4

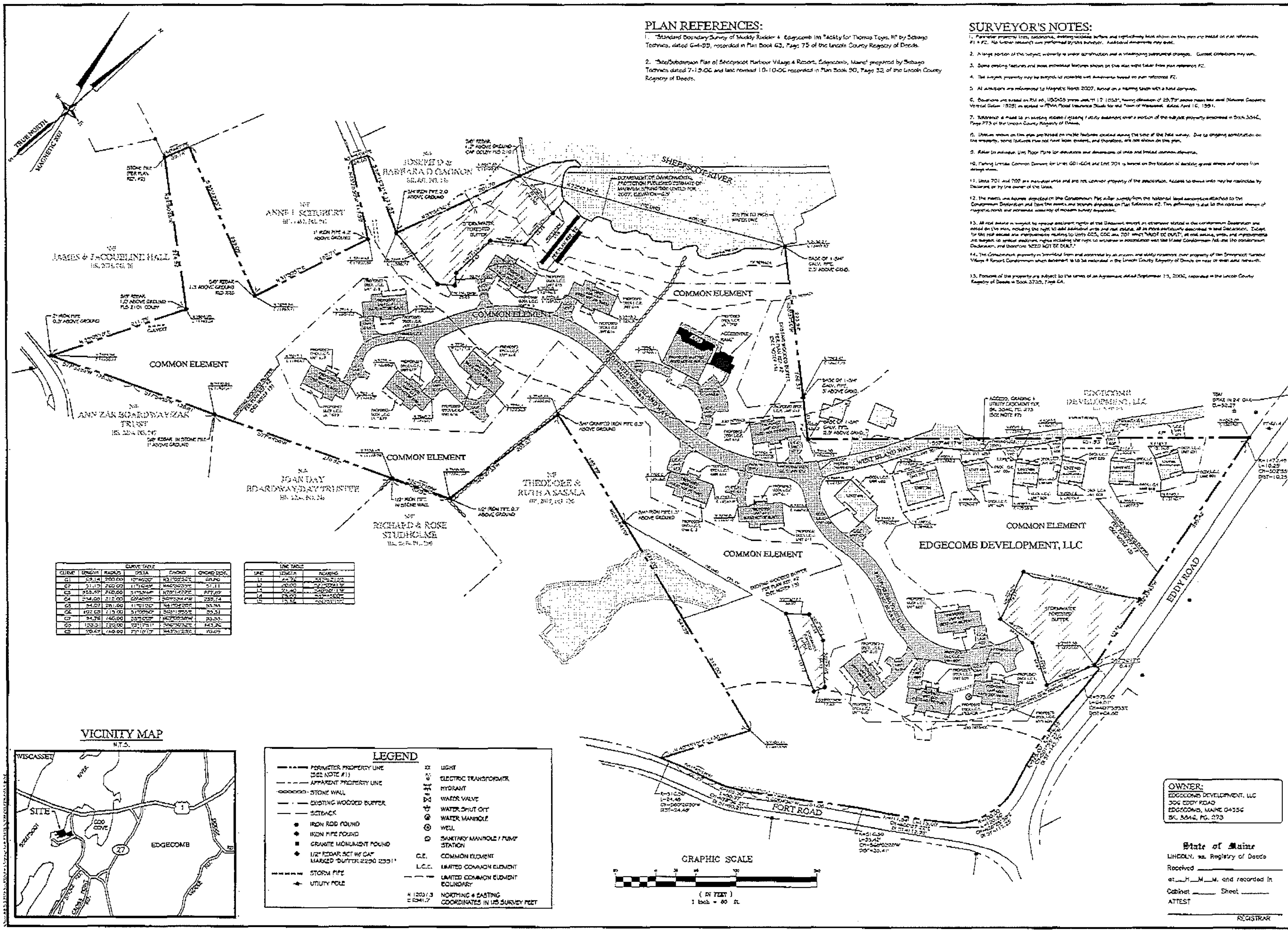
PLAN REFERENCES:

1. "Standard Boundary Survey of Muddy Rudder & Edgecomb Inn Facility for Thomas Toye, III" by Sebago Technics, dated 6-4-99, recorded in Plan Book 63, Page 75 of the Lincoln County Registry of Deeds.

2. "Site/Subdivision Plan of Sheepscot Harbour Village & Resort, Edgecomb, Maine" prepared by Sebago Technics dated 7-19-06 and last revised 10-10-06 recorded in Plan Book 90, Page 32 of the Lincoln County Registry of Deeds.

