

PURCHASE AND SALE AGREEMENT

("days" means business days unless otherwise noted, see paragraph 23)

September 14, 2013
Offer Date

17 SEPT 2013 Effective Date
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between Canuck Investments LLC ("Buyer") and Lynn A. Atkins ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of; If "part of" see para. 26 for explanation) the property situated in municipality of Brewer, County of Penobscot, State of Maine, located at 161 Wilson Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 7776, Page(s) 27.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump and electrical fixtures are included with the sale except for the following: _____

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: _____

4. PERSONAL PROPERTY: The following items of personal property as viewed on _____ are included with the sale at no additional cost, in "as is" condition with no warranties: 2 refrigerators, 2 natural gas cook stoves

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 99,000.00. Buyer has delivered; or will deliver to the Agency within _____ days of the Offer Date, a deposit of earnest money in the amount \$ 1,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ _____ will be delivered. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. ESCROW AGENT/ACCEPTANCE: Better Homes & Garden RE - The Masiello Group ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until September 17, 2013 (date) 6:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on November 1, 2013 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a good & sufficient deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

January 2013

Page 1 of 4 - P&S

Buyer(s) Initials PK

Seller(s) Initials LA

ERA Dawson Bradford Company, 417 Main Street Bangor, ME 4401
Philip Cormier

Phone: (207)947-678222 Fax: (207)941-9866
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Atkins to CANUCK,

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. FUEL/UTILITIES/PRORATIONS: Fuel remaining in tank on day of closing shall be paid by Buyer at cash price as of date of closing of company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) no propane fuel proration. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

TYPE OF INVESTIGATION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INVESTIGATION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>		Within 7 days	n. Arsenic Treated Wood		<input checked="" type="checkbox"/>	Within days
b. Sewage Disposal		<input checked="" type="checkbox"/>	Within days	o. Pests		<input checked="" type="checkbox"/>	Within days
c. Coastal shoreland septic		<input checked="" type="checkbox"/>	Within days	p. Code Conformance		<input checked="" type="checkbox"/>	Within days
d. Water Quality		<input checked="" type="checkbox"/>	Within days	q. Insurance		<input checked="" type="checkbox"/>	Within days
e. Water Quantity		<input checked="" type="checkbox"/>	Within days	r. Environmental Scan		<input checked="" type="checkbox"/>	Within days
f. Air Quality		<input checked="" type="checkbox"/>	Within days	s. Lot size/acreage		<input checked="" type="checkbox"/>	Within days
g. Square Footage		<input checked="" type="checkbox"/>	Within days	t. Survey/MLI		<input checked="" type="checkbox"/>	Within days
h. Pool		<input checked="" type="checkbox"/>	Within days	u. Zoning		<input checked="" type="checkbox"/>	Within days
i. Energy Audit		<input checked="" type="checkbox"/>	Within days	v. Farmland Adjacency		<input checked="" type="checkbox"/>	Within days
j. Chimney		<input checked="" type="checkbox"/>	Within days	w. Habitat Review/Waterfowl		<input checked="" type="checkbox"/>	Within days
k. Smoke/CO detectors		<input checked="" type="checkbox"/>	Within days	x. Flood Plain		<input checked="" type="checkbox"/>	Within days
l. Mold		<input checked="" type="checkbox"/>	Within days	y. Other		<input checked="" type="checkbox"/>	Within days
m. Lead Paint		<input checked="" type="checkbox"/>	Within days				

All investigations will be done by persons chosen and paid for by Buyer in Buyer's sole discretion. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of investigation(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

14. FINANCING: This Agreement is is not subject to Financing. If subject to Financing:

a. This Agreement is subject to Buyer obtaining a conventional loan of 80,000 % of the purchase price, at an interest rate not to exceed current % and amortized over a period of 30 years. Buyer is under a good faith obligation to seek and obtain financing on these terms.

b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within 7 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.

c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.

d. After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from a lender shall be a default under this Agreement.

