

STRATEGIC AUCTIONS INC

The Auction Professionals

PROPERTY INFORMATION PACKAGE



2 West Street, Sharon MA 02067

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Revised: 8/3/07

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REAL ESTATE AUCTION SALE MEMORANDUM

Auction Date August 12th, 2007

We the members and staff of Strategic Auctions, Inc. a Real Estate Brokerage and Accelerated Auction Marketing Firm are pleased to present this offering of Real Estate for marketing at Auction on Sunday August 12th, 2007 10:00 AM.

All interested parties are invited to download or request by fax or US mail a property information package, (also known as a "PIP") that outlines the characteristics, configuration, improvements and location of the subject property as well as the requirements to participate as a bidder in order to make a purchase. The PIP contains a legal description of the property, and any other related information that we have available on the subject property as well as the Terms and Conditions of Sale and information outlining the specific method of sale.

If you are a Buyer's Agent affiliated with a Massachusetts licensed Real Estate Brokerage you are invited to represent a client as a bidder in this event. We are pleased to pay the advertised cooperative commission to any successful buyer's agent that complies with the specific terms of the agreement. All buyer clients must be registered with Strategic Auctions, Inc. by delivering the completed broker's participation contract form to the auctioneers no later than the specified deadline. Please be sure to obtain a copy of the broker participation contract, via our website or contact the auctioneers directly for a copy and be informed of its specific terms.

This property is NOT involved in an act of foreclosure or any other legal or financial process. Title will be conveyed without liens encumbrances, betterments, back taxes or any other negative suppositions. This is simply a sale of good desirable Real Estate via the Accelerated Auction Marketing Method as the owner's are ready to move forward with their life's plans.

We at Strategic Auctions, Inc. invite you to view the properties at the scheduled open houses, or by appointment. We would be pleased to answer your questions and make every effort to give you the information you need to participate confidently to purchase Real Estate at one of our Auction Sales.

All potential buyers are required to agree with and to comply by the terms and conditions of this auction in order to participate as qualified bidders.

Thank you for your interest,



Stephen D. Paulin, President
Auctioneer / Broker
Strategic Auctions, Inc.
MLS Office K95585
www.StrategicAuctions.com
www.StrategicRealEstateGroup.com

Real Estate Auctions – Business Liquidations – Estate Settlement Auctions – Asset Recovery – Fundraising Auctions

Mailing Address:
4 Snowy Owl Lane
Worcester, Massachusetts
01605-4026



DIRECT (508) 304-1953
FAX (508) 853-8511
E-MAIL Stephen@SRBIDS.com
<http://www.StrategicAuctions.com>

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Auctioneers Disclaimer

The Property Information Package and all other information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the Auction Property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the Auction Sale.

All information contained within this Property Information Package was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

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Buyer's Premium Example

There will be a Buyer's Premium of 8% added to the high bid. The total of the high bid plus the 8% Buyer's Premium shall constitute the total contract sales purchase price.

Example:

Winning High Bid	\$1000.00
Add 8% Buyer's Premium	<u>+\$ 80.00</u>
Total Contract Sales Purchase Price:	\$1080.00

:

The contract sales purchase price represents the total due from the buyer and will be the amount entered on the Sales Agreement Contract.

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TERMS & CONDITIONS OF REAL ESTATE AUCTION SALE

Auction Event Date: August 12, 2007 at 10 a.m.

Bidder:

Bidder Address/Phone:

Seller:

Real Estate Brokerage/ Auction Firm: Strategic Auctions, Inc. a Massachusetts Corporation also known hereafter as "auctioneer(s)".

As a Bidder at the auction sale of the real property and improvements located at 2 West Street Sharon, MA 02067 on August 12, 2007, you must agree to follow the specific terms and conditions set forth within this document.

1. Auction with Reserve. This Auction Sale is subject to seller's confirmation of highest offer or "bid" from a prospective buyer. Potential buyers agree that if deemed to be in the highest position of interest at the conclusion of the sales event that their offer will remain binding and their earnest money will be held by the Strategic Auctions, Inc. for a period of no more than 48 hours following the auction to afford the seller ample time to consider said offer for confirmation. If said offer is not confirmed within the time specified herein, any earnest deposit furnished by the prospective buyer will be returned and all contractual obligations between the seller and that buyer shall be terminated. Auctioneer / broker shall have no obligation to accept any bid and reserves the right to reject any or all bids at any time during the negotiation of this sale.

2. Schedule. The time, date and location of this auction are published on our website www.StrategicRealEstateGroup.com and in the marketing materials corresponding with this event.

3. Property. Subject property is described as a single family home located at 2 West Street Sharon, MA 02067. Any available property information may be obtained by calling Strategic Auctions, Inc. , also the Listing Broker in this exclusive contract for sale. The property may be sold or withdrawn prior to auction without notice or penalty.

4. Auction Registration. *On Site Bidders*: All bidders are required to register and provide suitable I.D. prior to the auction. Strategic Auctions, Inc. reserves the right to decline bidders from registration at the discretion of its representatives... Bidder registration will begin approximately 60 minutes before the auction. Please arrive early to avoid delay. Bidders are required to produce Cash or Certified funds only, in the amount of \$5,000.00 made payable to the bidder, (yourself) OR Strategic Auctions, Inc. to register and participate in the bidding process. Upon confirmation of offer the winning buyer is required to increase their initial deposit to a total down payment of 5% of the contract sales price (see "Increase of Down Payment" paragraph 8 herein)

All bidders must register to receive a bidder's number in order to bid on any property. This number shall be required of the bidder at the time said bidder is declared the "High" Bidder. Each Successful Bidder shall be required to sign the "agreement to purchase real estate" sales contract immediately, after being declared the "High" Bidder. If for any reason the Successful Bidder fails or refuses to execute the required documents and/or surrender any required down payment after being declared the Successful Bidder, the Auctioneer reserves the right to declare the bidders rights forfeited and may auction the property once again. Said failure or refusal will result in the forfeiture of all earnest moneys of that bidder and will invoke Indemnity Provisions as described by this contract (see paragraph 22 herein). If a bidder registers under the name of an INC. or any other business entity, the bidder will be required to present at the time of registration a corporate resolution authorizing that individual to bid on the behalf of said entity. Acceptance of

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this authorization shall be at the sole discretion of the auctioneer. All high bidders will have and retain the right to increase their own high offer if they so desire in order to position themselves in a more strategic or favorable position to purchase any property.