SURVEYOR'S NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]



CLIENT/PROJECT:	EDGECOMB DEVELOPMENT, LLC SHEEPSCOT HARBOUR VILLAGE & RESORT
LOCATION:	EDDY ROAD
TOWN: EDGECOMB	COUNTY: LINCOLN — STATE: MAINE
SHEET TITLE:	SHEEPSCOT HARBOUR VIEW CONDOMINIUM CONDOMINIUM PLAT
SCALE:	1"=60'
DATE:	AUGUST 18, 2008
DRAWN BY:	PC
CHECKED BY:	PC
NO.	REVISIONS — DATE

Gartley & Dorsky
ENGINEERING — SURVEYING

THIS PLAN PRELIMINARY WITHOUT SIGNATURE
STATE OF MAINE — PATRICK CUVISKEY #2351 — PROFESSIONAL LAND SURVEYOR

PROJ. NO. 2007-058

2B CONDO

State of Maine
LINCOLN, ss. Registry of Deeds
Received _____
at ___H ___M. and recorded in
Cabinet _____ Sheet _____
ATTEST
_____
REGISTRAR

OWNER:
EDGECOMB DEVELOPMENT, LLC
302 EDDY ROAD
EDGECOMB, MAINE 04556

SURVEYOR'S NOTES:

1) Unit dimensions shown on this plan are based on measurements taken on the inside face of interior walls at floor level.

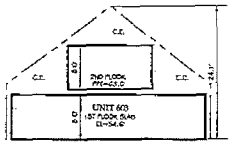
2) Unit areas shown hereon are based on interior dimensions at floor level. Actual areas may vary.

3) Elevations are referenced to NGVD 29 based on RM #6, USC&GS brass disk "R 17 1933", having an elevation of 29.75' as stated in the FEMA Flood Insurance Study for the Town of Westport dated April 16, 1981.

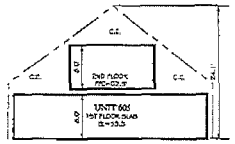
4) Some information shown on this plan was taken from design drawings

PLAN REFERENCES:

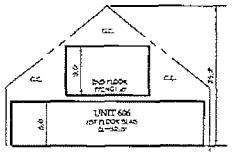
1) SUBDIVISION PLAN OF SHEEPSCOT HARBOUR VILLAGE & RESORT, EDGECOMB DEVELOPMENT, LLC, EDDY ROAD, EDGECOMB, MAINE PREPARED BY SCHAGO TECHNICS DATED JANUARY 19, 2006 AND LAST REVISED JANUARY 31, 2006 AND RECORDED IN CABINET 90, SHEET 52 OF THE LINCOLN COUNTY REGISTRY OF DEEDS.