e. Buyer agrees to pay no more than _____ points. Seller agrees to pay up to \$ 4,000.00 toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.

f. Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .

g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Tammy Nelson (000405) of Better Homes & Garden-The Masiello Group (1126)
Licensee MLS ID Agency MLS ID
is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

Philip Cormier (000326) of ERA Dawson Bradford Co (1122)
Licensee MLS ID Agency MLS ID
is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

17. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint - Yes No ; Other - Yes No

Explain: Multi Family Addendum, Addendum #1 to Agreement
The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS:

27. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is 22 Fairways, Bangor, ME 04401

[Signature] 09/14/2013 _____
 BUYER DATE BUYER DATE
 Canuck Investments LLC

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is 75 Judson Blvd Bangor ME 04401

[Signature] 9/17/13 _____
 SELLER DATE SELLER DATE
 Lynn A. Atkins

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

 SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

 BUYER DATE BUYER DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE

 SELLER DATE SELLER DATE

 BUYER DATE BUYER DATE



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Addendum 1 to Agreement

Addendum to contract dated September 14, 2013


between Lynn A. Atkins (hereinafter "Seller")

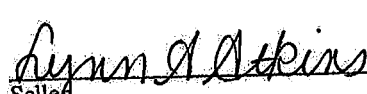
and Canuck Investments LLC (hereinafter "Buyer")

property 161 Wilson Street, Brewer, ME 04412

(A) Seller and buyer to have a mutually agreeable second mortgage for 10 % of
of the purchase price at an annual interest rate of 5%, amortized over a
20 year period, monthly principal & interest payments, ballooned in 5
years

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection
with sale/purchase of property.


Buyer Canuck Investments LLC Date 09/07/2013


Seller Lynn A. Atkins Date 9/17/13

Buyer _____ Date _____

Seller _____ Date _____

Addendum 2 to Agreement

Addendum to contract dated September 14, 2013

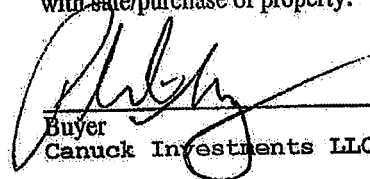
between Lynn A. Atkins (hereinafter "Seller")


and Canuck Investments LLC (hereinafter "Buyer")

property 161 Wilson Street, Brewer, ME 04412

Upon closing, seller to provide \$8,000 to the buyer for future repairs to the property.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.


Buyer 09/07/2013
Canuck Investments LLC Date


Seller 9/17/13
Lynn A. Atkins Date

Buyer _____ Date _____

Seller _____ Date _____

CANUCK INVESTMENTS LLC

52-7438/2112

1797

DATE 9/8/13

PAY TO THE ORDER OF

Better Homes & Gardens - she Massello

\$ 1000.00

One thousand

DOLLARS



Security Features Included. Details on Back.

DELUXE deluxeb.com/canuck

Bangor Savings Bank BANGOR, MAINE 04401

MEMO

deposit 161 Wilson

[Signature]

MP

2112713821 4020056730 1797

SPECIALTY GRAY

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.

161 Wilson Street

PROPERTY LOCATED AT: Brewer,

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: N/A

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Steam - Gas Powered	Hot water heater		
Age of system(s)/source(s)	installed 11/2009	4/2013		
Name of company that services system(s)/source(s)	Maier Heating	Maier heating		
Date of most recent service call	4/2013?	4/2013		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Natural Gas 2012: 1796 therms \$1641 dollars	X		
Malfunction per system(s)/source(s) within past 2 years	Not enough HW so installed new HW heater	none		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 8/2011
 Is more than one heat source vented through one flue? Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: 8/2011
 Sleaved: Yes No
 Last Cleaned: _____
 Had a chimney fire: Yes No Unknown
 Power Vent: Yes No Unknown

COMMENTS: _____

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? _____
 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 roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown
 • other: _____
 IF YES: Source of Information: _____
 COMMENTS: None known to Seller

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: N/A 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: _____