Auction Registration, *Remote Bidders*, (if applicable): Participation in this auction remotely via telephone, proxy, absentee, internet or any other technical means of bid submission will be subject to the same terms as the on site bidders except for the following provisions: the ID requirements and the required certified funds as aforementioned must be provided to the Strategic Auctions, Inc. by 4:00 PM the business day prior to the auction. In the event the remote bidder is a Successful bidder that bidder will be required to execute the sales agreement electronically immediately upon that declaration. The electronic form will contain the same language as the paper document exhibited in the Property Information Package except it will become binding upon the bidder's indication of agreement of terms by invoking any form of digital consent developed for any specific auction. If this process is unavailable by means of technology limitations on the part of the auction company or the bidder, any other electronic digitally recordable method of communication indicating intent to accept the terms of the agreement by that bidder will be acceptable and binding (i.e.: e-mail correspondence or facsimile transmission). Non compliance with these terms will result in default and the forfeiture of all earnest money (see paragraph 18 herein).

5. Open House Inspection. All properties are available for inspection by appointment up to 24 hours prior to the auction. Please contact Strategic Auctions, Inc. for open house dates and/or to set up an individual appointment. Properties will not be available for inspection after the auction.

6. All information distributed to a Bidder and all other materials or information (including any oral agreements or representations) shall be subject to and superseded by the terms of the "agreement to purchase real estate" contract, the Terms & Conditions of Auction Sale, the Lead Based Paint Disclosure and any other contract documents which shall constitute the entire agreement between the parties. Contact Strategic Auctions, Inc. for a copy of the "Agreement to Purchase Real Estate" contract, Terms & Conditions of Auction Sale and the Lead Based Paint Disclosure and any other required contract documents prior to auction for review.

7. Confirmation of offer: This contract becomes a binding purchase and sales agreement to the buyer and seller parties upon confirmation (acceptance) of the offer by the seller within the time specified by this contract. Said confirmation occurs at the time the seller approves the "agreement to purchase real estate" when the seller either signs the actual purchase agreement, or documents approval by any digital means including fax, or any recordable internet digital signature.

8. Increase of Down Payment: Within 72 hours of offer confirmation the buyer will be required to provide Strategic Auctions, Inc. a second down payment to increase the initial earnest deposit to a total of 5% of the total contract price. Said installment may be provided by certified funds or wire transfer to Strategic Auctions, Inc.'s non interest bearing escrow account for preservation of said funds until closing. Failure to meet this deadline will result in default, and may invoke any back up bidder's contract rights. (see paragraph 18 herein)

9. Closing Date. Closing is to occur no more than Forty-five (45) days from the date sales contract is executed.

10. Closing Costs. The Successful Bidder agrees to pay for all their closing costs permitted under state law. This includes, but is not limited to any points, loan origination fees, attorney's fees, lender required inspections, termite inspections, courier fees, lender fees, transfer taxes and recordation fees. In most cases, the closing costs can be financed. Please consult your loan officer.

11. Closing Documents. Seller shall provide a good clear record and marketable title at closing. Seller has represented to Auctioneer that title conveyed shall be insurable and free and clear of liens or encumbrances. In the event that any title issues are discovered the Seller has the right to extend the closing date up to 30 additional days to perfect title. The sole remedy for any unforeseen title defects that are not able to be corrected during this interim shall be the refund of

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any deposits to the buyer and the cancellation of the purchase agreement.

12. Contingencies. All sales are made without contingencies. It is strongly recommended that prospective Buyers investigate available financing prior to the Auction. Each bidder is responsible for determining availability and qualifying for such financing.

13. Representations and Warranties. All property is being sold "As-Is, Where-Is" and "With All Faults" as of the Closing Date. Neither the Seller, Auctioneer, Strategic Auctions, Inc., Broker nor any of their agents, contractors, attorneys, officers or directors ("Agents") makes any representations or warranties with respect to the physical condition of the land or any improvement thereon, the Property's fitness for any particular purpose, the Property's merchantability, or any other warranty, express or implied. No representations or warranties are made with respect to the subject premises, as same address zoning, site plan approval or other federal, state or local laws. Any maps, plats, surveys, site plans, subdivision maps or the like have been supplied by seller and broker and auctioneer make no representation, warranties or guarantees with respect to locations, dimensions, tract sizes, suitability for use, or subsurface conditions. The Seller, Auctioneer, Auction Firm, Broker and their Agents, specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the Property. Bidders are expected to undertake their own independent physical inspection of the Property prior to bidding. If the Successful Bidder's lender requires any repair(s) and/or treatment(s) to be done to the property, it is the Successful Bidder's responsibility to pay for those repair(s) and/or treatments(s) and shall not be considered a contingency to be met by the Seller under any agreement executed between the parties hereto. If the local or state laws require a property Disclaimer or Disclosure from the Seller, the Seller will meet this requirement and Strategic Auctions, Inc. will provide any signed documentation from the Seller to all prospective bidders.

14. Environmental Audit. If a residential auction property was built prior to 1978, each bidder will receive a copy of a Lead Based Paint Disclosure from the Listing Broker. Each bidder for residential and commercial property has the opportunity prior to auction date to pay, at their expense, for a lead based paint, radon, asbestos, ground pollution and/or any other inspection of the property. For all residential properties built prior to 1978, the High Bidder at the auction must sign the Lead Based Paint Disclosure to ratify the contract. For any auction property, the Seller, Auctioneer, Auction Firm, Broker or their Agents bear no responsibility to remove or to pay to remove any lead-based paint, lead-based paint hazard, asbestos, radon, ground pollution and/or any other environmental contamination from any auction property prior to, on the day of or after settlement.

