

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 115 Mayberry Lane, Gray,

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? IF YES: Are tanks in current use? 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? If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Comments:
B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?
Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

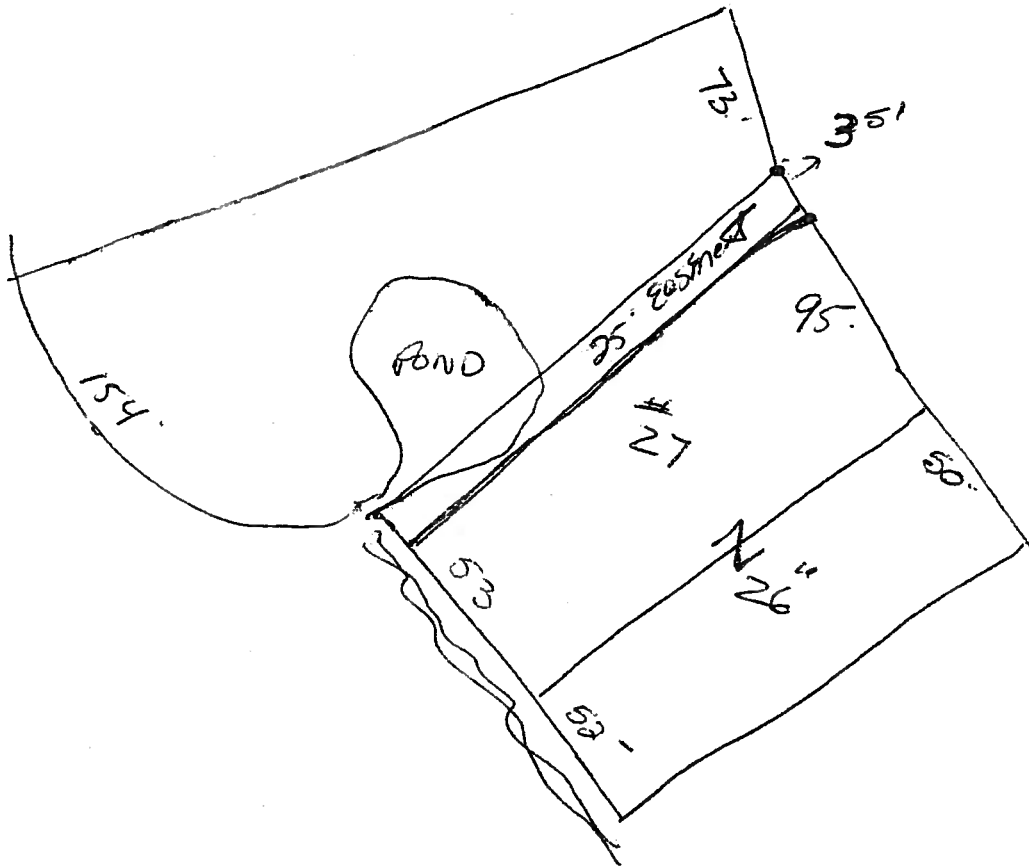
SECTION II. GENERAL INFORMATION

- 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? IF YES: Explain: What is your source of information:
Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? 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)? IF YES: Explain: What is your source of information:
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? IF YES: Explain:
Has property ever been soil tested? Are mobile/manufactured homes allowed? Are modular homes allowed? Has the property been surveyed?
ATTACHMENTS:
Additional Information: Interested parties should have their own survey done, also speak with Owen Haskell, Inc. Regarding boundaries.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.
SELLER [Signature] DATE 7-2-10 SELLER [Signature] DATE 7-2-10

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



N53°07'37"E  
156.80'