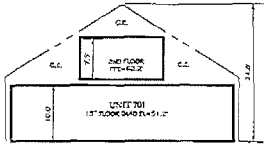
HORIZONTAL BOUNDARIES



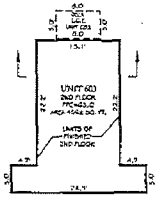
HORIZONTAL BOUNDARIES



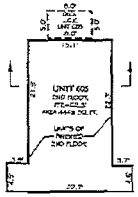
HORIZONTAL BOUNDARIES



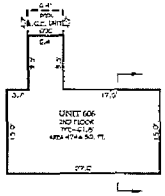
HORIZONTAL BOUNDARIES



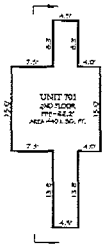
VERTICAL BOUNDARIES 2ND FLOOR



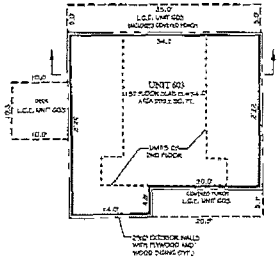
VERTICAL BOUNDARIES 2ND FLOOR



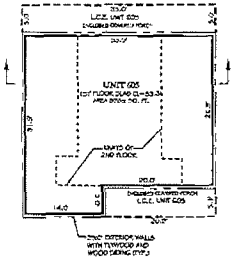
VERTICAL BOUNDARIES 2ND FLOOR



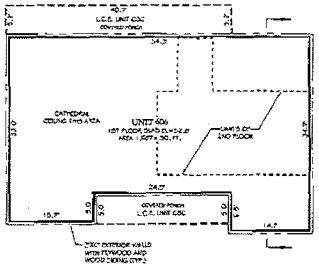
VERTICAL BOUNDARIES 2ND FLOOR



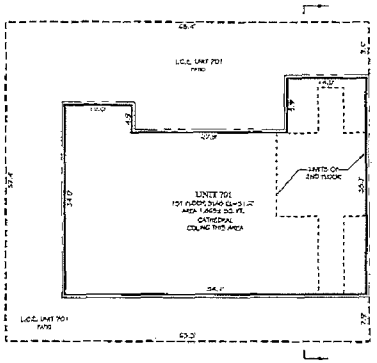
VERTICAL BOUNDARIES 1ST FLOOR



VERTICAL BOUNDARIES 1ST FLOOR



VERTICAL BOUNDARIES 1ST FLOOR

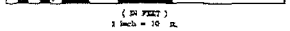


VERTICAL BOUNDARIES 1ST FLOOR

LEGEND

———	UNIT BOUNDARY
— · — · —	BUILDING EXTERIOR ENVELOPE
· · · · · ·	UNITS OF FINISHED 2ND FLOOR
— — — —	LIMITED COMMON ELEMENT BOUNDARY
L.C.E.	LIMITED COMMON ELEMENT
C.E.	COMMON ELEMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

DATE	REVISIONS	BY

PROJECT TITLE: SHEEPSCOT HARBOUR VIEW CONDOMINIUM
HORIZONTAL & VERTICAL BOUNDARIES
UNITS 603, 605, 606 & 701

SCALE: 1"=10' DRAWN BY: AJC
DATE: AUGUST 19, 2008 CHECKED BY: PAUL

CLIENT/PROJECT: EDGECOMB DEVELOPMENT, LLC
SHEEPSCOT HARBOUR VILLAGE & RESORT

LOCATION: EDDY ROAD
TOWN: EDGECOMB COUNTY: LINCOLN STATE: MAINE

Gattley & Dorsky
ENGINEERING SURVEYING
P.O. Box 1021 Gardiner, ME 04345-1021
Ph. (207) 582-5355 Fax: (207) 582-5355

THIS PLAN PRELIMINARY WITHOUT SIGNATURE

STATE OF MAINE PAUL R. PARROCK 2351 LICENSED LAND SURVEYOR

FILE No. 2007-058

FP-2B(1)

7

price, a Warranty Deed to the Premises with full Warranty Covenants in accordance with the Short Form Deeds Act, 33 M.R.S.A. §§ 761 et seq. (the "Deed") and shall deliver to Buyer a Quitclaim Bill of Sale for any Personal Property as well as a standard form title insurance Seller's Affidavit.

5. ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.

(a) The following items shall be prorated as of the transfer of title: fuel oil; rent; association fees; and real estate taxes. Metered utilities such as electricty, water and sewer will be paid through the date of closing by Seller;

(b) The Maine real estate transfer tax shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. § 4641-A.

(c) The recording fee for the deed of conveyance and any expenses related to any mortgage which Buyer may grant to a lender in connection with this transaction shall be paid for by Buyer.

(d) A portion of the purchase price shall be withheld by Buyer at closing if required by 36 M.R.S.A. § 5250-A.

(e) Seller agrees to pay _____ towards purchaser's closing costs.

6. POSSESSION. Seller shall deliver possession of the Premises to Buyer at the closing, free of all leases, tenancies or occupancies by any person, unless otherwise agreed to in writing by Buyer and Seller.

7. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE.

(a) All risk of loss to the Premises and said personal property prior to the closing shall be on Seller, and Seller shall keep the same insured against fire and other extended coverage risks until the closing.

(b) In the event that, prior to the closing, the improvements which are part of the Premises are destroyed or, in the reasonable opinion of Buyer, substantially damaged, Buyer may either (i) terminate this Agreement and receive back the Deposit, or (ii) accept the insurance proceeds payable by reason of such damage or destruction and close this transaction notwithstanding the same.

8. BUYER INSPECTION. Buyer or its agents may enter the Premises at all reasonable times prior to the closing in order to inspect the same. Buyer may conduct a walk through inspection of the Premises within 48 hours prior to the Closing Date to determine whether the Premises meet the conditions herein. Buyer's inspection of the Premises, pursuant to this paragraph, shall not be deemed a waiver of any of the representations and warranties made by Seller hereunder.