PROPERTY LOCATED AT 161 Wilson Street, Brewer,

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: What is your source of information: previous owner

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: NONE
- Year Principal Structure Built: 1850 (?) - 1880 ? What year did Seller purchase property? 2001
- Roof: Year Built - (Original) Main Roof: 1998?, Sub-roofs: 6/20/2009 Year Shingles Installed: same?
Water, moisture or leakage: None 2005 middle roof

Comments: None

- Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
- Water, moisture or leakage since you owned the property: Yes No Unknown Comments: spring run off on 1 side
- 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 remediation completed. Pendscot clearing

- Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No did work

- 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

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.

Lynn A Atkins 6/20/13
SELLER

DATE

SELLER

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.

[Signature]
BUYER

7 SEPT 13
DATE

BUYER

DATE



LEAD PAINT ADDENDUM

TO CONTRACT DATED 7 SEPT 13 BETWEEN
Lynn A Atkins (hereinafter "Seller")
 AND CANUCK INVESTMENTS LLC (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 161 Wilson Street, Brewer, ME 04412

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

(The 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.

Lynn A Atkins 6/20/13
 Seller Date

[Signature] 7 SEPT 13
 Buyer Date

Tammy Nelson _____
 Agent Date

[Signature] 7 SEPT 13
 Buyer Agent Date

Tammy Nelson
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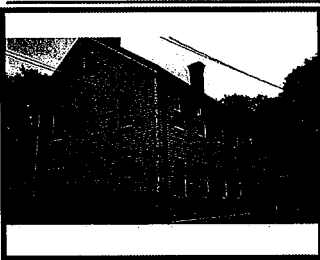


Town & Country 1162 Union Street Bangor, ME 4401
 Tammy Nelson

Phone: (207)942-6711 Fax:
 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com



Multi-Family - AGENT SYNOPSIS



MLS#: 1099864 **Status:** Current
 161 WILSON STREET, Brewer, ME 04412

Kickout: No
List Price: \$ 99,000
Original Price: \$ 99,000
List Date: 07/01/13
Assoc. Fee /Mo:

Neigh'd/Assoc:
Directions: PROPERTY IS AT THE INTERSECTION OF WILSON AND MAIN STREETS. #161

General/Land Information

Style: Colonial **#Units:** 2 **# Full Baths:** 2 **#1 Brm/2 Brm/3 Brm:** 1/0/1
Year Built+/-: 1900 **Color:** GREY **#Å Partial:** 0
Lot Size (Acr)+/-: 0.130 **RdFrt+/-:** 41
Surveyed: Unknown **Seasonal:** No **Zone:** HDR
WtrFrt: No **Water Body:** **Water Body Type:**
Amt WtrFrt+/-: **WtrFrt Owned+/-:** **WtrFrt Shared+/-:**
SqFt Fin. Above Grade+/-: 2,382 **SqFt Fin. Below Grade+/-:** 0 **SqFt Fin. Total+/-:** 2,382
Source of SqFt: Seller

Unit Information

Unit:	#1	#2	#3	#4	#5	#6
Level:	1	2				
Rm/Bd Rm:						
Full / Partial Baths:						
Gross Mnthly Rent per Unit:	\$800	\$595				

Remarks

Great opportunity for owner occupy. 2 units with many, many updates. One 4BR and one 1BR unit. Heating systems and water heater have been converted to natural gas.

A Property Features

Construction: Wood Frame	Site: Sidewalks
Basement Info: Crawl Space, Full, Unfinished	Driveway: Gravel
Foundation Mtrls: Fieldstone	Parking: 1-4 Spaces
Exterior: Vinyl Siding	Location: Intown, Near Shopping
Roof: Shingle	Restrictions: No Restrictions
Heat System: Steam	Rec. Water:
Heat Fuel: Gas-Natural	Roads: Paved, Public
Water Heater: Gas, Off Heating System	Transportation: Major Road Access, Near Airport, Public Transport Access
Cooling: No Cooling	Electric: Circuit Breakers
Floors: Vinyl, Wood	Gas: Natural-On Site
Veh. Storage: Other Vehicle Storage	Waste Water Disp.: Public
Amenities: 1st Floor Bedroom, Laundry-1st Floor	Water: Public
Access. Amnties:	
Equipment:	