15. Buyers Premium. An eight percent (8%) Buyers Premium will be added to the high bid price and become part of the total contract sales price paid by the Buyer at closing. Example: With a \$100,000 winning bid, the 8% buyers premium will be added resulting in a total contract price of \$108,000. Buyer's Premium Disclosure; The Buyer's Premium is a commission paid by the buyer in respect to services rendered in the facilitation of this sale of real estate. Portions of the buyer's premium received by Strategic Auctions, Inc. may be rebated to the seller or used to pay cooperative commissions to participating real estate brokers.

16. Back Up Bidders. If a Back Up Bidder has executed the purchase and sale agreement and pre-paid down payment funds are retained by the Auctioneer, his or her bid shall be kept open until such time as the buyer's required total down payment has been provided to the Auctioneer by the Winning Bidder. Upon said event, the deposit shall be returned by certified mail or overnight within five (7) days. In the event the First Successful Bidder fails to provide the required total down payment, the backup bidder shall then become the Successful Bidder and shall be obliged to provide the funds set forth herein, within 72 hours following the default of First Successful Bidder, upon notification by any means that he or she is now the Successful Bidder.

17. Licensed Broker Participation Invited. If the Successful Bidder is registered by a Real Estate Broker and/or their Agent is licensed in the Commonwealth of Massachusetts and the Broker and/or their Agent has submitted the brokers participation form conforming to the requirements of that contract and attends the auction with their client, the Broker will be paid a selling commission based on the schedule listed on that Brokers Participation form. Compensation will

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be disbursed when the auction property closes.

18. Default. If failure to comply with these Terms & Conditions of Auction Sale or the "Agreement to Purchase Real Estate" contract, or closing is delayed by actions or lack of actions on the part of the Successful Bidder, default will be declared and all Earnest Money will be retained by the Auctioneer as liquidated damages, representing the negotiated and fair measure of damages, not to be construed as a penalty and this shall be seller's sole and exclusive remedy at law or equity.

19. Representation. By execution of this agreement the bidder acknowledges the auctioneer and listing broker, Strategic Auctions, Inc., represents the seller only, and the commission paid in respect to this sale is identified as a buyer's premium as set forth in paragraph 15 above. This is a portion of commission paid by the buyer. In all circumstances, the Listing Agent, the Listing Broker, the Auctioneer and Strategic Auctions, Inc. and its representatives represent the Seller, except if the Seller allows the designated Broker to be a dual agent.

20. Determination of Disputes. In the case of disputed bids, Strategic Auctions, Inc. shall exercise its discretion in determining the resolution of claims, and such decision is final. Such decision shall not be the subject of any post-auction claims. No transfer shall be recognized from one buyer to another buyer. In the event a dispute should arise after the auction, Strategic Auctions, Inc. records shall be conclusive.

21. Participation; Privacy of Auction. The auction you attend is a privately conducted event, not open to the public and as such, Auctioneer reserves the right to refuse admittance to any person.

22. Indemnity Provisions. By execution of this agreement, bidder agrees to bear responsibility for any charges, claims or expenses incurred by reason of any violation, breach or default in respect to these terms and conditions, including, reasonable attorney's fees, court costs, the cost of re-sale, and remarketing costs. The foregoing remedies are not exclusive.

23. General Provisions. This agreement shall not be interpreted or construed in a manner which creates a negative inference based upon the fact that Strategic Auctions, Inc. prepared the agreement. Facsimile and digital signatures shall be considered binding. In case any section, clause, sentence, paragraph or part of this contract shall for any reason be judged by any court of competent or final jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this contract, but shall be confined in its operation to the section, clause, sentence, paragraph or part thereof directly involved in the controversy in which said judgment shall have been rendered. Further, this contract shall be subject to and interpreted by the laws of the Commonwealth of Massachusetts.

24. Interpretation. Interpretation of this agreement shall be consistent with the Agreement to Purchase Real Estate, it being the stated intent that this document and the Agreement to Purchase Real Estate are to be read as integrated documents conferring the same rights and obligations.

25. Strategic Auctions, Inc. as auctioneers, reserve the rights to receive and administer telephone, proxy, absentee, internet or any other technical means of bid submission in conjunction with the live auction event and to bid on the behalf of any buyer or seller. All absentee or remote bidding must be approved no later than 4:00 PM the business day prior to the auction.

26. Time is of the essence as to all terms of this contract.

27. If any terms of this document conflict with any part of the "Agreement to Purchase Real Estate" contract, this document shall supersede.

28. Any addendum to these Terms and Conditions delivered verbally or in writing at the opening of the auction become incorporated into this contract and become components of the whole. Any party entering into the bidding process after the delivery of said addendums accepts these additional or prevailing terms.

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By signing below the Successful Bidder agrees to meet all of the terms and conditions of this document as outlined above. This document is made part of the Agreement To Purchase Real Estate, Auction Sale Memorandum, the Lead Based Paint Disclosure and any other required contract documents which follow the execution of this document and which taken together form the entire agreement between the parties.

Bidders Signature: _____ Soc Sec # _____ Date / Time: _____

Bidders Signature: _____ Soc Sec # _____ Date / Time: _____

As the Broker/ Agent registering the above referenced Bidder for the auction, I have signed below to acknowledge that I read and understand Paragraph 17 of the Terms & Conditions of Auction Sale - Licensed Broker Participation Invited.

Broker/ Agent Signature: _____ Date: _____

Strategic Auctions, Inc. BY: _____ Date _____

Revised 7-25-2007

SAMPLE

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AGREEMENT TO PURCHASE REAL ESTATE AT SALE BY AUCTION

Agreement made this _____ day of _____, 2007 _____

(Seller) agrees to sell and _____ (Buyer) agrees to buy Real Estate known
as _____

in the city or town of _____ County of _____

State of _____ (the premises) description of which is: _____

Strategic Auctions, Inc, an auction firm, is acting as a sales agent in the facilitation of this process.

1. Purchase price will be _____ dollars

(\$ _____) to be paid in cash or by certified, cashier's, treasurer's, bank check or bank wire at the time of closing.