250'  
DEED-HELD

STONE WALL

PLAN REF. 1

8TH  
N. TO AMOROSO  
10-24-57  
2582/135

PROPOSED  
CRYSTAL RIDGE SUBDIVISION  
PER  
LAPORTE SURVEY

4115/72  
CAVALLARO  
TO  
FISK

1051.31'  
N57°44'00"W

10TH  
SWAN TO MARTIN  
6-1-59  
2476/19

DATE  
DONALD BOLLANGER

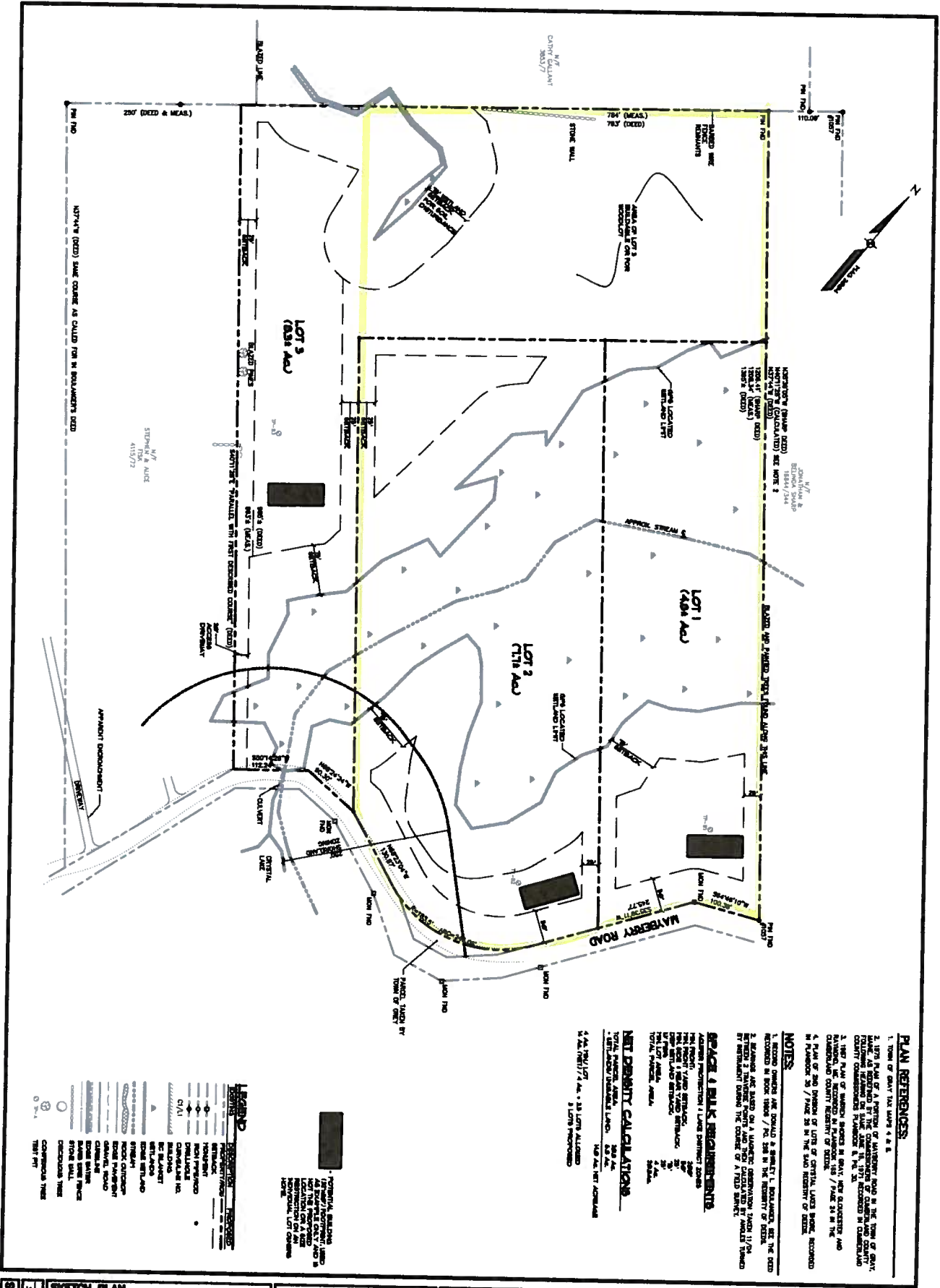
APPROXIMATE LOCATION OF  
PROPERTY LINE AS SHOWN  
ON PLAN REF. 6

151°52'31"E  
116.08'  
S86°46'19"E  
90.30'

