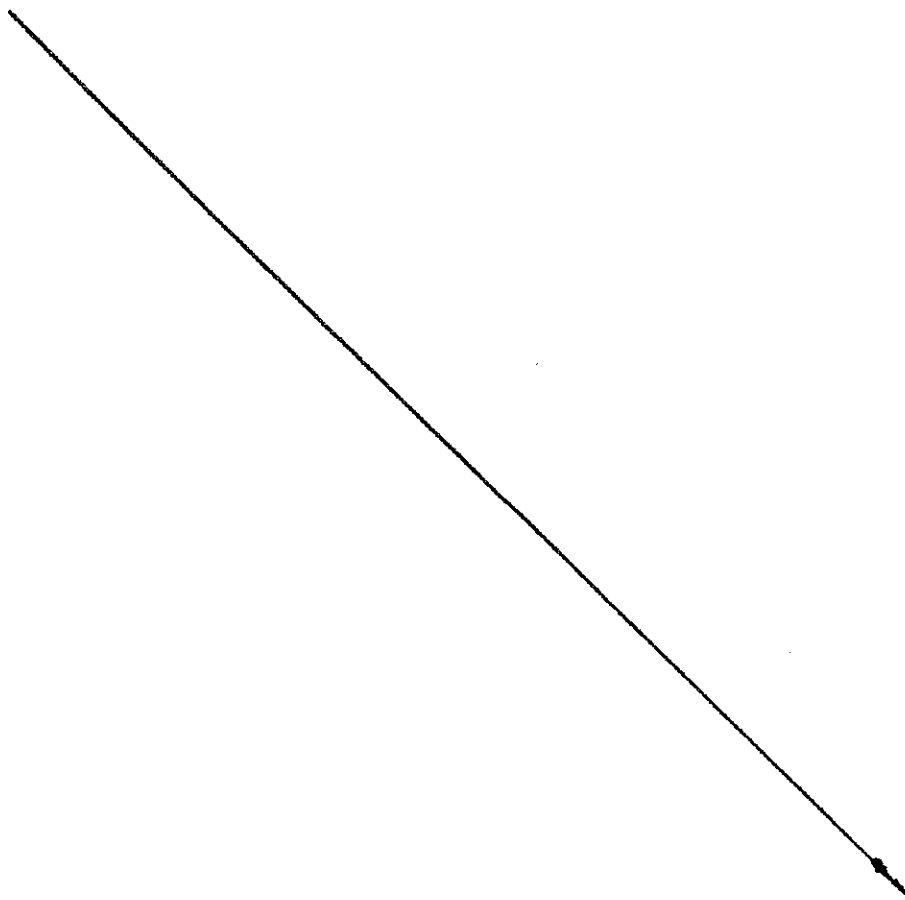
Thence North thirty-four degrees, twenty-seven minutes East (N34°27'E) one hundred sixty-one and three tenths feet (161.29') through land of said McLeod to a 5/8 inch diameter iron rod set and land now or formerly of Peter Horne and Holly Horne;

Thence South fifty-two degrees, eight minutes East (S52°08'E) four hundred twenty-two and eight tenths feet (422.8') along land of said Horne to a 5/8 inch diameter iron rod set and aforesaid Lot 1;

Thence South thirty-four degrees, twenty-seven minutes West (S34°27'10"W) three hundred eighty-three and four tenths feet (383.4') along said Lot 1 to the point of beginning.

Together with a certain easement or right of way, known as Regatta Drive, and an easement for utility services running from the Flying Point Road to and from the parcel herein described and being the same as depicted on aforesaid plan, to be recorded in the Cumberland County Registry of Deeds.

Being a portion of the premises described in a deed from John A. Lovetere and Nancy D. Lovetere to M. Daniel McLeod and Regina R. McLeod dated November 13, 2002 recorded in the Cumberland County Registry of Deeds in Book 18392 Page 260.



PRELIMINARY

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John T. Mann

This description was prepared from an actual survey of the above described parcel. This description is of the proposed parcel only. Any special conditions, relationships, etc. which are existing or desired between or among the grantors and grantees should be reviewed by an attorney and incorporated by said attorney in any contemplated deed.

NOTE: SOME IRON RODS ARE NOT YET SET. 9-23-09
JTM