2. As earnest money the Buyer deposits with the auctioneers an initial deposit of \$ _____ which shall be increased to \$ _____ as per the provisions set forth within the auction sale "Terms and Conditions" document and then be applied to the purchase price at the time of closing. Said earnest money deposit shall be held by the Auctioneer as escrow agent for both Buyer and Seller until the date of closing in a non interest bearing account.

3..Said premises are to be conveyed by a good and sufficient Quitclaim deed running to Buyer, or to the nominee designated by the Buyer by written notice to Seller at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good clear record and marketable and insurable title thereto, subject to easements and restrictions of record and subject to the provisions of the document entitled Terms & Conditions of Auction Sale executed by the parties on _____ 2007. Such deed is to be delivered no more than Forty-five (45) days from the effective date of this sales contract, at the _____ Registry of Deeds or any other location as mutually agreed by the parties. It is agreed that time is of the essence of this agreement.

4. Interest, rents, fuel, taxes and insurance to be adjusted as of the date of closing.

5. Buyer acknowledges that lot size, square footage of premises and plan set forth in the advertising may not be accurate and in signing this agreement Buyer accepts the description or plan set forth or referred to in this agreement.

6. It is understood and agreed that Auctioneer is acting as agent only and shall in no case whatsoever be held liable by either party for the performance of any term or covenant of this agreement or for damages for non-performance thereof.

7. It is understood that Buyer has entered into this agreement as a result of an inspection of said premises satisfactory to Buyer and that said premises is being purchased as the result of that inspection.

8. This agreement shall extend and be binding upon the heirs, administrators, successors and assigns of the parties hereto.

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential 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 (circle documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) Purchaser or lessee purchaser has received copies of all documents circled above.

(d) Purchaser or lessee purchaser has received no documents.

(e) Purchaser or lessee purchaser has received die Property Transfer Lead Paint Notification.

(f) Purchaser or lessee 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 Acknowledgment (initial)

(g) Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law— either through full deleading or interim control —if it was built before 1978 and a child under six years old resides or will reside in the property

Certification of Accuracy

The following panics have reviewed the information above and certify to the best of their knowledge, that the information they have provided is true and accurate.

<u>Janice Weitbrecht</u> Seller	<u>5/30/07</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

Address of Property /Unit _____



SELLER'S STATEMENT OF PROPERTY CONDITION

THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY AFTER SALE OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM.

THE BUYER SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address 2 West Street Suron MA

ANSWERS

YES NO UNKN

I. TITLE/ZONING/BUILDING INFORMATION

- 1. Seller/Owner John Cronin, Tom Weitbrecht/Novel Realty How long owned? 10 mos
2. How long occupied? N/A Approximate year built?
3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of conditions)?
a) Do you know of any easement, common driveway, or right of way? If yes, please explain
4. Zoning classification of property (if known)
5. Has your city/town issued a notice of any violation which is still outstanding? If yes, explain
a) Have you been advised that the current use is nonconforming in any way? Explain
6. Do you know of any variances or special permits? Explain
7. During Seller's ownership, has work been done for which a permit was required? If yes, explain
a) Were permits obtained?
b) Was the work approved by inspector?
c) Is there an outstanding notice of any building code violation? Yes No Explain
8. Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain
(See Flood Zone disclosure Page 4)
9. Water drainage problems? Explain

YES NO UNKN

II. SYSTEM AND UTILITIES INFORMATION

DO YOU KNOW OF ANY CURRENT PROBLEM WITH ANY SYSTEM LISTED BELOW?

- 10. Has there ever been an UNDERGROUND FUEL TANK?
If yes, is it still in use?
If not used, was it removed?
(See Hazardous Materials Disclosure Page 4)
11. HEATING SYSTEM: Problems? Explain
a) Identify any unheated room or area
b) Approximate date of last service
c) Reason
12. DOMESTIC HOT WATER: Type Electric tank Age of system Problems? Explain
Burners Owned or rented?
13. SEWAGE SYSTEM: Problems? Explain
Type: Municipal Sewer Private If private, describe type of system:
(cesspool, septic tank, etc.)
Name of service company
Date it was last pumped Frequency
During your ownership has sewage backed up into house or onto yard? Yes No Explain
Is system shared with other homes?
Date a Title 5 inspection last performed Copy attached. Yes No

SELLER'S INITIALS JWC

BUYER'S INITIALS

Form No. 700



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ANSWERS

- 14. PLUMBING SYSTEM: Problems/Leaks/Freezing? Explain _____
Bathroom ventilation problems? Explain _____
- 15. DRINKING WATER SOURCE: Public Private If private:
a) Location _____
b) Date last tested _____ Report: Attached Not attached
c) Water quality problems? Explain _____
d) Water quantity problems? Explain _____
e) Flow rate (gal. min.) _____
f) Age of pump _____
g) Is there a filtration system? _____ Age/Type of filtration system _____
- 16. ELECTRICAL SYSTEM: Problems? Explain None 200 200
- 17. APPLIANCES: List appliances that are included Stove, dishwasher, microwave, disposal
Any known problems? _____
If yes, explain _____
- 18. SECURITY SYSTEM: None Type _____ Age _____ Company _____
Problems? Explain _____
- 19. AIR CONDITIONING: Central _____ Window _____ Other _____ None _____
Problems? Explain _____

