

MASTER
BEDROOM
13'0" x 15'8"

GREAT ROOM
21'0" x 19'8"

DINING
AREA

KITCHEN
10'0" x 11'8"

FOYER
10'0" x 11'8"

2ND
BEDROOM
10'0" x 11'8"

MASTER
WARDROBE

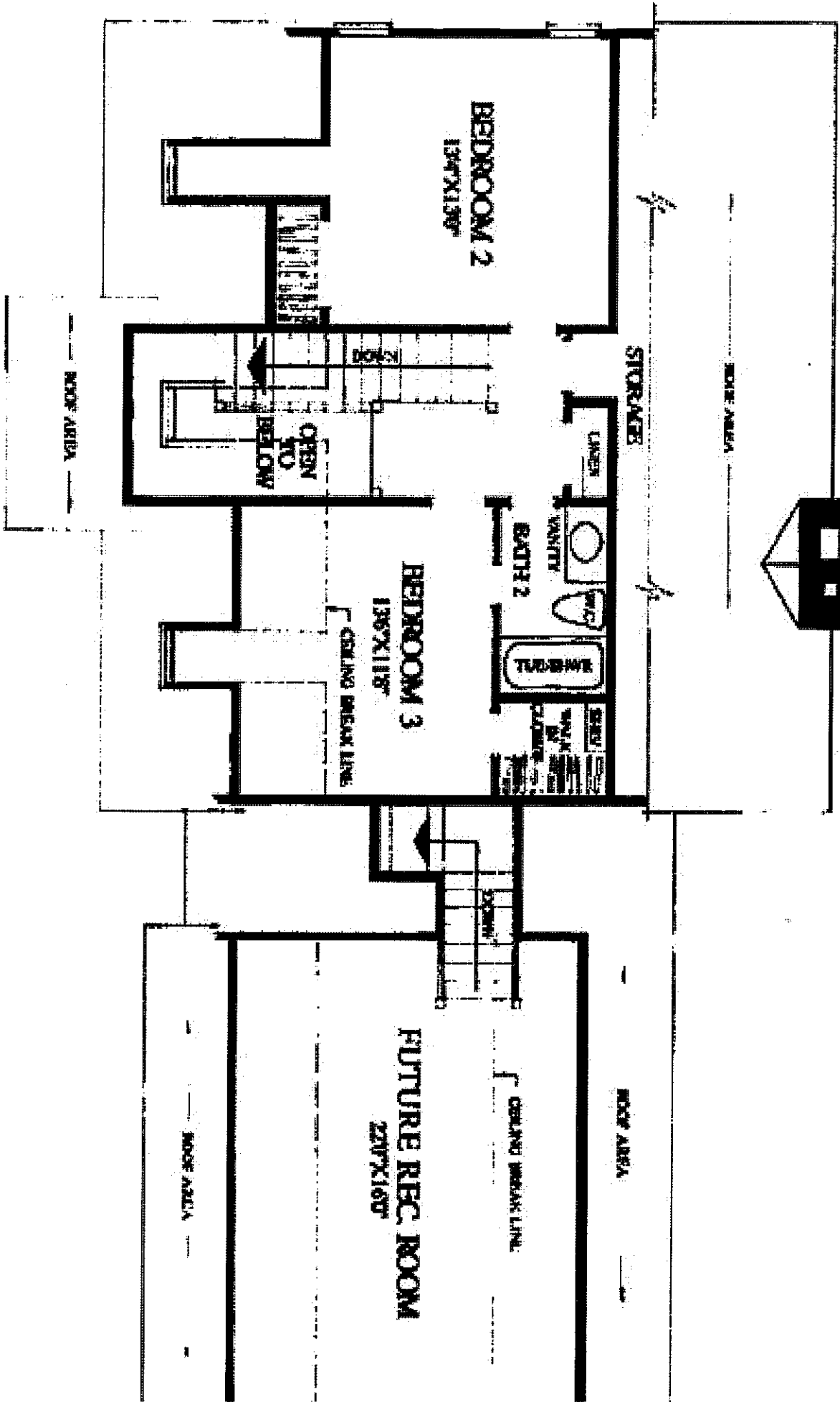
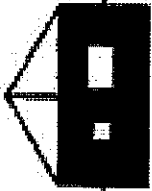
MASTER
BATH

PORCH

STORAGE

2 CAR GARAGE
22'0" x 22'7"

See Walmart & Home Depot's



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Lot // Shoreland Farm, 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: restrictive covenants

What is your source of information: Declaration of protective covenants, Subdivision plan

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: Subdivision plan

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: Subdivision

What is your source of information: Subdivision plan

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: Buyer acknowledges receipt of Declaration of Protective Covenants, Reservations, Restrictions and Easements of Shoreland Farm.