Tax/Deed/Community Information

Book/Page/Partial: 7776/27/All **Map/Block/Lot:** 29/99 **Full Tax Amount/Yr:** \$2,225 / (2013)
School District:

Off Market Information

DOM: 78

Listing Contact Information

List Office: Better Homes & Gardens Real Estate /The Masiello Group, 1126 **Office:** 207-942-6711
List Agent: Tammy Nelson 000405 **List Agt Ph:** 207-942-6711 Ext.: 131
LAgt Email: tammynelson@masiello.com **List Agt Cell:** 207-478-9656
CoList Agt: **CoList Agt Ph:**
CoList Email: **SAF/BAF/TBF:** / 2.40% / 2.40%

Virtual Tour:
Show Intr: Call Listing Office, Leave Card/Sign In, Notice Required, Sign On Property
Internal Rmks
/Contingency:

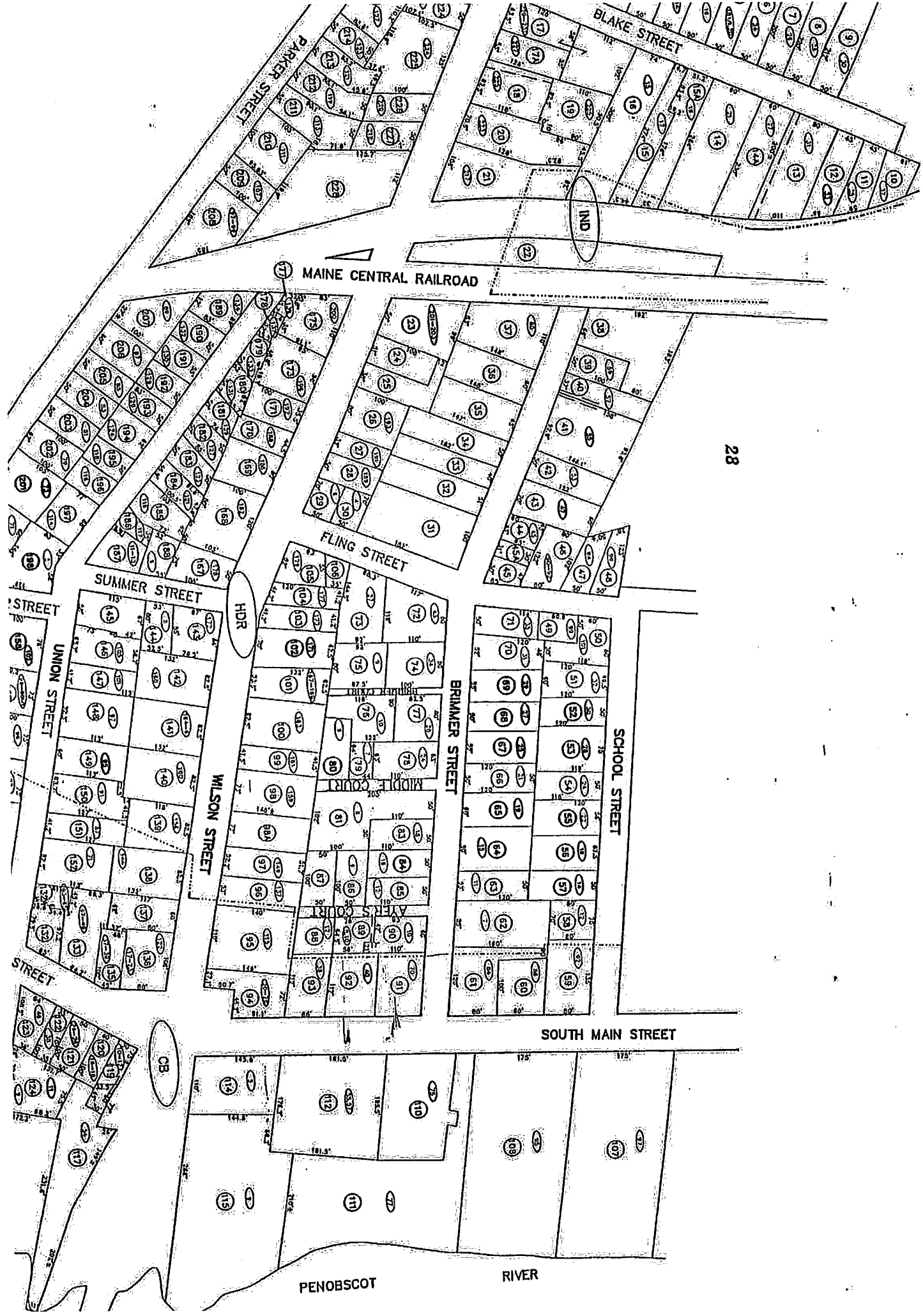
Information Printed by: Philip Cormier 000326