CULVERT

AREA "TAKEN" BY COUNTY  
COMMISSIONERS  
PLAN REF. 6





**PLAN REFERENCES**

1. TOWN OF GRAY THE MAPS 4 & 5.
2. 1978 PLAN OF A PORTION OF MAYBERRY ROAD IN THE TOWN OF GRAY, MAINE, AS RECORDED BY THE COMMISSIONER OF LANDS AND FORESTS, COUNTY COMMISSIONERS TOWNSHIPS 6, 7, 8, 9.
3. 1987 PLAN OF MAINE SHOWS IN GRAY, NEW CONCRETE AND CEMENT CONCRETE DRIVEWAY, 118' / 54' 34" IN THE TOWN OF GRAY, MAINE, AS RECORDED BY THE COMMISSIONER OF LANDS AND FORESTS, COUNTY COMMISSIONERS TOWNSHIPS 6, 7, 8, 9.
4. PLAN OF THE PORTION OF GRAY, MAINE, AS RECORDED BY THE COMMISSIONER OF LANDS AND FORESTS, COUNTY COMMISSIONERS TOWNSHIPS 6, 7, 8, 9.

**NOTES**

1. RECORD OWNER: MR. DONALD S. BULLARD, JR., BOUNDARY, SEE THE DEED RECORDED IN BOOK 18008 / PL. 286 IN THE REGISTRY OF DEEDS.
2. REMAINS ARE SHOWN ON A METRIC OBSERVATION TAPE 11/04 BY RETRIEVAL DURING THE COURSE OF A FIELD VISIT BY ANGUS THOMAS.

**SPACE & BULK REQUIREMENTS**

ADDITIONAL INFORMATION: 1. LOTS 1, 2, & 3 ARE TO BE DEVELOPED AS RESIDENTIAL LOTS. 2. THE TOTAL AREA OF THE LOTS IS 1.25 ACRES. 3. THE TOTAL AREA OF THE LOTS IS 1.25 ACRES.

**NET DENSITY CALCULATIONS**

TOTAL DENSITY: 1.25 ACRES / 1.25 ACRES = 1.00  
 TOTAL DENSITY: 1.25 ACRES / 1.25 ACRES = 1.00

**SKETCH PLAN OF MAYBERRY ROAD SUBDIVISION**  
 MAYBERRY ROAD  
 GRAY, ME  
 FOR: **CLAUDIA DODDS**  
 780 ROUTE 1  
 YARMOUTH, ME 04095

RECORD OWNER:  
**DONALD BULLARD JR.**  
 300 WEST GREY ROAD  
 GRAY, ME 04038

**Sebago Technics**  
 Engineering Engineers You Can Build On  
 100 Main Street  
 Sebago, ME 04086-1200  
 Tel: 603-883-1000  
 Fax: 603-883-0077

PROJECT: MAYFIELD ROAD DESIGN: DSDS DRAWN: JRS CHECK: BGM

REV.	BY	DATE	REASON FOR CHANGE
A	JRS	5-16-05	ISSUED FOR REVIEW

THIS PLAN SHALL NOT BE REPRODUCED WITHOUT PERMISSION FROM SEBAGO TECHNICS, INC. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

WARRANTY DEED

(Statutory Short Form)

PAULINE B. MARTIN, of Gray, Cumberland County, Maine, for consideration paid, grants to WALTER H. P. ERCOLINI and JAYNE S. ERCOLINI, of Amesbury, Massachusetts, whose mailing address is: 21 Whittier Street, Amesbury, MA 01913, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, those certain lots or parcels of land, with any buildings thereon, situated in Gray, Cumberland County, Maine, more particularly described as follows:

Lots No. Twenty-Six (26) and Twenty-Seven (27), as shown on a map or plan entitled "Crystal Lake Shores", made by P. W. Varney, C.E., dated June, 1949, and filed or recorded in Cumberland County Registry of Deeds, Plan Book 34, Page 52, to which reference is hereby made for a more particular description.

Said lots are conveyed subject to the following restrictions, each and all of which restrictions may be enforced or enjoined by the Grantees, but it is distinctly understood that this Grantor shall be under no obligation to enforce any of such covenants of restrictions or to restrain any violation thereof, viz:

The premises shall be used only for residential purposes and no building shall be erected or moved thereon not suitable for such use, nor shall any building be erected thereon unless the main camp, cottage or other dwelling shall contain at least five hundred square feet (500) and have an asphalt shingled roof or better or clapboard siding or better and be completely finished and decorated on the exterior before occupancy.

