

SELLER'S REAL ESTATE INFORMATION STATEMENT

THE INFORMATION CONTAINED IN THIS STATEMENT HAS NOT BEEN VERIFIED BY ANY BROKER REPRESENTING THE SELLER, NOR IS ANY SUCH BROKER LEGALLY OBLIGATED TO INVESTIGATE THE CONDITION OF THE PROPERTY. THE LISTING OF VARIOUS PROPERTY CHARACTERISTICS IN THIS STATEMENT IS NOT MEANT TO SUGGEST THE ABSENCE OF ADDITIONAL MATTERS WHICH MAY BE OF CONCERN TO THE BUYER THE SELLER IS ADVISED TO OBTAIN WHATEVER ASSISTANCE MAY BE NECESSARY IN ORDER TO PROPERLY COMPLETE THIS STATEMENT.

THIS STATEMENT CONCERNS THE REAL PROPERTY HAVING AN ADDRESS OF
65 Lake Avenue, 216, Worcester, MA 01604

IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.

SELLER'S INFORMATION

The Seller provides the following information with respect to the property and hereby authorizes any Broker representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF ANY BROKER. THIS INFORMATION IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND THE SELLER.

The Seller is is not occupying the Property.

The Property is: Single Family Condominium Unit Multi-Family Other _____

The Property is currently rented: Yes No

A. The following is a list of items included in the sale, if checked, and whether any of the checked items are not working.

| | Included | Not Working |
|--------------------------|-------------------------------------|--------------------------|
| Range | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Oven | <input type="checkbox"/> | <input type="checkbox"/> |
| Microwave Oven | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Dishwasher | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garbage Disposal | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Trash Compactor | <input type="checkbox"/> | <input type="checkbox"/> |
| Refrigerator | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Washer | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Dryer | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Built in Air Conditioner | <input type="checkbox"/> | <input type="checkbox"/> |
| Window Air Conditioner | <input type="checkbox"/> | <input type="checkbox"/> |
| Intercom | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Burglar Alarms | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Audio/Visual Equipment | <input type="checkbox"/> | <input type="checkbox"/> |
| TV Antenna | <input type="checkbox"/> | <input type="checkbox"/> |
| Satellite Dish | <input type="checkbox"/> | <input type="checkbox"/> |
| Window Treatments | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fireplace Stove | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas Log | <input type="checkbox"/> | <input type="checkbox"/> |
| Fireplace Apparatus | <input type="checkbox"/> | <input type="checkbox"/> |
| Generator | <input type="checkbox"/> | <input type="checkbox"/> |
| Sump Pump | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Heater | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Included | Not Working |
|----------------------------------|-------------------------------------|--------------------------|
| Whirlpool/ Hot Tub | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Window Screens | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Storm Windows | <input type="checkbox"/> | <input type="checkbox"/> |
| Built in Barbecue | <input type="checkbox"/> | <input type="checkbox"/> |
| Propane Tank | <input type="checkbox"/> | <input type="checkbox"/> |
| Gazebo | <input type="checkbox"/> | <input type="checkbox"/> |
| Above Ground Pool | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool Heater | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool Equipment | <input type="checkbox"/> | <input type="checkbox"/> |
| Yard Shed | <input type="checkbox"/> | <input type="checkbox"/> |
| Garden Statues | <input type="checkbox"/> | <input type="checkbox"/> |
| Yard Fountains | <input type="checkbox"/> | <input type="checkbox"/> |
| Play Equipment/ Swings | <input type="checkbox"/> | <input type="checkbox"/> |
| Basketball Hoop | <input type="checkbox"/> | <input type="checkbox"/> |
| Underground Lawn | <input type="checkbox"/> | <input type="checkbox"/> |
| Sprinkler | <input type="checkbox"/> | <input type="checkbox"/> |
| Firewood | <input type="checkbox"/> | <input type="checkbox"/> |
| Automatic Garage Door Opener (s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Number of Remotes | <input type="checkbox"/> | <input type="checkbox"/> |
| One garage door opener | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |

MANUFACTURER'S OR DEALER'S WARRANTIES COVERING ANY OF THE ABOVE INCLUDED ITEMS AND ANY ADDITIONAL WARRANTIES RELATING TO THE ROOF OR OTHER COMPONENTS OF THE PROPERTY WILL BE FURNISHED IF AVAILABLE.

COPYRIGHT 2001
 GREATER BOSTON REAL ESTATE BOARD
 Form ID. RA167



All rights reserved. This form may not be copied or reproduced in whole or in part in any manner whatsoever without the prior express written consent of the Greater Boston Real Estate Board.

B. The Seller is aware of possible defects of items checked below:

- Interior Walls
 Ceilings
 Floors
 Exterior Walls
 Insulation
 Roof(s)
 Windows
 Doors
 Foundation
 Slab(s)
 Driveways
 Walkways
 Walls/Fences
 Exhaust Fans(s)
 Electrical Systems
 Plumbing/Sewers/Septic Systems
 Chimney /Fireplace
 Central Heat/Central Air
 Other _____

If any of the above are checked, additional details are as follows and on any attached additional sheets:

Reference made to Dudka Reserve Report which identifies list of capital projects being considered as part of capital plan by the Lakeshore Condominium: roof replacement, curtain wall of windows facing the water, painting and waterproofing the exterior EIFS, and repairs to lower garage.

C. The Seller's knowledge regarding certain characteristics of or other matters affecting Property is as follows:

| | Yes | No | Don't Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Underground Storage Tanks | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Features shared in common such as walls, fences, and driveways | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Addition or structure modifications or alterations during the period of the Seller's ownership | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Fire or other casualty damage during period of the Seller's ownership | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Water penetration in basement during the period of Seller's ownership | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Homeowner's Association which may have any authority over the Property | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Notice of any Special Assessments from any Homeowner's or Condominium Associations | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. "Common Areas" (Facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Notice of violation or citations against the Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Pending lawsuits by or against the Seller Threatening or affecting the Property, including any lawsuits alleging a defect or deficiency in the Property or "common areas" | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Roof warranty in effect (approximate age of roof if known: years) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If any of the above items are checked yes, additional details are as follows and on any attached sheets:

2.6.8. Unit is part of the Lakeshore Condominiums created in accordance with Master Deed dated July 14, 1988 and recorded with Worcester District Registry of Deeds in Book 11483, Page 16.
 7.10. Notice has been given of Special Assessment to complete list of capital projects identified in Dudka Reserve Report. Special Assessment and timing of projects is under legal review.

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of this date.

Seller

Kathleen Murphy

Seller

BUYER ACKNOWLEDGEMENT

The Buyer acknowledges receipt of this REAL ESTATE INFORMATION STATEMENT.

Buyer

Buyer