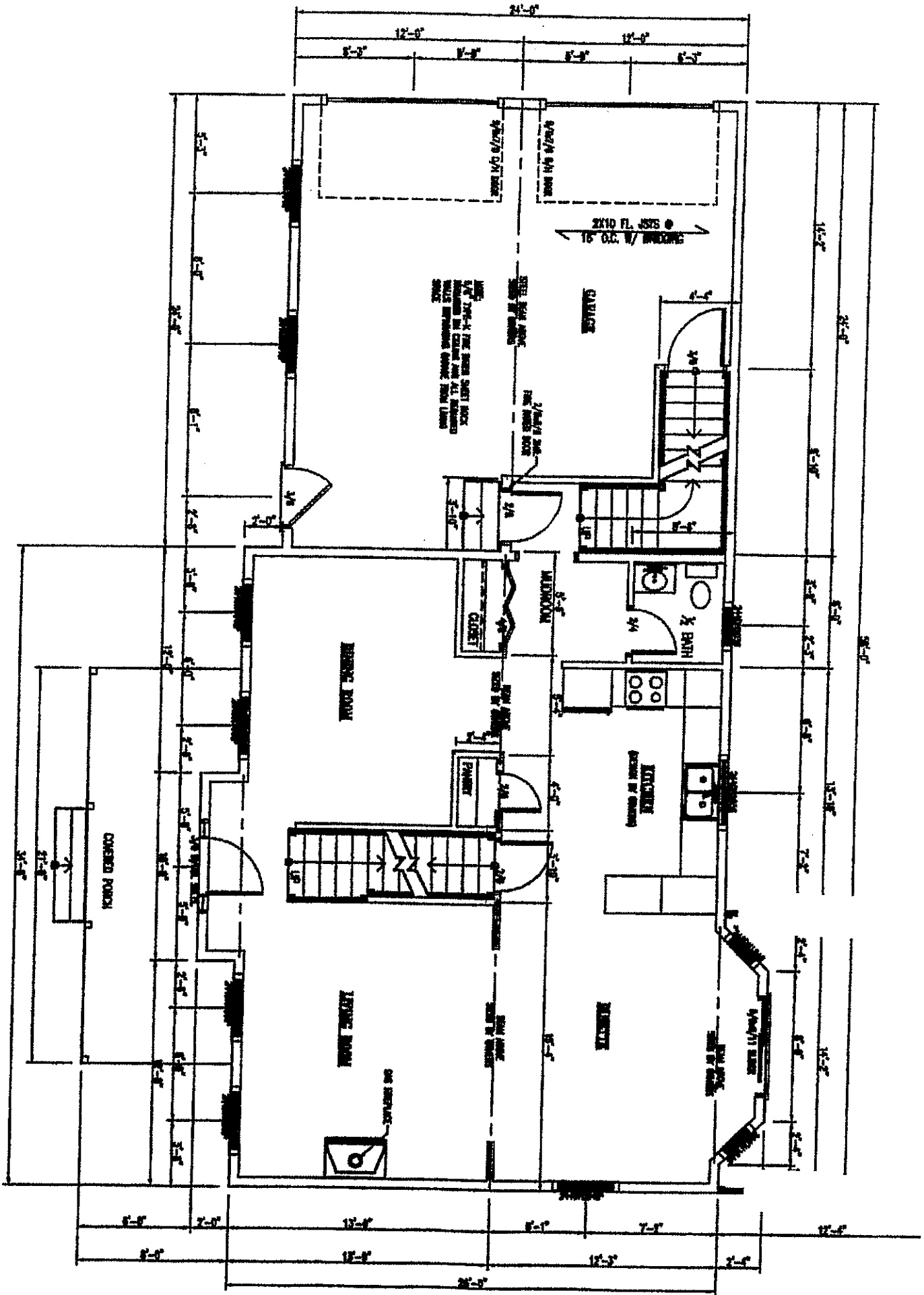