YES NO UNKN

III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION

- 20. FOUNDATION/SLAB: Problems? Explain _____
- 21. BASEMENT: Water Seepage Dampness
Explain amount, frequency, and location _____
a) Sump pump? If yes, age _____ location _____ Problems? _____
- 22. ROOF: Problems? Explain _____
Location of leaks/repairs _____
- 23. CHIMNEYS/FIREPLACE: Date last cleaned _____ Problems _____
Wood/Coal/Pellet Stove in compliance with installation regulations/code/bylaws?
If not, explain _____
- 24. History of ~~smoke~~ fire damage to structure, if any? Explain _____
- 25. FLOORS: Type of floors under carpet/tinoleum? _____
Problems with floors (buckling, sagging, etc.)? Explain _____
- 26. WALLS:
a) INTERIOR Walls: Problems? Explain _____
b) EXTERIOR Walls: Problems? Explain _____
- 27. WINDOWS/SLIDING DOORS/DOORS: Problems? Explain _____
- 28. INSULATION: Does house have insulation? If yes, type Fiberglass Date installed 10/06 Location Attic walls
9/05
- 29. ASBESTOS: Do you know whether asbestos is present in exterior shingles, pipecovering or boiler insulation?
Has a fiber count been performed?
If yes, attach copy _____
(See Asbestos disclosure Page 4)
- 30. LEAD PAINT: Is lead paint present?
If yes, locations (attach copy of inspection reports) _____
If yes, describe abatement plan/interim controls, if any _____
Has paint been encapsulated? If yes, when and by whom?
(See Lead Paint disclosure Page 4)
- 31. RADON: Has test for radon been performed? If yes, attach copy _____
(See Radon disclosure Page 4)
- 32. INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, explain treatment and dates
Terminix 6/14/06
(See Chlordane disclosure Page 4)

SELLER'S INITIALS JWP

BUYER'S INITIALS _____

MASSFORMS™
Statewide Standard Real Estate Forms

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Page 2 of 4

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Form No. 700



33. SWIMMING POOL/JACUZZI: Problems? Explain _____
Name of service company _____
34. GARAGE/SHED/OR OTHER STRUCTURE: Problems, explain _____

YES NO UNKN

IV. MISCELLANEOUS INFORMATION

35. Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer?
Explain _____

YES NO UNKN

V. CONDOMINIUM INFORMATION

35. If converted to condominium, are documents recorded (Master deed/Unit deed etc.)? _____
37. PARKING: Is parking space included? If yes, is it deeded, exclusive easement or common? _____
38. CONDO FEES: Current monthly fees for Unit are \$ _____
Heat included? Yes No
Electricity included? Yes No
39. RESERVE FUND: Has an advance payment been made to a condo reserve fund?
If yes, how much \$ _____
40. CONDO ASSOC. INFO: Is owners' association currently involved in any litigation? _____
If yes, explain _____
41. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain _____

YES NO UNKN

VI. RENTAL PROPERTY INFORMATION

42. NUMBER OF UNITS: _____
Has a unit been added/subdivided since original construction?
If yes, was a permit for new/added unit obtained? _____
43. RENTS: Number of units occupied _____ Rents \$ _____ /month
Expiration date of each lease _____
Any tenants without leases? _____
Is owner holding last month's rent _____ security deposit? _____
If yes, has interest been paid? _____
If security deposit held attach a copy of statements of condition.. Attached Not attached
44. Is there any outstanding notice of any sanitary code violation? Yes No Explain _____

VII. ACKNOWLEDGMENTS

Seller(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) further agree to defend and indemnify the broker(s) and any subagents for disclosure of any on the information contained herein. Seller(s) further acknowledge receipt of copy of Seller's Statement of Property Condition.

Date 5/30/07 Seller Janice Weitbrecht by John D. Farina Seller _____

Buyer/Prospective Buyer acknowledges receipt of Seller's Statement of Property Condition before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Date _____ Buyer _____ Buyer _____

SELLER'S INITIALS JWC BUYER'S INITIALS _____



EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

A. Flood Hazard Insurance Disclosure Clause (Question #8)

The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the property is in a flood hazard zone.

B. Hazardous Materials Disclosure Clause (Question #10)

In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from real estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Question #29)

The United States Consumer Product Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

D. Lead Paint Disclosure Clause (Question #30)

Whenever a child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by law, to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, as a result, a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

E. Radon Disclosure Clause (Question #31)

Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

F. Chlordane Disclosure Clause (Question #32)

Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Agriculture that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data does not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information

Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July of 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U. S. Environmental Protection Agency, www.epa.gov.

H. Fair Housing Notice

It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered housing.

SELLER'S INITIALS

[Handwritten initials]

BUYER'S INITIALS

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Form No. 700



STRATEGIC AUCTIONS INC

The Auction Professionals

Brokers Participation Contract

I or we (salesperson) _____
of _____ (Real Estate Brokerage) wish to register as
a buyer client _____ and make an optional opening
bid of _____ for the property located at 2 West Street,
Sharon MA 02067 which will be offered by auction on August 12th, 2007.

We understand that there will be a 8% buyer's premium added to the winning bid to determine the total contract selling price for the property and agree to sign the purchase agreement and make the required down payment according to the terms of the auction. The Real Estate Broker and/or Salesperson shall be deemed to have earned a commission if all of the following Requirements have been met:

- 1) He or she or their agent has shown the property to the customer prior to the Auction
- 2) He or she or their agent attends the auction with their client.
- 3) The transaction closes.
- 4) This form is signed, filled out completely and submitted to Strategic Auctions, Inc. a minimum of 24 hours before the Auction.

Signature Purchaser/Customer

Date

Signature Purchaser/Customer

Date

Signature Real Estate Broker/Sales Person

Date

The above customer's registration form is hereby accepted by Strategic Auctions, Inc.

By Authorized Representative

Date

Form Revised 7-25-07

Real Estate Auctions – Business Liquidations – Estate Settlement Auctions – Asset Recovery – Fundraising Auctions

Mailing Address:
4 Snowy Owl Lane
Worcester, Massachusetts
01605-4026



DIRECT (508) 304-1953
FAX (508) 853-8511
E-MAIL Stephen@SRBIDS.com
<http://www.StrategicAuctions.com>

STRATEGIC AUCTIONS INC

The Auction Professionals



Assessment and Sales Report

Location & Ownership Information

Address: 2 West St, Sharon, MA 02067-1820

Map Ref.: M:070 B:120 L:000

Zoning:

Owner 1: Janel Realty Llc

Owner 2:

Owner Address: 2 West St, Sharon, MA 02067-1820

Property Information

Use: 1-Family Residence

Style: Split-Level

Levels: 1

Lot Size: 0.46 Acres (20200 sqft.)