9. CONDITIONS PRECEDENT TO BUYER'S OBLIGATION TO CLOSE. The obligation of Buyer to close is subject to the following conditions:

(a) Financing. (i) *Terms*: Buyer shall have obtained a commitment from a lender for a _____ first mortgage loan of not less than _____ Dollars ($_____) or _____ % of the Purchase Price, at an interest rate not in excess of _____ percent (_____%) per annum amortized over a period of _____ years. Buyer shall pay no more than _____ points. If Buyer is unable to obtain said financing, Buyer may terminate this Agreement and the Deposit shall be returned to Buyer; (ii) *Buyer Obligation*: Buyer has a good faith obligation to seek and accept financing on the above terms and shall make application for such financing within 7 days of the Effective Date hereof. Buyer acknowledges that a breach of this good faith obligation is a breach of this Agreement; (iii) *Approvals*: this Agreement is subject to Buyer providing to Seller (1) a written statement or pre-approval from a lender within 15 days of the Effective date hereof evidencing Buyer's application and qualification for the requested loan, and (2) a commitment or statement from a lender evidencing final loan approval within 30 days of the Effective Date hereof. If the above approvals are not obtained within said time periods, Seller may cancel this Agreement and the Deposit shall be returned to Buyer.

(b) Inspections. Buyer's obtaining at its expense one or more of the following inspections disclosing the Premises to be in such condition as is satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	NOTICE DATE
General Building	___	___	Within _____ days from Effective Date
Sewerage System	___	___	Within _____ days from Effective Date
Radon Air Quality	___	___	Within _____ days from Effective Date
Radon Water Quality	___	___	Within _____ days from Effective Date
Asbestos	___	___	Within _____ days from Effective Date

Lead Paint	___	___	Within _____ days from Effective Date
Wood Boring Insects	___	___	Within _____ days from Effective Date
Other: _____	___	___	Within _____ days from Effective Date

(c) Notice, Cancellation, Waiver. All inspections shall be conducted by inspectors chosen and paid for by Buyer. If the results of any inspection are unsatisfactory to Buyer, Buyer may, *by notifying Seller in writing on or before the Notice Date specified*, declare this contract null and void and the Deposit shall be returned to Buyer. If Buyer does not notify Seller that an inspection is unsatisfactory on or before the applicable Notice Date, the contingency shall be deemed to be waived by Buyer. In the absence of the inspections listed above, Buyer is relying completely upon Buyer's own opinion as to the condition of the Premises.

10. Section 10 Intentionally Omitted.

11. DEFAULT; REMEDIES. In the event of default by Buyer, Seller shall be entitled to all legal and equitable remedies, including without limitation the termination of this Agreement and forfeiture by Buyer of the Deposit. In the event of default by Seller, Buyer shall be entitled to the return of the Deposit as liquidated damages and the termination of this Agreement.

12. BROKERAGE.

(a) Disclosure. Buyer and Seller acknowledge the receipt of any agency disclosures and represent the following agency relationships in connection with this Agreement:

(i) [ ] Listing Agency :_____ and Listing Associate _____ represent the Seller ([ ] Exclusively).

(ii) [ ] Selling Agency: _____ and Selling Associate _____ represents the [ ] Seller [ ] Buyer or is a [ ] Transactional Broker.

(iii) [ ] Agent, _____, is a disclosed Dual Agent as previously authorized in writing by the parties.

(b) Indemnification. Buyer agrees to indemnify and hold harmless Seller from any claims made by any broker should Buyer's representation in this paragraph be false. The foregoing indemnity shall include all reasonable legal fees and costs incurred in defense against any such claim.

13. RESIDENTIAL PROPERTY AND LEAD PAINT DISCLOSURE.

(a) Buyer acknowledges receipt of a Residential Property Disclosure Form completed by Seller and attached hereto as **Exhibit B** prior to tender of this offer.

(b) Lead Paint Disclosure **TO BE SIGNED BY BUYER:** [ ] Not Applicable [X] Attached as **Exhibit C.**

14. OFFER AND ACCEPTANCE. This Agreement when submitted to Seller with Buyer's Deposit shall constitute an offer which must be accepted by Seller within two (2) days or expire by its terms, time being of the essence.

15. DISPUTE. Any dispute or claim arising from or relating to this Agreement or the Premises shall be submitted to non-binding arbitration in accordance with the rules of the American Arbitration Association, which shall take place in Portland, Maine. This clause shall survive the closing.

16. REPRESENTATIONS AND WARRANTIES OF SELLER. Seller represents and warrants to Buyer that, to the best of Seller's knowledge, there is no existing violation of any environmental law, ordinance, or regulation applicable to the Premises, including without limitation any violation concerning hazardous, toxic, or waste substances or materials on the Premises.

