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PROPERTY LOCATED AT: **3 Golden Ridge Rd, Canton, ME 04221**

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

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 (if any): ..... ☐ N/A ☒ Yes ☐ No ☐ Unknown
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: **NA** 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? **NA**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front Yard**
Installed by: **Unknown**
Date of Installation: **Unknown**

USE: Number of persons currently using system: **NO**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Well Needs a New Pump**

Source of Section I information: **Seller**

Initial

Buyer Initials ____ ____ ____ ____ Seller Initials JC ____ ____ ____

Coldwell Banker Sandy River RE, 602 Wilton Road Farmington ME 04938 Phone: (207)491-8548 Fax: Coady James
Ian Luker
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PROPERTY LOCATED AT: **3 Golden Ridge Rd, Canton, ME 04221**

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI PUBLIC (Strike Section if Not Applicable):~~
~~Have you had the sewer line inspected? ..... ☐ Yes ☐ No~~
~~If Yes, what results: _____~~
~~Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: _____
Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
Location: **Back Yard** OR ☐ Unknown
Date installed: **Unknown** Date last pumped: **2020+-** Name of pumping company: **Uknown**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem: **NA**

Date of last servicing of tank: **NA** Name of company servicing tank: **Unknown**
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: **Beyond Septic**
Date of installation of leach field: **Unknown** Installed by: **Unknown**
Date of last servicing of leach field: **NA** Company servicing leach field: **NA**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem and what steps were taken to remedy: **NA**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No
If Yes, are they available? ..... ☐ Yes ☒ No
Is System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown
Comments: **None**
Source of Section II information: **Seller**

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PROPERTY LOCATED AT: **3 Golden Ridge Rd, Canton, ME 04221**

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Electric Baseboard**	**HWBB**	**3 Wood Stove**	**Pellet Stove**
Age of system(s) or source(s)	**Unknown**	**2000+-**	**Unknown**	**2005+-**
TYPE(S) of Fuel	**Electric**	**Oil**	**Wood**	**Pellets**
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown**	**Unknown**	**Uknown**	**Uknown**
Name of company that services system(s) or source(s)	**NA**	**NA**	**NA**	**NA**
Date of most recent service call	**NA**	**NA**	**NA**	**NA**
Malfunctions per system(s) or source(s) within past 2 years	**None**	**YES**	**NO**	**NO**
Other pertinent information	**NA**	**Needs A New Boiler**	**NA**	**Never Hooked Up**

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [ ] No [X] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: **NA**

Date chimney(s) last cleaned: **NA**

Direct/Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: **NA**

Comments: **One chimney Lined One Is Not**

Source of Section III information: **Seller**

SECTION IV – HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, are tanks in current use? ..... [ ] Yes [ ] No [ ] Unknown~~

~~If no longer in use, how long have they been out of service?~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [ ] Unknown~~

~~Are tanks registered with DEP? ..... [ ] Yes [ ] No [ ] Unknown~~

~~Age of tank(s):~~ ~~Size of tank(s):~~

~~Location:~~

Initial

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~~What materials are, or were, stored in the tank(s)?~~

~~Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown~~

Comments: **None**

Source of information: **Seller**

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ 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

Comments: **None**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested?	☐ Yes	☒ No	☐ Unknown

If Yes: Date: **NA** By: **NA**

Results: **NA**

If applicable, what remedial steps were taken? **NA**

Has the property been tested since remedial steps?	☐ Yes	☒ No	☐ Unknown
Are test results available?	☐ Yes	☒ No	

Results/Comments: **None**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested?	☐ Yes	☒ No	☐ Unknown

If Yes: Date: **NA** By: **NA**

Results: **NA**

If applicable, what remedial steps were taken? **NA**

Has the property been tested since remedial steps?	☐ Yes	☒ No	☐ Unknown
Are test results available?	☐ Yes	☒ No	

Results/Comments: **None**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Seller**

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PROPERTY LOCATED AT: **3 Golden Ridge Rd, Canton, ME 04221**

F. LEAD-BASED PAINT/PAINT HAZARDS — *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

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 basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: **None**

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

Comments:**Yes Interior and Exterior Pealing Paint**

Source of information: **None**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: **None**

Source of information: **Seller**

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

SECTION V — ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **NA**

Source of information: **Seller**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? **Public Road**