No building other than a boat house, bath house, or open summer house shall be built or placed nearer than twenty-five feet to the high water of the lake.

No sewerage shall be emptied into the lake or pond nor onto adjoining land or streets or private ways, but all sewerage shall be properly taken care of by the owner of the premises by covered cesspool or other adequate means to prevent pollution of the lake or pond and to prevent offensive appearances and shall conform to any and all State, Municipal and District regulations applicable thereto.

Said lots are conveyed together with a right of way in

common with others to and from said premises as shown on said plan.

Meaning and intending to convey all and the same premises conveyed to Pauline D. Martin and Herbert L. Martin, dated April 27, 1964, and recorded in the Cumberland County Registry of Deeds in Book 2817, Page 101.

Reference is made to a map or plan entitled "Crystal Lake Shores", made by P. W. Varney, C.E., dated June, 1949, and filed or recorded in Cumberland County Registry of Deeds, Plan Book 34, Page 52.

Also conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

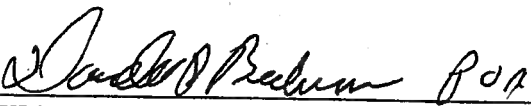
Reserving to the Grantor, her heirs, successors and assigns as present and future owners of that certain parcel of land located on the opposite side of Mayberry Road as described in the deed to Grantor recorded at the Cumberland County Registry of Deeds in Book 6999, Page 110 an appurtenant easement over Lot 27, Plan Book 34, Page 52 the area and terms of which are described as follows:

1. Area: Beginning at a point at the westerly corner of Lot 27 and the southeasterly sideline of Mayberry Road; thence southeasterly by the southwesterly sideline of Lot 27 to the shore of Crystal Lake; Thence northeasterly along the shore of Crystal Lake 25 feet to a point; thence northwesterly in a straight line to a point on the southeasterly sideline of Mayberry Road; thence southwesterly along the southeasterly sideline of Mayberry Road 35 feet to the point of beginning.
2. Terms: The following terms and conditions apply to define the nature and use of the easement reserved:
  - A. This easement is limited to benefit the Grantor as the current owner if the premises on the opposite side of Mayberry Road as described in her deed recorded in Book 6999, Page 110 and her successors and assigns owning lots with residential buildings as may be constructed on all or a portion of such premises in the future. This easement is an appurtenant easement benefitting only such current and future owners.
  - B. This easement is limited to pedestrian use only.
  - C. This easement shall include the right to install, maintain, repair and replace a dock with attached float.

- D. No boats or equipment shall be stored on the beach or land within the easement area other than the dock and float.
- E. The dock, if constructed, shall be no more than 12 feet long by 5 feet wide and the float if attached shall be no more than 12 feet long by 10 feet wide. Both the dock and float shall be located within the area as would be created by a projection of the sidelines of the easement area continuing on same course into the lake.
- F. The easement area including the dock and float shall not be used for more than 4 powered watercraft at any one time.
- G. The easement area including the dock and float shall at all times be maintained by the users in a safe, clean, neat and orderly manner and the users of the easement shall not act or permit others to act in a manner which would infringe on or disturb the quiet use and enjoyment of their premises by the owners of Lot 27.
- H. The owners of Lots 27 shall have the use of but not be responsible for the upkeep, maintenance, repair or replacement of the easement, dock or float and the owners of the dominant estate benefitted by the easement shall defend, indemnify and hold the owners of the servient estate harmless from all claims, liabilities and costs, including attorneys' fees, arising out of the use of the easement or their responsibilities under the easement.
- I. Use of the easement, dock and float shall at all times be subject to compliance by the users with Federal, state and local law.

WITNESS my hand and seal on September 27, 2002.

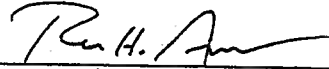
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
PAULINE B. MARTIN by Donald Boulanger  
Attorney in fact under Power of  
Attorney recorded at Cumberland  
County Registry of Deeds in Book  
18104, Page 79

STATE OF MAINE  
Cumberland, ss.

September 27, 2002

Personally appeared, before me, the above-named Donald Boulanger who signed the foregoing instrument as the attorney of the above named Pauline B. Martin and acknowledged the same to be his free act and deed.



Notary Public/Attorney

Robert H. Avault

Print Name

ErcoliniW\545\WD