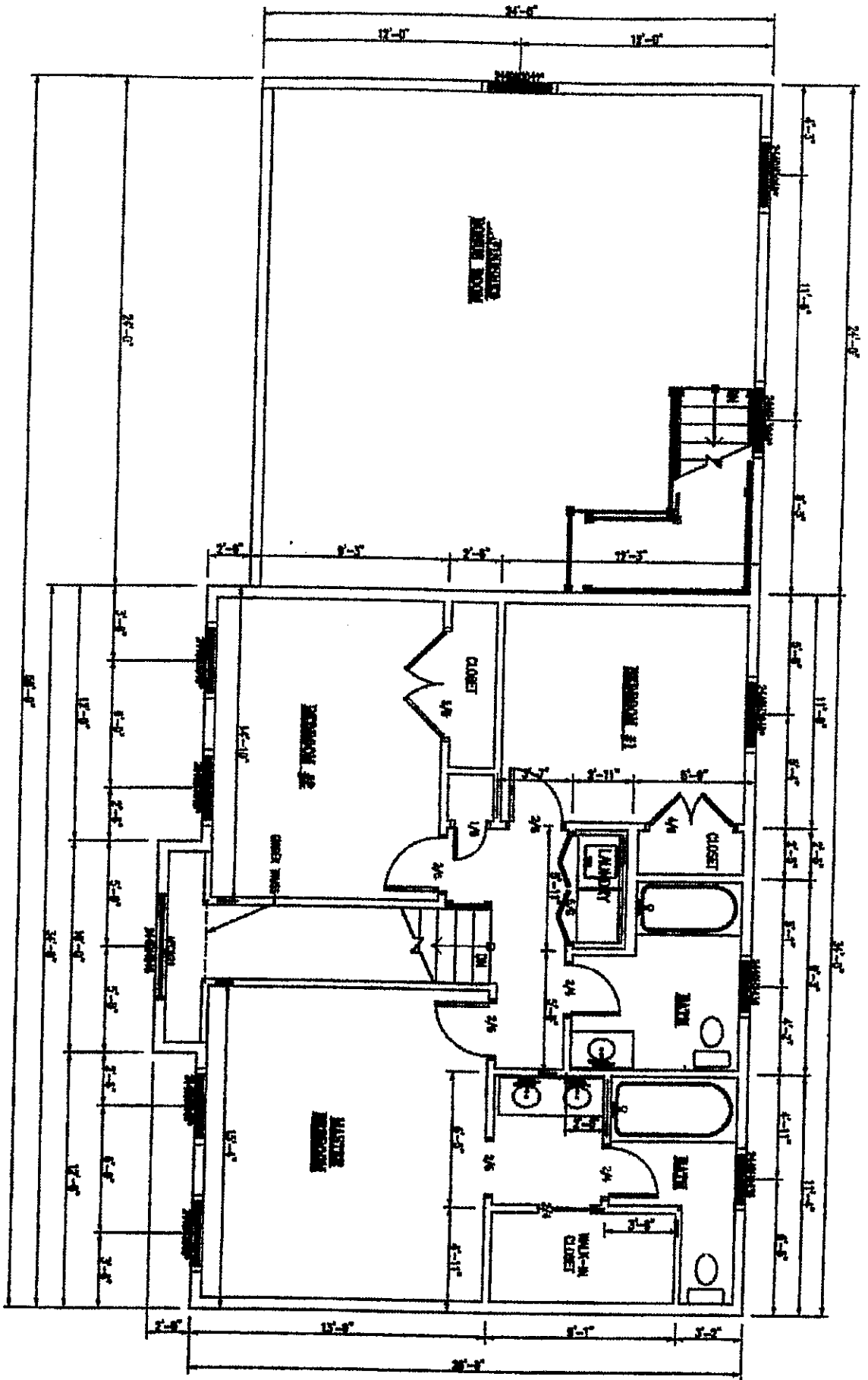