Road Association Name (if known): **NA**

Source of information: **Seller**

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: **NA**

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **NA**

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **NA**

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: **NA**

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: **NA**

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: **23017C0908D** Year: **7-7-2009** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller**

Initial

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SECTION VII – GENERAL INFORMATION

Are there any tax exemptions or reductions 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: **Homestead**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **NA**

Year Principal Structure Built: **1886+-**

What year did Seller acquire property? **2000**

Roof: Year Shingles/Other Installed: **Unknown**

Water, moisture or leakage: **Yes**

Comments: **Roof currently leaked**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☒ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ..... ☒ Yes ☐ No ☐ Unknown

Comments: **A little wet during heavy rain or springtime**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☒ No

Comments: **None**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **None**

Has all or a portion of the property been surveyed? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, is the survey available? ..... ☐ Yes ☒ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

Comments: **None**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Property Is in need of renovations**

Comments: **None**

Source of Section VII information: **Seller**

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PROPERTY LOCATED AT: **3 Golden Ridge Rd, Canton, ME 04221**

SECTION VIII – ADDITIONAL INFORMATION

Property is being sold as is will all personal items remaining in need of full renovation

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

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

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.

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.

Signed by:
James Coady 3/22/2025
11F68EF547804A1...

SELLER DATE SELLER DATE

Coady James

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.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

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EQUAL HOUSING OPPORTUNITY

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Coady James** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **3 Golden Ridge Rd, Canton, ME 04221**

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

(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).

_____

_____

X 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).

_____

_____

X 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.

		Signed by: James Coady 41F68EF547804A1...	3/22/2025
Buyer	Date	Seller **Coady James**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	DocuSigned by: Seller Ian Luker 13700566DC0B480...	Date 3/22/2025
Agent	Date	Agent **Ian Luker**	Date