Year Built: 1958

Total Area: 2608 sqft.

Total Rooms: 0

Living Area: 1152 sqft.

Bedrooms: 3

First Floor Area: 0 sqft.

Full Baths: 1

Addl Floor Area: 0 sqft.

Half Baths: 1

Attic Area: 0 sqft.

Roof Type: Gable

Finished Basement: 0 sqft.

Heat Type: Forced Hot Water

Basement: 0 sqft.

Fuel Type: Oil

Basement Type:

Exterior: Wood Side/Shingles

Attached Garage: 0

Foundation:

Other Garage: 0

Air Conditioned: No

Fireplaces: 0

Condition: Good

Assessment Information

Last Sale Date: 7/24/2006

Last Sale Price: \$270,000

Last Sale Book: 0

Last Sale Page: 0

Map Ref.: M:070 B:120 L:000

Tax Rate (Res): 14.16

Land Value: \$202,200

Tax Rate (Comm): 14.16

Building Value: \$160,900

Tax Rate (Ind): 14.16

Misc Improvements: \$0

Fiscal Year: 2007

Total Value: \$363,100

Estimated Tax: \$5,141.50

Sales History

Recent Sale #1

Sale Price: \$270,000

Sale Date: 7/24/2006

Buyer Name: Janel Realty Llc

Seller Name: Robyn G S Barabe

Lender Name:

Mortgage Amount: \$0

Sale Book: 0

Sale Page: 0

Recent Sale #2

Sale Price: \$140,000

Sale Date: 9/8/1987

Buyer Name: Robert E Service

Seller Name: Arthur J Haymes

Lender Name: Home Owners Fed Savbk

Mortgage Amount: \$126,000

Sale Book: 0

Sale Page: 0

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS PIN is not responsible for the accuracy or completeness of this information.

STRATEGIC AUCTIONS INC

The Auction Professionals

MLS # 70587503 – Active Single Family – Detached - Property Details – Homeowners Real Estate AUCTION

2 West		List Price: Scheduled for Consumer Auction	
Sharon, MA 02067			
Norfolk County			
Style: Multi-Level		Color: Yellow	
Total Rooms: 7		Bedrooms: 3	
Full/Half/Master Baths: 1/1/No		Fireplaces: 1	
Grade School: Heights		Middle School: Sharon Middle	
High School: Sharon High			
Neighborhood/Sub-Division: Eruv			
Directions: S. Main Street to Farnum Road Left on West Street. Property on corner of West, Farnum and S. Main			
Remarks: Motivated owner has elected to reveal the market through ACCELERATED AUCTION MARKETING. Nothing to do just move in! Tastefully remodeled by master craftsmen to like new condition. Eat in kitchen, new maple cabinets, under cabinet lighting, granite countertops and ceramic tile floor. Fireplaced living room has vaulted ceiling and recessed lighting. Full bath has fully tiled shower and granite flooring. Gleaming hardwood throughout! Huge oversized deck, new low e tilt in windows, new 200 amp electric service, furnace and septic recently updated. New garage door & opener. Located in ERUV. Actual value is DETERMINED by the MARKET- Bring your BUYERS!			
Approx. Living Area: 1502 sq. ft.		Approx. Acres: 0.46 (20200 sq. ft.)	Garage Spaces: 1 Under
Living Area Includes:		Heat Zones: 2 Hot Water Baseboard	Parking Spaces: 6 Off-Street
Living Area Source: Owner		Cool Zones: None	Approx. Street Frontage:
Living Area Disclosures: Includes Finished Lower Level			
Room Levels, Dimensions and Features			
Room	Level	Size	Features
Living Room:	2	15x12	Fireplace, Cathedral Ceils, Hard Wood Floor, Bay/Bow Windows
Dining Room:	2	14x11	Hard Wood Floor, Dining Area, Balcony/Deck
Family Room:	1	20x11	Half Bath
Kitchen:	2	12x13	Ceramic Tile Floor, Dining Area, Granite/Solid Counters
Master Bedroom:	3	17x12	Hard Wood Floor
Bedroom 2:	3	14x11	Hard Wood Floor
Bedroom 3:	3	11x11	Hard Wood Floor
Bath 1:	3		Full Bath
Bath 2:	1		Half Bath
Laundry:	B		--
Appliances: Range, Dishwasher, Disposal, Microwave		Adult Community: No	
Area Amenities: Public Transportation, Shopping, Park		Disclosure Declaration: Yes	
Basement: Yes Full, Concrete Floor		Disclosures: an owner is a licensed real estate agent	
Beach: Yes Lake/Pond		Exclusions:	
Beach - Miles to: 1 to 2 Mile		Home Own Assn: No	
Construction: Frame		Lead Paint: Unknown	
Electric: Circuit Breakers, 200 Amps		UFFI: Unknown Warranty Available:	
Energy Features: Insulated Windows, Insulated Doors, Prog. Thermostat		Year Built: 1955 Source: Owner	
Exterior: Shingles		Year Built Description: Approximate	
Exterior Features: Deck		Year Round: Yes	
Flooring: Wood, Tile, Laminate, Marble			
Foundation Size: Unknown			
Foundation Description: Poured Concrete			
Hot Water: Electric			
Insulation: Full, Fiberglass, Blown In			
Interior Features: Cable Available			
Lot Description: Corner, Wooded, Paved Drive, Easements			
Road Type: Public, Paved, Publicly Maint., Sidewalk			
Roof Material: Asphalt/Fiberglass Shingles			
Sewer and Water: City/Town Water, Private Sewerage			
Utility Connections: for Electric Range, for Electric Dryer, Washer Hookup			
Showing appointments / Stephen Paulin at 508-304-1953 - FOR TERMS: www.StrategicRealEstateGroup.com			
		Tax Information	
		Pin #: 070-120-000	
		Assessed: \$363,100	
		Tax: \$5122.29 Tax Year: 2007	
		Book: LC Page: LC	
		Cert: Ctf 173044	
		Zoning Code: Res	
		Map: 070 Block:120 Lot:000	

