

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.

485 St. John Street # 2

PROPERTY LOCATED AT: Portland, ME 04102

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? n/a

• IF PRIVATE:

INSTALLATION: Location: n/a

Installed BY: n/a DATE of Installation: _____

What is the source of your information: n/a

USE: Number of Persons currently using system? n/a

Does system supply water for more than one household? Yes No Unknown

COMMENTS: None

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: n/a

Tank Size: 500 Gal. 1000 Gal. Unknown Other: n/a

Tank Type: Concrete Metal Unknown Other: n/a

Location: n/a OR Unknown Date of Installation: _____

Date Last Pumped: _____ Name of Company Pumping Tank: n/a

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: n/a

Date of Last Servicing of tank: _____ Name of Company Servicing Tank: n/a

LEACH FIELD: Yes No Unknown

IF YES: Location: n/a

Date of installation of leach field: _____ Installed by: n/a

Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: n/a

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: n/a

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? n/a

SOURCE OF INFORMATION: Owner/public record

COMMENTS: none

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

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

2012

Page 1 of 3 - SPD Buyer(s) Initials _____

Seller(s) Initials PM NM

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Peter Marshall

Laura Sosnowski

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SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHW - Steam			
Age of system(s)/source(s)	UNK			
Name of company that services system(s)/source(s)	Dead River/ Darling Heat & Plumbing			
Date of most recent service call	2011			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	169 CFUS			
Malfunction per system(s)/ source(s) within past 2 years	NO			
Other pertinent information	n/a			

Buried Oil Supply Line: Yes No Unknown Sleeced: Yes No
 Chimney(s) Lined: Yes No Unknown Age: UNK Last Cleaned: _____
 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: 4 years ago Power Vent: Yes No Unknown

COMMENTS: Oil tanks are for first floor unit. This unit (#2) uses Natural Gas.

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
 IF NO above: How long have tank(s) been out of service? n/a
 What materials are, or were, stored in the tank(s)? n/a
 Age of tank(s): n/a Size of tank(s): n/a
 Location: n/a
 Have you experienced any problems such as leakage? n/a
 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: None
- 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: n/a Yes No Unknown
 IF YES: Source of Information: n/a
 COMMENTS: None
- C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: public
- D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: None
- 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: n/a
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: n/a
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: None

PROPERTY LOCATED AT 485 St. John Street # 2, Portland, ME 04102

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

OTHER: None

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: Condo Association

What is your source of information: Seller

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: n/a

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: n/a
- Year Principal Structure Built: 1885 What year did Seller purchase property? 2009
- Roof: Year Built - Structure: Unknown Year Shingles Installed: 2010
Water, moisture or leakage: none
Comments: n/a
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: n/a
Water, moisture or leakage since you owned the property: Yes No Unknown Comments: n/a
Knowledge of prior water, moisture or leakage: Yes No Unknown Comments: n/a
- 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: n/a Unknown
- Has 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: None

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

Left half of garage belongs to this unit (#2).
Hot tub will convey. Unsure if it is working. Needs new cover and to be cleaned.

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.

Peter L. Marshall
SELLER

Peter L. Marshall

Nancy J. Marshall
SELLER

Nancy J. Marshall

11/7/12
DATE

11/7/12
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