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

SELLER Robert H. Meyer member DATE _____ SELLER DATE _____

Shoreland Farm LLC

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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QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS that ROBERT H. MEYER and MURIEL MEYER, a/k/a Muriel H. Meyer, residents of Freeport, Maine, for consideration paid, do hereby give, grant, bargain, sell and convey to SHORELAND FARM, LLC, a Maine limited liability company, with QUITCLAIM COVENANT, certain land situated in the Town of Freeport, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto, and by this reference made a part hereof. Said property is a portion of the premises conveyed to grantors by deed of Margaret F. Lindner dated November 29, 1968 and duly recorded in the Cumberland County Registry of Deeds in Book 3067, Page 812.

IN WITNESS WHEREOF, the said grantors have hereunto set their hand 22 day of February, 2005.

Robert H. Meyer
Robert H. Meyer

Muriel H. Meyer
Muriel Meyer

STATE OF MAINE
Cumberland, ss

February 22, 2005

Then personally appeared before me the above-named Robert H. Meyer and Muriel Meyer and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Teresa A. Thurlow
Notary Public

SEAL

TERESA A. THURLOW
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES DEC. 12, 2008
Print Name

My commission expires: _____

EXHIBIT A

A certain lot or parcel of land, situated on the northwesterly side of the Flying Point Road, in the Town of Freeport, County of Cumberland and State of Maine, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly sideline of the Flying Point Road, marking the southwesterly most corner of land now or formerly of the Alfred Sawan and Kathleen McNally (Deed Reference: Book 11873, Page 309 & Book 12876, Page 113);

THENCE S 46°39'29" W, along the northwesterly sideline of said Flying Point Road, 50.02' to an iron pin marking the northeasterly corner of land now or formerly of Kevin and Deborah Gaspardi (Deed Reference: Book 14346, Page 345);

THENCE N 44°54'09" W, along the northeasterly line of said Gaspardi, 294.53' to an iron pin at the northwesterly most corner of said Gaspardi;

THENCE S 50°24'13" W, along the northwesterly line of said Gaspardi, 138.84' to an iron pin at the northwesterly corner of land now or formerly of David and Janice Leeman (Deed Reference: Book 3534, Page 74);

THENCE S 26°37'43" W, along the northeasterly line of said Leeman, 283.98' to an iron pin at the southwesterly most corner of said Leeman;

THENCE in a generally southeasterly direction along a non-tangent 200.00' radius curve that is concave to the north, 30.07' to an iron pin at a point of tangency;

THENCE S 64°36'15" E, along the southwesterly line of said Leeman, 151.02' to an iron pin on the northwesterly sideline of said Flying Point Road;

THENCE S 55°36'08" W, along the northwesterly sideline of said Flying Point Road, 222.01' to an iron pin on the northeasterly sideline of land now or formerly of Helen and Sharon Fournier (Deed Reference: Book 8109, Page 63);

THENCE N 44°39'04" W, along the northeasterly line of said Fournier, 2766.22' to an iron pin at the southeasterly line of land now or formerly of Gene Boyington (Deed Reference: Book 7703, Page 80);

THENCE N 30°12'01" E, along the southeasterly line of said Boyington, 625.91' to an iron pin at the northwesterly line of said Sawan and McNally;

THENCE S 44°54'09" E, along the southwesterly line of said Sawan & McNally, 3015.21' to the point of beginning.

Containing 38.41 acres, more or less.

**USE OF THIS DESCRIPTION ACKNOWLEDGES UNDERSTANDING AND
ACCEPTANCE OF THE FOLLOWING NOTES & CONDITIONS:**

NOTES & CONDITIONS:

1. All bearings refer to Magnetic North as observed 2004.
2. All Book and Page Numbers refer to the Cumberland County Registry of Deeds (CCRD).
3. No monuments were set at the corners referenced above by this surveyor.

Received
Recorded Register of Deeds
Mar 03, 2005 03:38:47P
Cumberland County
John B O'Brien

SHORELAND FARM

LOT 1	1.44AC	\$99,900
LOT 2	-----	SOLD
LOT 3	1.48AC	\$113,900
LOT 4	1.22AC	\$123,900
LOT 5	-----	SOLD
LOT 6	1.13AC	\$118,900
LOT 7	1.44AC	\$131,900
LOT 8	1.28AC	\$133,900
LOT 9	-----	SOLD
LOT 10	1.14AC	\$94,900
LOT 11	1.10AC	\$88,900
LOT 12	-----	SOLD