

## SELLER'S PROPERTY DISCLOSURE

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.**

PROPERTY LOCATED AT: 46 Bath Road  
Brunswick, ME 04011

### SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?  
Pump:  Yes  No  N/A Quantity: \_\_\_\_\_  Yes  No  Unknown  
Quality:  Yes  No  Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? \_\_\_\_\_  Yes  No  
IF YES: Date of most recent test: \_\_\_\_\_ Are test results available? \_\_\_\_\_  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?  Yes  No  
IF YES, are test results available? \_\_\_\_\_  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

INSTALLATION: Location: \_\_\_\_\_  
Installed BY: \_\_\_\_\_ DATE of Installation: \_\_\_\_\_  
What is the source of your information: \_\_\_\_\_

USE: Number of Persons currently using system? \_\_\_\_\_  
Does system supply water for more than one household? \_\_\_\_\_  Yes  No  Unknown

COMMENTS: \_\_\_\_\_

### SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? \_\_\_\_\_  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: \_\_\_\_\_ OR  Unknown Date of Installation: \_\_\_\_\_

Date Last Pumped: \_\_\_\_\_ Name of Company Pumping Tank: \_\_\_\_\_  
Have you experienced any malfunctions? \_\_\_\_\_  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

Date of Last Servicing of tank: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_

LEACH FIELD: \_\_\_\_\_  Yes  No  Unknown

IF YES: Location: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of Last Servicing of leach field: \_\_\_\_\_ Name of Company Servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? \_\_\_\_\_  Yes  No  
If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? \_\_\_\_\_  Yes  No  
IF YES, is it available? \_\_\_\_\_

SOURCE OF INFORMATION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?: \_\_\_\_\_  Yes  No  Unknown

Is System located in a Coastal Shoreland Zone? \_\_\_\_\_  Yes  No  Unknown

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Seller(s) Initials AD RW

**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Natural Gas	Propane		
Age of system(s)/source(s)	Installed Dec 2010	Installed 1982 (?)		
Name of company that services system(s)/source(s)	Bill Podin Plumbing	Downeast Energy		
Date of most recent service call	2/12/14	<del>2/12/13</del> 12/2013		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	\$1500/year	\$230/year		
Malfunction per system(s)/source(s) within past 2 years	None	None		
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown Sleeved:  Yes  No  
 Chimney(s):  Yes  No If yes, lined:  Yes  No  Unknown Last Cleaned: unknown  
 Is more than one heat source vented through one flue?  Yes  No  Unknown Had a chimney fire:  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: \_\_\_\_\_ Power Vent:  Yes  No  Unknown  
 COMMENTS: Since switching to natural gas, chimney is no longer in use.

**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

**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  Unknown  
 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. ASBESTOS - Current or previously existing:**

• as insulation on the heating system pipes or duct work?  Yes  No  Unknown  
 • in the siding?  Yes  No  Unknown • in the roofing shingles?  Yes  No  Unknown  
 • in flooring tiles?  Yes  No  Unknown • other: \_\_\_\_\_  Yes  No  Unknown  
 IF YES: Source of Information: \_\_\_\_\_  
 COMMENTS: siding is wood so asbestos is unlikely.

**C. RADON/AIR - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: \_\_\_\_\_

**D. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: \_\_\_\_\_

**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)**

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?  Yes  No  Unknown  
 Unknown but possible due to age  
 IF YES, describe location and the basis for the determination: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint?  Yes  No

COMMENTS: \_\_\_\_\_

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PROPERTY LOCATED AT 46 Bath Road, Brunswick, ME 04011

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL:  Yes  No  Unknown
- LAND FILL:  Yes  No  Unknown
- RADIOACTIVE MATERIAL:  Yes  No  Unknown

OTHER: \_\_\_\_\_

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

**SECTION V. GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_  
What is your source of information: \_\_\_\_\_

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: \_\_\_\_\_
- Year Principal Structure Built: ca. 1901 What year did Seller acquire property? 2004
- Roof: Year Built - Structure: 1980 - 1982 (addition) Year Shingles/Other Installed: ~ 1974  
Water, moisture or leakage: some leakage noted ~ 2010 - roof patched as a result

- Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_  
Water, moisture or leakage since you owned the property:  Yes  No  Unknown Comments: only on very rainy days  
Knowledge of prior water, moisture or leakage:  Yes  No  Unknown Comments: \_\_\_\_\_
- Mold: Has the property ever been tested for mold?  Yes  No  Unknown If YES, are test results available?  Yes  No
- Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown
- Has all or a portion of the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No
- Manufactured Housing: Mobile Home -  Yes  No  Unknown Modular -  Yes  No  Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Roof needs replacement, free standing garage is not plumb

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:  Yes  No

**SECTION VI. ADDITIONAL INFORMATION**

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

[Signature]  
SELLER  
Moonbeam of Maine LLC

4/4/14  
DATE

[Signature]  
SELLER

4/4/14  
DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE



**PROPERTY DISCLOSURE ADDENDUM**  
**(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

REAL ESTATE: 46 Bath Road, Brunswick, ME 04011

SELLER: Moonbeam of Maine LLC

To the best of Seller's knowledge (check one):

No underground storage facility for the storage of oil or petroleum products exists on the premises.