FIRST FLOOR PLAN



SECOND FLOOR PLAN
 12-14



Home Construction & Finance, Inc.

842 Roosevelt Trail, Suite 2

Windham, Maine 04062

May 1, 2010

PRICE DEVELOPMENT FOR: CUSTOMERS

HOUSE LOCATION: REGATTA DRIVE, FREEPORT, MAINE, 3 ACRE LOT INCLUDED

CONSTRUCTION LOAN BY: CUSTOMER

PLANS AND COPIES BY: BUILDER/DESIGNED WITH CUSTOMER INPUT. PERMITS BY: BUILDER

SURVEY BY: BUILDER, MORTGAGE INSPECTION BY CUSTOMER

PLOT PLAN AND HOUSE LOCATION BY: BUILDER WITH CUSTOMER INPUT

28'X 36' COLONIAL STYLE HOME WITH 24'X 24' TWO CAR GARAGE (FINISHED SINGLE ROOM OVER)(2600 +/- SQ. FT. FINISHED LIVING SPACE). SMALL MUDROOM TBD.

EXTERIOR

EXCAVATION PACKAGE ALLOWANCE: \$23,000

- *INSTALLATION OF DRIVEWAY UP TO 100'- GRAVEL
- *LOT CLEARING. LOAM AND SEED 25' AROUND HOME + DISTURBED AREAS.
- *PRIVATE WATER SYSTEM- DRILLED WELL
- *BLASTING- \$5,000 ALLOWANCE

EXTERIOR SIDING AND TRIM:

- *VINYL SIDING/ CLAPBOARD
- *STANDARD EXTERIOR TRIM PACKAGE

EXTERIOR WINDOW AND DOOR PACKAGE:

- *VINYL WINDOW PACKAGE WITH SCREENS AND GRILLES PER PLAN
- *(2) SMOOTH STAR FIBERGLASS EXTERIOR DOOR- GARAGE
- *(1) STEEL FRAME FIRE DOORS AND (2) GARAGE DOORS AND OPENERS

PRICE DEVELOPMENT

PAGE 2

*(1) CUSTOM FRONT DOOR AND TRIM: ALLOWANCE \$1,000

*(1) VINYL 6'0"X 6'8" PATIO DOOR AND EXTERIOR STEPS (NO DECK)

GENERAL EXTERIOR SPECIFICATIONS:

*HIGH DENSITY FIBERGLASS INSULATION R21 WALLS/R48 CEILINGS

*7/16" ZIP WALL SHEATHING/ 1/2" ZIP ROOF SHEATHING/3/4" ADVANTEC FLOOR

* OAK RIDGE II 30 YEAR ARCHITECTURAL ROOF SHINGLES

*HOUSE ROOF WILL BE TRUSSED, GARAGE RAFTERED

*EXTERIOR DOORS TO BE PAINTED

*CONCRETE FOUNDATION TO BE 8" WALLS WITH TWO ROWS OF REBAR

INTERIOR SPECIFICATIONS

INTERIOR TRIM SPECIFICATIONS:

*3 1/2" INTERIOR WINDOW AND DOOR CASING

*5 1/4" SPEED BASE BOARD

*NON-SPECIFIED TRIM TO BE PINE OR POPLAR

*STAIRCASE TO BE 5 HARDWOOD STAIRS, REST CARPET

*KITCHEN CABINET INSTALLATION INCLUDED

PLUMBING AND HEATING SPECIFICATIONS:

*2.5 BATHROOMS PER PLAN

*KOHLER CORALIS PLUMBING FIXTURE

*ICE MAKER HOOK-UP

*GAS FHW (98% ENERGY EFFICIENT) BAXI LUNA HEAT (NO CHIMNEY) OR OIL (WITH CHIMNEY) OIL TANK INCLUDED

*THREE HEATING ZONES

PRICE DEVELOPMENT

PAGE 3

*TANK AND TANK INSTALLATION BY HOMEOWNER'S GAS COMPANY BY HOMEOWNER

ELECTRICAL SPECIFICATIONS:

*100 AMP ELECTRICAL. UP TO 150'. OVERHEAD.

*4 PHONES, 4 CABLES, 4 RECESSED LIGHTS

*ALL PLUGS AND SWITCHES TO BE WHITE

*ALL WIRING COMPLETED TO STATE ELECTRICAL CODE. INCLUDING GARAGE.

GENERAL INTERIOR SPECIFICATIONS:

*INTERIOR PAINT BY BUILDER

*SMOOTH DRYWALL CEILINGS

*ALL WALLS DRYWALLED WITH 3 COATS OF COMPOUND

*BASEMENT STAIRS TO BE SPRUCE (UNFINISHED)

*METAL CLOSET SHELVING

CUSTOMER ALLOWANCES INCLUDED IN CONTRACT:

*ELECTRICAL FIXTURES ALLOWANCE: \$1,000.00

*FLOORING AND UNDERLAYMENT ALLOWANCE: \$9,000.00

*CUSTOM KITCHEN, VANITY ALLOWANCE: \$9,000.00

*CLOSET SHELVING ALLOWANCE: \$1,000.00

*WELL ALLOWANCE: \$4,000.00

TOTAL COST FOR LAND WITH LAND: \$429,900.00

SELLER'S PROPERTY DISCLOSURE - LAND 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.

SELLER: [Signature] DATE: 5/10
Home Construction + Finance Inc

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: _____

Maine Association of REALTORS®/Copyright © July 2006. All Rights Reserved

Brett Davis Realtors 65 Forest Falls Drive, Yarmouth ME 04096

Phone: 2078460085

Fax: (207) 221-1800

Brett Davis

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

www.zipLogix.com



Dan McLeod