A true copy of Document No. 1107534
filed in Norfolk Registry District
of the Land Court on July 24, 2006
Certified *Allen P O'Connell*
Asst. Recorder

Doc: 1,107,534 07-24-2006 2:17
CtF#: 173044
Norfolk County Land Court

QUITCLAIM DEED

We, **ROBYN G. SERVICE BARABE**, of Williamstown, Vermont and **SHARON D. TIBETS** of Gardner, Massachusetts,

for consideration of Two Hundred Seventy Thousand dollars (\$270,000.00) paid,

grant to **JANEL REALTY, LLC**, of 48 Norfolk Road, Braintree, Massachusetts 02184,
a Massachusetts LLC

with Quitclaim Covenants:

A certain parcel of land situate in Sharon in the County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

SHARON
ST.
WEST
of
Loc. 2

Northwesterly by West Street, shown on the plan hereinafter referred to, one hundred nine and 78/100 (109.78) feet;

Northerly by the junction of said West Street and Farnham Road, forty-two and 56/100 (42.56) feet;

Northeasterly by said Farnham Road, seventy and 29/100 (70.29) feet;

Easterly by the junction of said Farnham Road and South Main Street, thirty-nine and 27/100 (39.27) feet;

Southeasterly by said South Main Street, ninety-eight and 40/100 (98.40) feet;

Southerly by land now or formerly of Sharon Post No. 7238 Veterans of Foreign Wars of the United States, Inc., forty-five (45) feet; and

Southwesterly by Lot numbered 28, shown on said plan, one hundred forty-four and 78/100 (144.78) feet.

Said parcel is shown as Lot numbered 29 upon plan numbered 25451A, which is filed in Norfolk Registry District with Certificate No. 54397, Sheet 1, Book 272, the same being compiled from a plan drawn by The Schuyler Clapp Company, dated April 17, 1955, and additional data on file in the Land Registration Office, all as modified and approved by the Land Court.

So much of the above described land as is included within the area marked Drain Easement (20 feet wide) on said plan is subject to a drain easement as set forth in a grant made by Gertrude B. Owens et al to the Inhabitants of the Town of Sharon, dated November 5, 1944, duly recorded in Book 3219, Page 44.

The above described land is subject to an easement as set forth in a grant made by Eaton Realty Corporation to the Boston Edison Company and New England Telephone & Telegraph Company, dated April 28, 1955, duly recorded in Book 3368, Page 190.

CASH \$12,311.21
JUL 24 2006
DEEDS
NORFOLK
JUL 24 2006
DEEDS
NORFOLK
JUL 24 2006

Meaning and intending to convey and hereby conveying the same premises conveyed by Deed of Ruth D. Service dated December 15, 2005 and filed with the Norfolk Registry District of the Land Court as Document No. 1089319, filed with Certificate of Title No. 171690. See also Death Certificate of Ruth D. Service and Affidavit Pursuant to M.G.L. Ch. 65C, §14(a), filed herewith.

Witness our hands and seals this 24th day of July, 2006.


ROBYN G. SERVICE BARABE

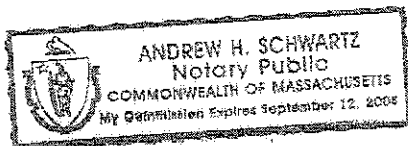

SHARON D. TIBETS


COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

July 24, 2006

On this 24th day of July, 2006, personally appeared the above-named Robyn G. Service Barabe and Sharon D. Tibets proved to me through satisfactory evidence of identification, which was Vermont D.L. + Mass. D.L., to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Andrew H. Schwartz, Notary Public
My Commission Expires: Sept. 12, 2008

Certificate of Municipal Lien
Office of the Collector of Taxes
Town of Sharon
The Commonwealth of Massachusetts

JANEL REALTY LLC
 48 NORFOLK ROAD
 BRAINTREE, MA 02184

July 12, 2007

I certify from available information that all taxes, assessments, and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on

July 12, 2007

DESCRIPTION OF REAL ESTATE

Assessed Owner: RUTH D. SERVICE
 Property Location: 2 WEST STREET
 ParcelID: 070-120-000
 Land Area: 0.4600a
 Valuation: \$363,100
 Title Reference(1): LC171690

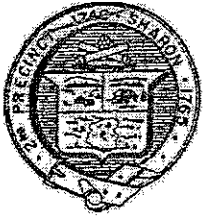
	Fiscal Year 2006	Fiscal Year 2007	Fiscal Year 2008
Taxes			
Preliminary Taxes(2):	\$0.00	\$0.00	\$0.00
Actual Taxes	\$0.00	\$5,141.50	NOT ASCERTAINABLE
District Taxes			
Preliminary Taxes:			
Actual Taxes			
Committed Interest:			
Utility Liens			
Water Liens	\$0.00	\$0.00	\$0.00
Committed Interest	\$0.00	\$0.00	\$0.00
Collection Charges:			
Other Liens			
Betterments	\$0.00	\$0.00	\$0.00
Committed Interest:	\$0.00	\$0.00	\$0.00
Collection Charges:			
Total Billed:	\$0.00	\$5,141.50	\$0.00
Payments Received	\$0.00	\$4,746.84	\$0.00
Abatements/Exemption	\$0.00	\$431.92	\$0.00
Charges And Fees:	\$0.00	\$0.00	\$0.00
Interest To:	\$0.00	\$0.00	\$0.00
CPA Charge:	\$0.00	\$37.26	\$0.00
Per Diem	\$0.00	\$0.00	\$0.00
Balance Due	\$0.00	\$0.00	\$0.00

(1) Recorded at Norfolk County Registry of Deeds or registered at the Norfolk County District of the Land Court.

(2) PRELIMINARY TAXES generally represent no more than 50% of the prior year's tax.

UNPAID BETTERMENTS/SPECIAL ASSESSMENTS NOT YET ADDED TO TAX: None.