An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_. The underground facility \_\_\_\_\_ has \_\_\_\_\_ has not been abandoned in place.

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

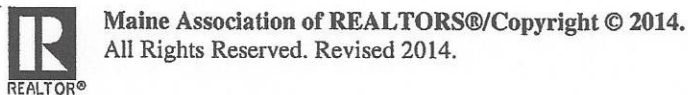
You are encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_



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Phone: (207)319-7815

Fax: \_\_\_\_\_ J. Donald Spann

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*AD RN*

# LEAD PAINT ADDENDUM

TO CONTRACT DATED \_\_\_\_\_ BETWEEN  
\_\_\_\_\_ Moonbeam of Maine LLC (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 46 Bath Road, Brunswick, ME 04011

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_  
\_\_\_\_\_

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_  
\_\_\_\_\_

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

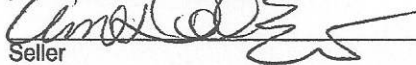
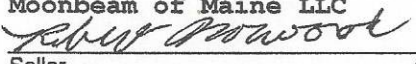

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 Seller Moonbeam of Maine LLC	<u>4/4/14</u> Date	_____	_____
 Seller	<u>4/4/14</u> Date	_____	_____
 Agent Don Spann	<u>4/4/2014</u> Date	_____	_____

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EQUAL HOUSING  
OPPORTUNITY  
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# Fact Sheet:

## Arsenic Treated Wood

Department of Health and Human Services  
11 State House Station  
Augusta, ME 04333

Maine CDC  
Environmental and Occupational Health Program  
Toll Free in Maine: 866-292-3474  
Fax: 207-287-3981  
TTY: 207-287-8066  
Email: ehu@maine.gov

### IF YOU WORK WITH CCA WOOD

- NEVER burn CCA wood.
- Wear gloves when handling CCA wood.
- Wear a dust mask when sanding or cutting CCA wood.
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

### Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

### TO LEARN MORE

Eric Frohberg  
Environmental and Occupational Health Program  
Maine CDC  
Toll-free in Maine 866-292-3474  
TTY: 207-287-8066  
www.maine.gov/dhhs/eohp

First: Does your house have arsenic treated (CCA) wood?

No

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

## Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

AD RN

Doc#: 67281 Bk:21695 Pg: 342

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

Know All Men By These Presents That RSA, LLC, a Maine limited liability company having a principal place of business at 206 Pinkham Brook Road, Durham, County of Androscoggin and State of Maine, 04222, for consideration paid grants to Moonbeam of Maine, LLC, a Maine limited liability company having a principal place of business at 46 Bath Road, Brunswick, County of Cumberland and State of Maine, 04011 with Warranty Covenants, the following described land in Brunswick, in the County of Cumberland and the State of Maine:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the southerly side of the Bath Road, in the Town of Brunswick, County of Cumberland and State of Maine, being bounded and described as follows, to wit:

BEGINNING at an iron pipe set in the ground, on the southerly side of the Bath Road by land now or formerly of Frederick Caron; thence in a northwesterly direction along the southerly sideline of the said Bath Road a distance of 61.35' to an iron pin set in the ground; thence in a westerly direction a distance of 11.05' to an iron pin set in the ground at the northeast corner of land now or formerly owned by the Sampson Realty Company; thence continuing along said land of Sampson Realty Company S 33° 22' 30" W a distance of 172.8' to an iron pin driven into the ground by a cemetery; thence continuing in an easterly direction S 61° 36' E a distance of 79.3' to an iron pin set in the ground; thence continuing in a northeasterly direction N 30° 32' E a distance of 179' along the land of said Frederick Caron to an iron pin driven into the ground and the point of beginning.

For source of title, reference may be had to a Quitclaim Deed with Covenant from Ray Youmans, III and Stephen Youmans and Alison Hopwood to the Grantors, dated March 27, 2001, recorded in Book 16154, Page 332 in the Cumberland County Registry of Deeds.

Also reference a Quitclaim Deed from Ray Youmans, Jr. of even date and recorded contemporaneously herewith.

Witness my hand and seal this day of August, 2004.

Witness [Signature]

[Signature] RSA, LLC by Member Ray Youmans, III

STATE OF MAINE COUNTY OF

,ss.

August 2, 2004

Personally appeared the above named Ray Youmans, III, acting on behalf of RSA, LLC, a Maine limited liability company and acknowledged the foregoing instrument to be his free act and deed.

[Signature] Notary Public/Attorney at Law Printed Name:

Received Recorded Register of Deeds Aug 23 2004 02:17:34P Cumberland County John B O'Brien