17. TERMS RELATING TO CONDOMINIUM.

(a) Acknowledgement of Receipt and Review of Public Offering Statement. Buyer hereby acknowledges receipt and review of the Public Offering Statement for the Condominium, together with all attachments and exhibits thereto (the "**Public Offering Statement**"). Buyer shall have five (5) days from the Effective Date hereof to review and approve the Public Offering Statement, and if the Public Offering Statement is unsatisfactory to Buyer, Buyer shall provide written notification thereof to Seller within such period of time and this Agreement shall become null and void, and the Deposit shall be returned to Buyer. Seller shall have the right to require Buyer to sign on or before the Closing Date a form acknowledging Buyer's receipt and review of the Public Offering Statement as set forth herein.

(b) Seller Modifications. Seller reserves the right to modify the Public Offering Statement and the documents referenced therein, including without limitation the Declaration, Bylaws, Rules and Regulations, and Plans, provided that no such modification shall: (i) increase the Purchase Price for the Premises; (ii) increase the percentage interest of Buyer's obligations for common expenses; or (iii) materially change the unit specifications or boundaries.

(c) Condominium Fees and Reserve Contribution at Closing. Buyer shall be liable for a prorated share of the common expenses, assessments, or fees as established by Condominium association for the month or quarter, as applicable, in which the Closing Date occurs. On or before the Closing Date, Buyer shall deposit with the Condominium association a contribution to the reserve account of the Condominium a separate and additional amount equal to two (2) months common expenses for unit constituting the Premises, all as more particularly set forth in the Public Offering Statement.

(d) Limitation of Warranties. Pursuant to § 1602-115 of the Maine Condominium Act (the "**Act**"), a judicial proceeding brought by the Buyer against the Seller, as declarant of the Condominium, for the breach of any obligation arising under § 1604-112 of the Act, concerning express warranties of quality, or under § 1604-113 of the Act, concerning implied warranties of quality, must be commenced by Buyer within six (6) years after the cause of action accrues. However, Seller and Buyer may agree to reduce the period of limitation to not less than two (2) years, provided that an agreement to reduce the period of limitation must be evidenced by a separate instrument executed by the Buyer. Accordingly, Buyer hereby agrees to limit the period of limitations under §1604-115 of the Act to two (2) years for the breach of any express or implied warranties by Seller in connection with sale of the Premises by Seller to Buyer, and the Buyer's execution of this Agreement shall constitute a separate written instrument for such purpose. Seller shall have the right to require Buyer to sign on or before the Closing Date an additional form to confirm the foregoing.

18. MISCELLANEOUS.

(a) Time. Time is of the essence of this Agreement.

(b) Notices. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, registered or certified, return receipt requested, to the address set forth in the first paragraph of this Agreement, unless otherwise indicated as follows:

TO SELLER: Edgecomb Development, LLC, c/o 318 Eddy Road, Edgecomb, Maine 04556, Maine

TO BUYER: _____

Either party may change its address for purposes of this subparagraph by giving the other party notice of the new address in the manner described herein.

(c) Entire Agreement. This Agreement constitutes the entire agreement between Seller and Buyer and there are no agreements, understandings, warranties or representations between Buyer and Seller except as set forth herein.

(d) Binding Effect. This Agreement will inure to the benefit of and bind the respective heirs, personal representatives, successors and assigns of Seller and Buyer.

(e) Identical Counterparts. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument.

(f) Authorization. The parties authorize the disclosure of the terms of this Agreement to any attorney, title company, appraiser, lender, insurance agent, inspector, municipal officer, or other person(s) who may facilitate the closing of this transaction.

(g) Construction. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders.

(h) Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Maine.

(i) Severability. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

(j) Venue and Jurisdiction. The parties agree that venue and jurisdiction for any litigation arising out of, related to, or regarding the validity of, this Agreement shall lie in the County of Cumberland, State of Maine.

(k) Amendments. This Agreement shall not be amended except by written instrument executed by Seller and Buyer.

(l) Assignment. This Agreement shall not be assigned by Buyer except with the written consent of Seller.

(m) Survival. The parties' obligations under Section ____ of this Agreement shall survive the closing of the purchase and sale of the Premises.

(n) Addendum(s) or Attachment(s): (i) **Exhibit A**; (ii) **Exhibit B**; (iii) **Exhibit C**; (iv) _____

(o) Other Terms or Conditions:

BY signing below, the Buyer(s) agree to purchase the Premises upon the above terms and conditions in this Agreement.

