

# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Lot 4D Summit road, Gray, MA 04039

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: Septic on lower corner of property  
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: \_\_\_\_\_
- 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: \_\_\_\_\_

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

Christa S. Burch 12/6/08  
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

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A certain lot or parcel of land located in the Town of Gray, County of Cumberland, State of Maine on the southwesterly side of the Cotton Road, beginning at a point at the northerly corner of another lot of land conveyed by the Grantor herein to Beth Carnicella of even date to be recorded herewith; thence, north  $37^{\circ} 17' 14''$  west by a stone wall on the northwesterly side of Cotton Road, a distance of 295.56 feet to a stone wall and land of Hall as recorded in Book 6359, Page 81; thence, by said stone wall and land of Hall on the following courses and distances: south  $48^{\circ} 22' 08''$  west, a distance of 157.53 feet; thence, south  $51^{\circ} 00' 32''$  west a distance of 253.63 feet; thence, south  $49^{\circ} 32' 46''$  west a distance of 139.76 feet and an iron pipe at other land conveyed this date by the Grantor to Carnicella; thence, south  $83^{\circ} 51' 14''$  east a distance of 406.39 feet to an iron pipe; thence, north  $49^{\circ} 38' 10''$  east a distance of 450.00 feet to the point of beginning.

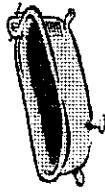
This lot is described as Lot 4 with a size of 4.01 acres as described in plan of Property in Gray, Maine for Arthur Rogers, prepared by Survey, Inc., as amended April 12, 1990.

Being a portion of the premises conveyed to the Grantor herein by deed of Louis F. Solari, dated December 30, 1994 and recorded in said Registry of Deeds in Book 11793, Page 208.

COPY  
LOT 4

**Q. Can I use my water for bathing if it has high arsenic?**

*Answer:* Studies have shown that little arsenic gets into adults from bathing. But we do not have studies on young kids. Kids might get more arsenic in them while bathing because of their bathing habits. We have a study underway to check this. For now, if you are concerned, call us toll-free to discuss exposure from bathing.



**Q. Can I use my water for cooking if it has arsenic in it?**

*Answer:* The answer depends on how much arsenic is in your water, how much water is either absorbed or used when cooking a food, and how often you eat such foods. Pasta, rice, oatmeal and dried beans are examples of foods that absorb a lot of water when cooked. Soup and jello are examples of foods that use water by recipe. If your water has more than 0.05 mg/L arsenic, contact us for information about use in cooking.

**Q. How likely is it that my well water has high arsenic?**

*Answer:* Based on the current information we have, it looks like about 1 out of every 10 Maine homes with a private well have arsenic levels of concern. Drilled bedrock wells are more likely to have high arsenic levels than dug wells, wellpoints, or wells that are drilled into sand and gravel.

**How do I get more information about arsenic in private well water?**

➔ For more information on the health effects of arsenic, contact:

Andrew E. Smith, SM, ScD.  
State Toxicologist  
Environmental Toxicology Program  
Bureau of Health  
11 State House Station  
Augusta, ME 04333  
Toll Free: 866-292-3474  
Email: [andy.e.smith@state.me.us](mailto:andy.e.smith@state.me.us)

**Website:**

[janus.state.me.us/dhs/bohftp/index.html](http://janus.state.me.us/dhs/bohftp/index.html)

➔ For more information on treatment systems for removing arsenic from well water, contact:

David Braley, Geologist  
Drinking Water Program  
Bureau of Health  
11 State House Station  
Augusta, ME 04333  
Tel: (297) 287-3194  
Email: [david.braley@state.me.us](mailto:david.braley@state.me.us)

**Website:**

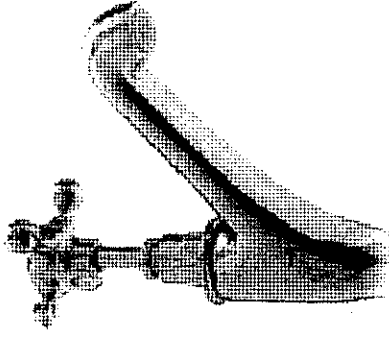
[janus.state.me.us/dhs/eng/water/index.htm](http://janus.state.me.us/dhs/eng/water/index.htm)



Kevin W. Concannon, Commissioner  
May 13, 2002

**HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?**

**Health Information for Private Well Users**



**Arsenic in Well Water**



Maine Bureau of Health