Printed: 09/17/13



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PARKER STREET

BLAKE STREET

MAINE CENTRAL RAILROAD

IND

FLING STREET

SUMMER STREET

HDR

STREET

UNION STREET

WILSON STREET

BRIMMER STREET

SCHOOL STREET

STREET

CB

SOUTH MAIN STREET

PENOBSCOT

RIVER

WARRANTY DEED

Know All Men By These Presents That We, E. Ronald Leighton and
Cynthia J. Leighton and Lucas A. Leighton
of 161 Wilson Street, Brewer,
County of Penobscot and State of ME,

for consideration paid, grant to Lynn A. Atkins
of 57 Shirley Street Apt. 1, Old Town,
County of Penobscot and State of ME

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Brewer County of Penobscot
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, we have hereunto set our hand(s) this 28th day of
June, 2001.

Cindy M Phelps

Witness

E. Ronald Leighton

E. Ronald Leighton

Cynthia J. Leighton

Cynthia J. Leighton

Lucas A. Leighton

Lucas A. Leighton

State of Maine
County of Penobscot ss.

On this 28th day of June, 2001, personally appeared before me the
above named E. Ronald Leighton and Cynthia J. Leighton and Lucas A.
Leighton
and acknowledged the foregoing to be his/her/their free act and deed.

CINDY MARIE PHELPS
Notary Public, Maine
My Commission Expires July 29, 2008

Cindy M Phelps

Notary Public/Attorney at Law

Return to: Lynn A. Atkins

Exhibit A - Deed

A certain lot or parcel of land, with the buildings thereon standing, situated in BREWER, Penobscot County, Maine, being the former homestead of Francis G. Arey now deceased, and bounded and described as follows, viz: Beginning on the westerly line of Wilson Street, (formerly called the road from the Ferry to Ellsworth), at the southeasterly corner of what was formerly the homestead lot of Manly Hardy, now deceased, and running thence southerly on said street line, forty-one feet and six inches, to the line of land now owned or occupied by Alice G. Washburn; thence westerly, on the line of said Washburn lot, about eight (8) rods to the line of land formerly of the G. W. Brimmer heirs; thence northerly on said line, and parallel with said Wilson Street, forty-one feet and six inches, to the line of said Hardy lot; thence easterly on the line of said lot, about eight (8) rods, to said Wilson Street, at the point of beginning: containing one eighth of an acre, more or less; excepting and reserving from this conveyance, the right, in common, to use the well in part on said premises, to the owners and occupants of said Hardy lot.

Together with all rights, easements, privileges and appurtenances thereunto belonging.

**"Maine Real Estate
Transfer Tax Paid"**

PENOBSCOT COUNTY, MAINE

Susan F. Billey
Register of Deeds

Stewart Title of Northern New England
One Merchants Plaza
Bangor, ME 04401