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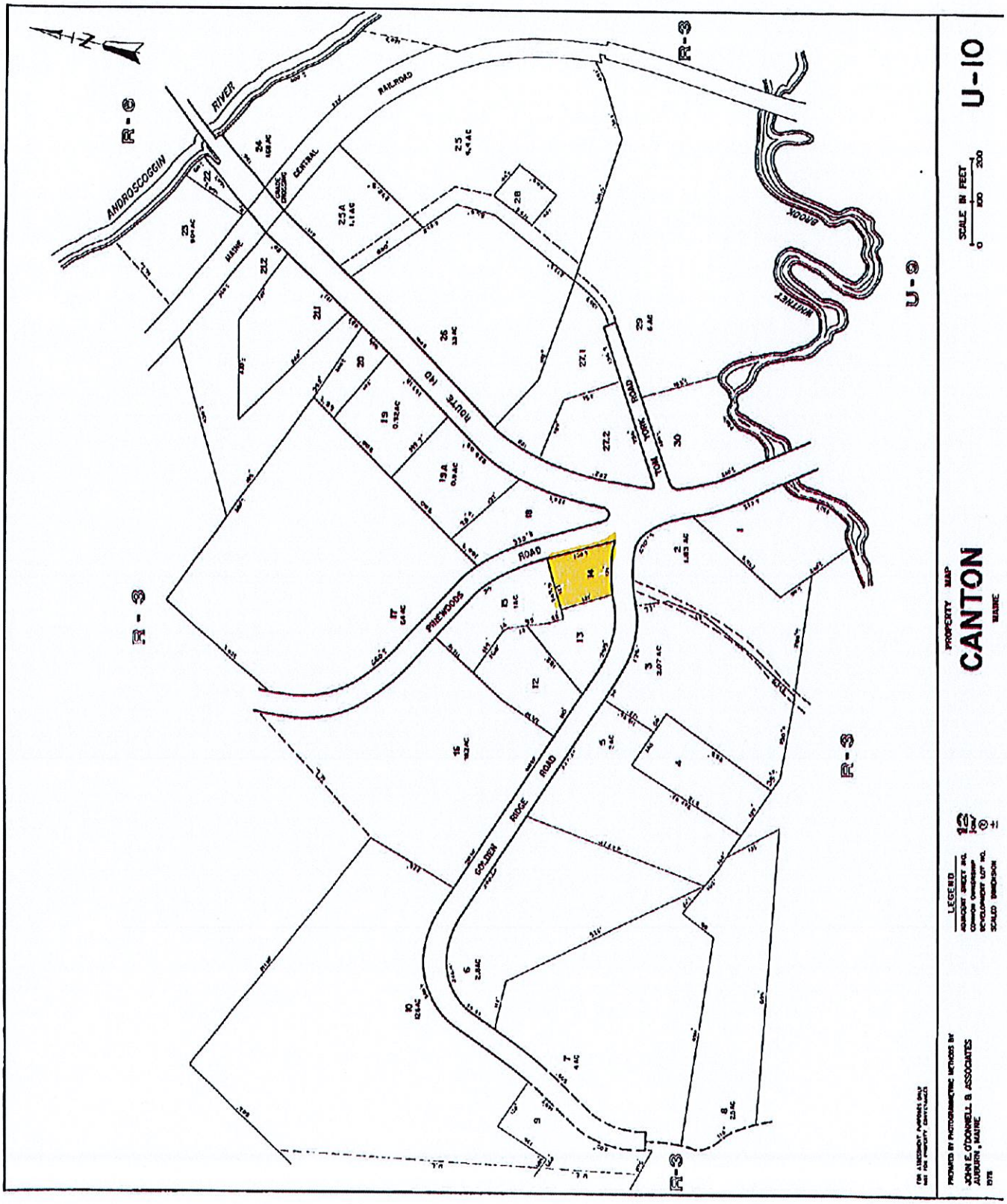
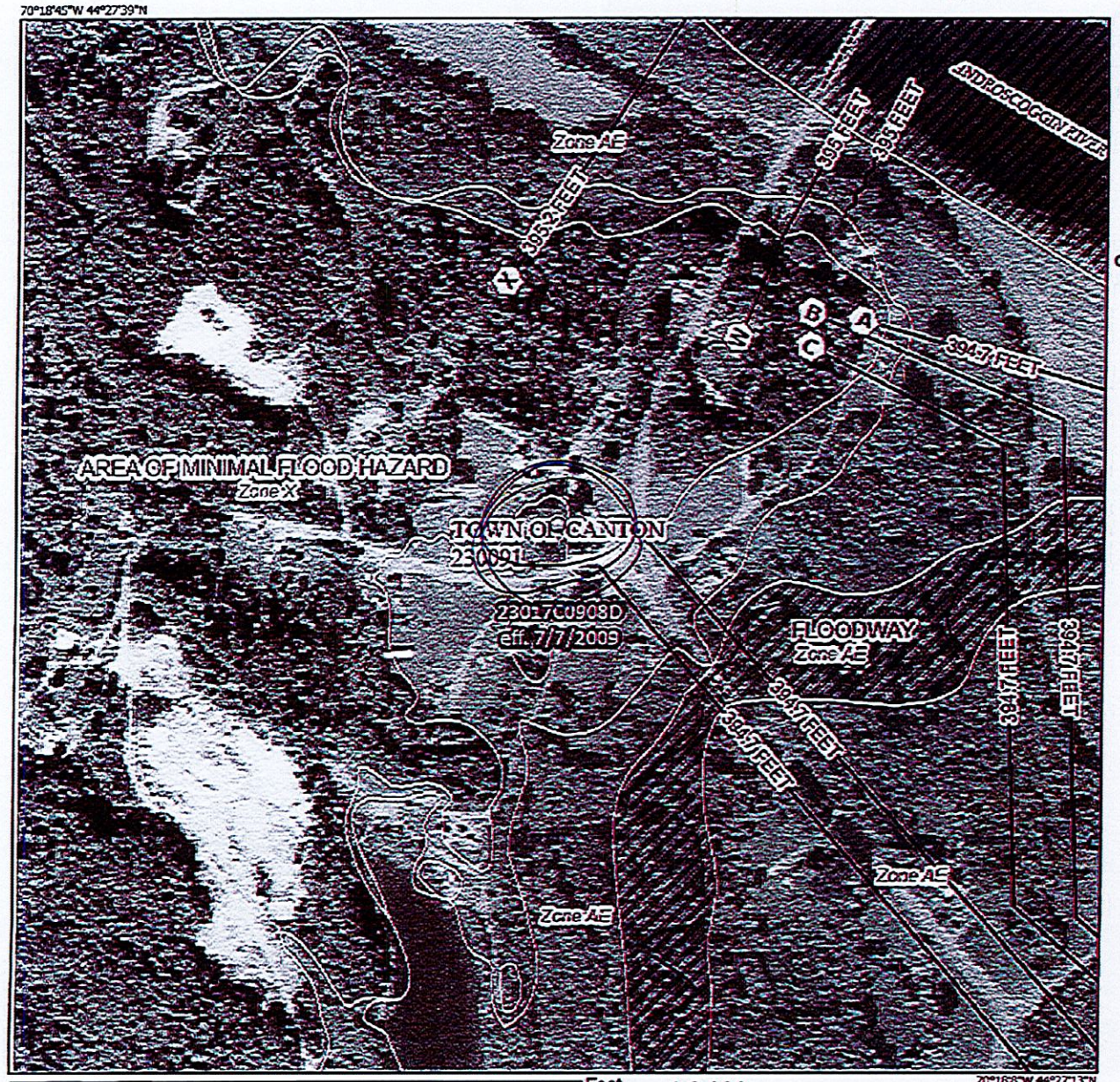