DATE	Buyer/Print Name:	Soc. Sec. #
DATE	Buyer/Print Name:	Soc. Sec. #

BY signing below, the Seller accepts the offer of the Buyer(s) and agrees to sell and deliver the premises upon the above terms and conditions in this Agreement.

DATE	Seller/Print Name: Edgecomb Development, LLC	EIN #

AGREEMENT OF ESCROW AGENT. Escrow Agent by executing this Agreement agrees to hold the Deposit in a/an _____ bearing bank account to be disbursed in accordance with the terms of this Agreement.

DATE	Escrow Agent/Print Name:

\\Filestore\ProlawDocs\4893-0000\32197.doc

EXHIBIT A
Legal Description

To be provided.

EXHIBIT B
PROPERTY INFORMATION AND SELLER DISCLOSURE FORM
Residential Property Disclosures, 33 M.R.S.A. §§ 171-179

WATER SOURCE: [ ] Dug Well [ ] Driven Point Well [ ] Drilled Well [ ] Public [ ] Unknown
Malfunction w/ present system (pump, supply, quality): [ ] Yes [ ] No
Describe:_____
_____
Installed By:_____
Location:_____
How do you know what type of system you have?_____
Has there been a water test? [ ] Yes [ ] No Date of most recent test:_____
Results: [ ] Satisfactory [ ] Satisfactory w/ notation [ ] Unsatisfactory
IF Satisfactory w/ notation, describe:_____
_____
Is a filter system used and/or needed on present water supply? [ ] Yes [ ] No
Explain:_____
_____
Number of people presently using this water supply:_____
Are well and septic system at least one hundred feet (100 ft.) apart? [ ] Yes [ ] No
PLEASE PROVIDE SKETCH OF LOCATION OF WELL, HOUSE AND SEPTIC SYSTEM.

WASTE DISPOSAL: [ ] Public [ ] Quasi-public [ ] Private [ ] Unknown
IF Public, have you ever experienced any system or line malfunction? [ ] Yes [ ] No
IF Private, type of system:_____
Type of tank:_____Tank size:_____Date installed:_____
Tank location:_____
Malfunctions of tank:_____
Leach Field location:_____Date installed:_____
Malfunctions of leach field tank:_____
System serviced by:_____Date:_____
Number of people presently using this system:_____
IF system is located in a shoreland zone, has it malfunctioned in the last 180 days?
[ ] Yes [ ] No [ ] Unknown

INSULATION:	YES	NO	Unk.	IF YES, type.	Viewed by Agent?
Attic or Cap	[ ]	[ ]	[ ]	_____	[ ] Yes [ ] No
Crawl Space	[ ]	[ ]	[ ]	_____	[ ] Yes [ ] No
Exterior Walls	[ ]	[ ]	[ ]	_____	[ ] Yes [ ] No

HAZARDOUS MATERIAL
Asbestos: Is there now or has there been Asbestos on the heating plant, pipes, ductwork, exterior siding or elsewhere? [ ] Yes [ ] No [ ] Unknown
Radon: Has the air in this home been tested for Radon Gas? [ ] Yes [ ] No [ ] Unknown
Results:_____
Has the water in this home been tested for Radon Gas? [ ] Yes [ ] No [ ] Unknown
Results:_____
Lead Base Paint: Was the property built before 1978? [ ] Yes [ ] No [ ] Unknown
Is there now or has there been lead-based paint on the property? [ ] Yes [ ] No [ ] Unknown
IF Yes, describe location and basis for determination:_____
_____
Are you aware of any cracking, peeling or flaking lead-based paint? [ ] Yes [ ] No [ ] Unknown
Do you know of any records or reports pertaining to such lead based paint or lead-based paint hazards? [ ] Yes [ ] No [ ] Unknown
Underground Storage Tanks: Are there now or have there been any underground storage tanks on the property? [ ] Yes [ ] No [ ] Unknown