IMPROVEMENTS VOTED FOR WHICH THERE WILL PROBABLY BE BETTERMENTS/SPECIAL ASSESSMENTS: None



Town of Sharon
Board of Health
Permit Application

Date 5/30/06
Fee 100.-

New Const. _____ Repair _____

Applicant-Contractor Kenny Jones Corp. 2092 main st.
Street
Walpole Ma. 01906
City-Town State Tel#

Record Owner of Realty Sharon Tibbets
Location of Work 2 West St.

Dwelling No. of Bedrooms 3 Garbage Grinder NO

Other Type of Building _____

Design Flow _____ Gallons per day _____

Proposed System: _____ Gal. Septic Tank _____ Sq. Ft. Leaching Area

Other Replace cesspool with HD 1500 gallon tank + D-Box

Accompanying this application shall be three copies of a plot plan prepared in accordance with Title 5 of the State Environmental Code and the Town of Sharon Board of Health Regulations.

The undersigned agrees to construct the approved system in accordance with the provisions of Title 5 and further agrees not to place the system in operation until it has been inspected and approved by the Board of Health.

Signature of Applicant Kenneth A. Jones

This application has been reviewed and the disposal system to be installed shall be a _____ gallon precast concrete septic tank with _____ sq. ft. of leaching area constructed as follows:

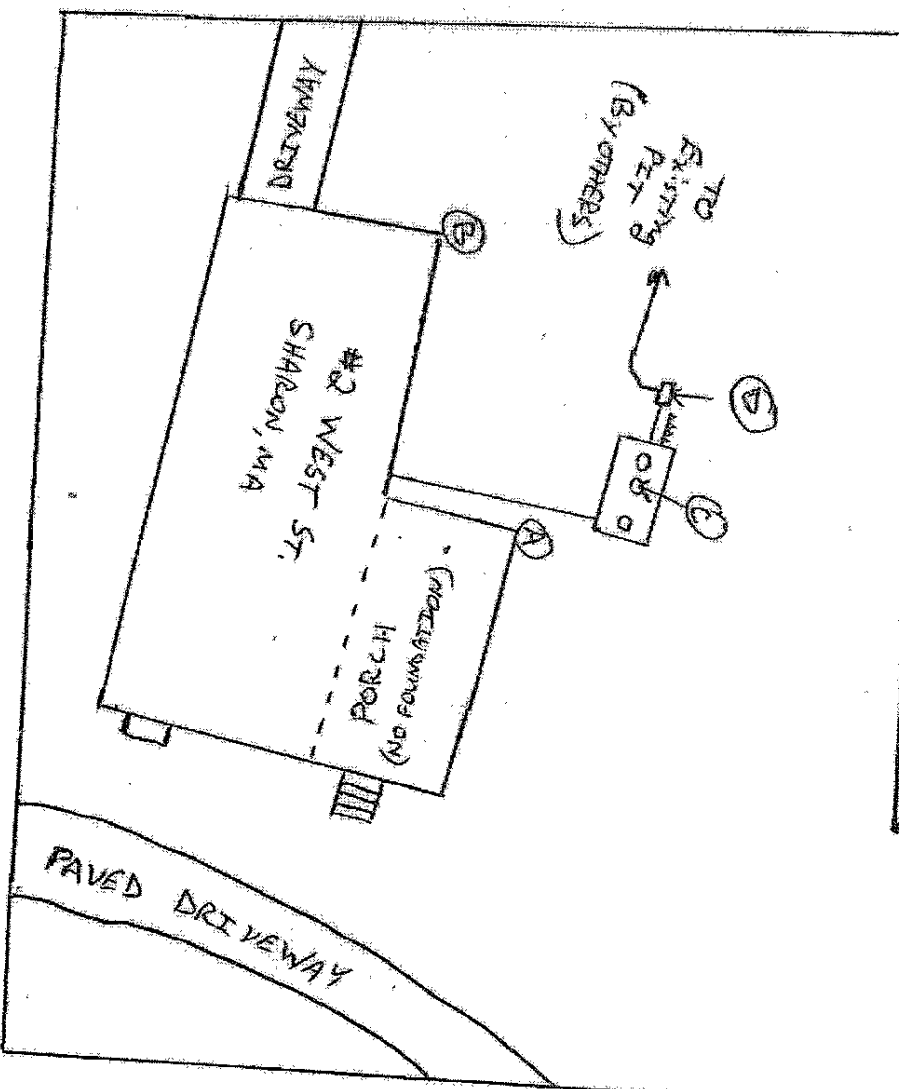
Date 5-30-06 Approved J. R. Auer
Agent, Board of Health

This permit is valid for a period of 12 months from the date of issue and is non-transferable.

Permit No. 8469 Insptd. & Apprvd. 6-1-06 Certificate No. 06-42 "As Built" Filed

KENNY JONES CORPORATION
 2092 MAIN ST,
 WALPOLE, MA 02081
 508-850-5151

A to C = 12.4'
 B to C = 30.6'
 A to D = 18.5'
 B to D = 27.0'
 C to D = 8.0'



WEST STREET

SOUTH MAIN ST.

PAVED DRIVEWAY

#2 WEST ST.
 SHARON, MA

PORCH
 (NO FOUNDATION)

TO EXISTING PLY
 (BY OTHERS)

SEPTIC TANK

5:11 = 100,00 (ass)
 INV. TANK IN = 94.8
 INV. TANK OUT = 94,
 INV BOX IN = 94.6
 INV BOX OUT = 94.3

SHARON TIBBETS
 2 WEST ST,
 SHARON, MA 02067
 SEPTIC TANK & D-Box INSTALL
 6-1-2008



TOWN OF SHARON
BOARD OF HEALTH

Sewage Disposal System Inspection Certificate

This is to certify that on 6-1 2006 inspection was made of the construction, repair, or upgrade of a Sewage Disposal System on: Lot # _____ or Street # 2 on West St. Street, in the Town of Sharon. The following items have been installed in conformance with Sharon Board of Health and Title 5 regulations.

 New system
 Specified repair INSTALL SEPTIC TANK and DIST. BOX
 Upgrade

Permit No. 8469

Signed J. R. Andrew
for Board of Health

Certificate No. 06-42

Date 6-1-06

HENRY JONES CORP.