ANDROSCOGGIN
RIVER
MAINE
CENTRAL
RAILROAD
ROUTE 140
TOM YORK ROAD
WHITNEY
BROOK
PINEWOODS
ROAD
GOLDEN
RIDGE
ROAD
R-3
R-6
U-9
U-10
PROPERTY MAP
CANTON
MAINE
SCALE IN FEET
0 100 200
LEGEND
PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/16/2024 at 10:41 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

3 Golden Ridge Road, Canton, ME 04221

007508 BK2835PG176

STATUTORY FORM QUITCLAIM DEED WITH COVENANT

Property: Pinewood Road, PO Box 343
Canton, Maine
Case Number: 231-040500-703

KNOW ALL BY THESE PRESENTS, that the United States of America, by and through the Secretary of Housing and Urban Development, with a mailing address of c/o CitiWest New England, Inc., 330 Main Street, Hartford, Connecticut 06106 (hereinafter called "Grantor"), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto JAMES ROBERT COADY whose mailing address is 6 Knox Street, Apt. #102, Lewiston, Maine 04240, (hereinafter called "Grantee"), his heirs and assigns forever, with QUITCLAIM COVENANT, the following lot or parcel of land, with the improvements thereon erected, located in the Town of Canton, County of Oxford and State of Maine:

A certain lot or parcel of land together with the buildings thereon, situated in said Canton, and bounded and described as follows: Beginning South thirty degrees East, one rod and twelve and one half links from the southeasterly corner of the house formerly occupied by Edith M. Harlow on said lot; thence South sixty-eight and three quarters degrees West, seven rods and seven and one half links to a stake and stones; thence North twenty-two and on half degrees West, seven rods and twelve and one half links to a stake and stones; thence North sixty-six and one half degrees East, seven rods and twelve and one half links to a stake and stones; thence South twenty one and one quarter degrees East, seven rods and seventeen links to the point begun at, containing fifty square rods, more or less.

Meaning and intending to convey the same premises conveyed to the within grantor by deed dated December 2, 1997, and recorded in the Oxford County Registry of Deeds March 6, 1998 in Book 2531, Page 341.

MAINE REAL ESTATE TRANSFER TAX PAID

IN WITNESS WHEREOF the undersigned on this 26 day of June, 2000, has set his/her hand and seal as attorney-in-fact, for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of 35 F.R. 16106 (10/14/70), as amended.

United States of America,
Secretary of Housing and
Urban Development

By: Susan R. Hoffman

CitiWest New England, Inc.
Attorney-in-Fact

STATE OF CONNECTICUT
COUNTY OF HARTFORD

On this 26 day of June, 2000, personally appeared the above-named Susan R. Hoffman, of CitiWest New England, Inc., attorney-in-fact for and on behalf of Secretary of Housing and Urban Development, and the person who executed the foregoing instrument, and acknowledged the execution of the above instrument as his/her free act and deed as attorney-in-fact for and on behalf of Secretary of Housing and Urban Development.

Before me:

Terri L. Dreier
Notary Public
My Commission Expires:

TERRI L. DREIER
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2005

SEAL

deed.fed

RECEIVED
RECORDED REGISTRY OF DEEDS
2000 JUL -3 AM 9:33
OXFORD COUNTY
Jane C. Rich