GENERAL BUILDING:
Heating System: Primary type:_____ Age:_____ [ ] Rented [ ] Owned
No. Zones:_____ Fuel:_____ Dealer:_____
Date last serviced: _____ Hot Water:_____
Annual Cost: $_____ Rented? [ ] Yes [ ] No Alternate Heat Source? [ ] Yes [ ] No
IF Yes, type: [ ] Coal [ ] Monitor [ ] Solar [ ] Wood [ ] Electric
Roof: Age of structure: _____ Age of shingles: _____
Moisture/Leakage: _____ Other problems: _____
Basement/Foundation: [ ] Full [ ] Partial [ ] Slab [ ] Other
Moisture/Leakage: [ ] No known wetness during our ownership. [ ] No wetness during our ownership. [ ] Seasonal. [ ] Chronic. [ ] After a major storm. IF ANY wetness noted, please explain:_____
_____
Number of Chimneys: _____ Number of Flues: _____ Lined? [ ] Yes [ ] No [ ] Unknown
Other: Are there any other structural defects or need repairs? [ ] Yes [ ] No [ ] Unknown
IF Yes, explain:_____
_____

SPECIAL STATUS: Is the land registered as Farmland or Open Space? [ ]Yes[ ]No[ ] Unknown
Tree Growth? [ ] Yes [ ] No [ ] Unknown Are you receiving a tax exemption for this property for any reason? [ ] Yes [ ] No

Is this the correct legal description? [ ] Yes [ ] No
Tax Map:_____ Lot No. _____
Are there any easements, encroachments or restrictions? [ ] Yes [ ] No [ ] Unknown
IF Yes, Explain:_____
_____

EXPLANATIONS & ADDITIONAL INFORMATION

READ SELLER'S STATEMENT CAREFULLY BEFORE SIGNING

I am the owner of the property described herein. I have supplied all the information that is contained on this form. I know the information will be communicated to prospective Buyers and will be relied upon by them in their decision to purchase the property. I have read the above data sheet and the information contained thereon, and I hereby represent that all statements and information are correct. The electrical system, plumbing system, waste disposal system and included appliances are adequate and in good working order to the best of my knowledge, except as noted above. There are no defects or hazardous conditions known to me on the property, except as described above.

DATED: _____

_____	_____	_____
Seller	Seller	Agent

The information on this sheet is provided by the Seller. The broker believes the information to be accurate but does not warrant the statements made herein. The Buyer should seek information from professionals regarding any specific issue or concern pertaining to hazardous material or other aspects of the property.

_____	_____	_____
Buyer	Buyer	Date

EXHIBIT C

Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller Signature Date	Seller Signature Date
Seller Name printed	Seller Name printed
Purchaser Signature Date	**Purchaser Signature Date**
Purchaser Name Printed	**Purchaser Name Printed**

Acknowledgement of federal disclosure of information on Lead-Based Paint and/or Lead-Based Paint Hazards

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

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
(ii)_____ 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 (i) or (ii) below):
(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
(ii)_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.
(d) _____ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home
(e) Purchaser has (check (i) or (ii) below):
(i) _____ 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
(ii) _____ 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 Acknowledgement (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d 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 Signature Date	Purchaser Signature Date
Seller Name printed	Purchaser Name printed
Agent Signature Date	
Agent Name Printed	

IMPORTANT NOTICE ABOUT PROPERTY TAXES FOR BUYERS AND SELLERS

1. UNDER MAINE LAW PAYMENT OF PROPERTY TAXES IS THE RESPONSIBILITY OF THE PESON WHO OWNS THE PROPERTY ON APRIL 1ST.

2. THE BUYER AND SELLER MAY AGREE TO DIVIDE THE TAXES BETWEEN THEM, BUT IF ANY PART OF THE TAXES IS NOT PAID, A LIEN WILL BE FILED IN THE NAME OF THE PERSON WHO OWNED THE PROPERTY ON APRIL 1ST.

PLEASE BE AWARE

IF YOU ARE THE SELLER – EVEN IF YOU NO LONGER OWN THE PROPERTY, A LIEN MAY HAVE A NEGATIVE EFFECT ON YOUR CREDIT RATING.

IF YOU ARE THE BUYER – IF A LIEN IS FILED IN THE SELLER'S NAME, THE MUNICIPALITY MAY FORECLOSE ON YOUR PROPERTY UNLESS THE TAXES ARE PAID.

3. MUNICIPALITIES HAVE DIFFERENT FISCAL YEARS AND TAX DUE DATES.
4. MAKE SURE YOU UNDERSTAND THE BUYER'S AND SELLER'S OBLIGATIONS WITH REGARD TO PROPERTY TAXES AND WHAT MAY HAPPEN IF TAXES ARE NOT PAID AS AGREED.
5. IF YOU FEEL A LIEN HAS BEEN FILED INCORRECLTY IN YOUR NAME;
   a. OBTAIN A COPY OF THE LIEN FROM THE REGISTRY OF DEEDS; AND
   b. DISCUSS THE MATTER WITH YOUR MUNICIPALITY.

   IF YOUR CREDIT REPORT IS INCORRECT, CONTACT THE BUREAU OF CONSUMER CREDIT PROTECTION AT 1-800-DEBT-LAW TO DETERMINE WHAT REMEDIES ARE AVAILABLE TO YOU TO CORRECT YOUR CREDIT REPORT.

THESE POTENTIAL TAX LIEN PROBLEMS CAN BE AVOIDED BY PROVIDING THAT FUNDS ARE SET ASIDE IN ESCROW AT THE TIME OF CLOSING TO ENSURE THAT PROPERTY TAXES WILL BE PAID.

Seller: _____ Buyer: _____

Date: _____ Date: _____

8

Exhibit F

Budget

Sheepscot Harbour View Condominium

The Declarant based on the best estimates available to it has prepared this projected budget for the first year of the Condominium Association. Because the condominium is new and there is no history of operating expenses and that the Association has no significant assets or liabilities, it is impossible to project with assurance the exact future costs. A replacement reserve is included in the budget. The Declarant provides no special services nor incurs any special expenses on behalf of the unit owners that are anticipated to become common expenses. Until real estate taxes are billed directly to unit owners by the Town of Edgecomb, the Declarant may bill owners for their proportionate share of taxes assessed against the condominium as a whole. This item is not included in the Association budget. The monthly fee initially assessed against each Unit may vary in accordance with Sections 14.2 and 14.4 of the Declaration.

Proposed Budget (2008)

Per year based on 21 Units

Landscaping	$15,000
Plowing	$10,000
Insurance on Common Areas	$12,500
Maintenance	$12,500
Common Utilities	$2,500
Trash Removal	$2,500
Administration/Management Fee	$5,000
Annual Reserves (>10% of budget)	$10,000
Miscellaneous	$7,148
Total year:	$77,148

9

EXHIBIT G

SHEEPSCOT HARBOUR VIEW CONDOMINIUM
Public Offering Statement

Encumbrances

Mortgages of Record.

A mortgage given by _____ to _____, dated _____ ___, _____ and recorded in the _____ County Registry of Deeds in Book _____, Page _____.

10

EXHIBIT H

LIMITATION OF WARRANTIES

Sheepscot Harbour View Condominium
Eddy Road, Edgcomb, Maine

WHEREAS, **Edgecomb Development, LLC** ("**Declarant**") and the undersigned purchaser(s) (the "**Purchaser**") have entered into a certain Purchase and Sale Agreement dated _____ 20___, for the purchase of Unit _____ (the "**Unit**") of the Sheepscot Harbour View Condominium;

WHEREAS, pursuant to Section 1602-115 of the Maine Condominium Act (the "**Act**"), a judicial proceeding brought by the Purchaser against the Declarant for the breach of any obligation arising under Section 1604-112 of the Act, concerning express warranties of quality, or under Section 1604-113 of the Act, concerning implied warranties of quality, must be commenced by Purchaser within six (6) years after the cause of action accrues, and that Declarant and Purchaser may agree to reduce the period of limitation to not less than 2 years, provided that an agreement to reduce the period of limitation must be evidenced by a separate instrument executed by the Purchaser.

Agreement to Limitation of Warranties

NOW THEREFORE, the undersigned Purchaser hereby agrees to limit the period of limitations under Section 1604-115 of the Act to two (2) years for the breach of any express or implied warranties by Declarant in connection with sale of the Unit by Declarant to Purchaser.

Dated this _____ day of _____ 20_____.

PURCHASER(S):

_____
Printed Name:

_____
Printed Name:

11

EXHIBIT I

ACKNOWLEDGEMENT OF RECEIPT AND REVIEW
of
PUBLIC OFFERING STATEMENT
for

SHEEPSCOT HARBOUR VIEW CONDOMINIUM
Eddy Road, Edgecomb, Maine

The undersigned purchaser(s) of Unit _____ of the Sheepscot Harbour View Condominium (the "Condominium"), hereby acknowledge(s) receipt and review of the Public Offering Statement for the Condominium, with an effective date of _____ 20_____ (the "Public Offering Statement"), together with all exhibits and attachments. The Public Offering Statement supercedes and replaces any prior Public Offering Statements and any amendments thereto.

Dated this _____ day of _____ 20____.

PURCHASER(S):

_____
Printed Name:

_____
Printed Name:

_____
Printed Name: