

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.

PROPERTY LOCATED AT: ⁶⁹ ISLAND WOODS ROAD, BAR HARBOR, ME 04609

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: _____
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 of Last Servicing: New Name of Company Servicing Tank: _____
Date Last Pumped: _____ Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: _____
Date of installation of leach field: 2007 Installed By: Doug Gott + Sons
Date of Last Servicing: _____ Name of Service Company: _____
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? yes

SOURCE OF INFORMATION: _____

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

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Lynam Real Estate Agency 227 Main Street, Bar Harbor ME 04609

Phone: 2072883334

Fax: (207) 288-3550

Connie Shea

GOTT, MELISSA.

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OFHW& RADIANT			
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	NE Plumbing			
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/ source(s) within past 2 years	No			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: NA Last Cleaned: NA
 Is more than one heat source vented through one flue? Yes No Unknown

COMMENTS: Direct vent furnace

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): NA
 Location: _____
 Have you experienced any problems such as leakage? NA
 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 flooring tiles? Yes No Unknown
 • in the roofing shingles? Yes No Unknown
 • other: NA Yes No Unknown
 IF YES: Source of Information: NA
 COMMENTS: NA

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: NA 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: NA 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: NA
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: NA

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

COMMENTS: NA

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: NA

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 road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: DEEDED ROW

What is your source of information: OWNER & DEED

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: NA

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____

Age: Age of House: 2007 How long has Seller owned it: 2007

Roof: Age - Structure: 2007 Age - Shingles: 2007

Moisture or leakage: none noted

Comments: NA

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Knowledge of prior 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

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

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NEW HOME

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.

Timothy A. Gott
SELLER

2/25/08
DATE

Beth M. Gott
SELLER

2/25/08
DATE

BETH GOTT

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



QUITCLAIM WITH COVENANT DEED

MAINE REAL ESTATE
TRANSFER TAX PAID

Eugene F. King and Dorothy M. King, whose mailing address is Salsbury Cove, ME, 04672, IN EXCHANGE for similar land of Grantee received, grants to **Timothy H. Gott, Inc.**, a Maine Corporation with its place of business in Tremont, Hancock County, Maine, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in deed from Sarah H. King, Helen Hamor, Charles N. Hadley, Frederick G. Hadley, and Arthur L. Hadley to Eugene King (a/k/a Eugene F. King) and Dorothy E. King (a/k/a Dorothy M. King), dated July 15, 1953, recorded in the Hancock County Registry of Deeds, Book 758, Page 16, said premises are described in Exhibit A attached hereto.

The Grantors, **Eugene F. King and Dorothy M. King**, hereunto set their hands and seals this 14 day of July, 1999.

Eugene F. King
Eugene F. King
Dorothy M. King
Dorothy M. King

STATE OF MAINE
COUNTY OF HANCOCK

July 14, 1999

Personally appeared before me the above-named Eugene F. King and Dorothy M. King and acknowledged the foregoing instrument to be his/her free act and deed.

Amy L. Wescott
Notary Public

Amy L. Wescott

Commission expires June 8, 2002

Type or print name of Notary Public

SEAL

Exhibit A to Quitclaim With Covenant Deed

Eugene F. King and Dorothy M. King

to

Timothy H. Gott, Inc.

Property situated in Bar Harbor

A certain lot or parcel of land, together with any improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described as follows:

"Beginning on the east side of the County Road leading from Town Hill to Indian Point in the northeast line of land now or formerly of B. H. Higgins; thence following said line southeasterly to the westerly corner of land now or formerly of William Marcyes; thence following the northwest line of said land of Marcyes northeasterly nineteen (19) rods and twenty (20) links to a stone set in the ground; thence North thirty-one and one-half degrees West (N. 31 1/2° W.) to the said County Road; thence following said road southwesterly twenty (20) rods to the first mentioned bound; containing fifteen (15) acres, more or less."

SUBJECT TO AND TOGETHER WITH INTERESTS included in the following instruments:

1. Boundary Line Agreement between the Kings (Eugene and Dorothy King) and Ruth C. Budlong, Dorothy T. Dearing, and June L. MacGinnis, dated March 5, 1986, and recorded with the Hancock County Registry of Deeds in Book 1575, Page 591;
2. Boundary Line Agreement between the Kings (Eugene and Dorothy King) and Peter W. Smallidge dated December 29, 1988, and recorded with the Hancock County Registry of Deeds in Book 1734, Page 346.

Reference is made to deed from Sarah H. King, Helen Hamor, Charles N. Hadley, Frederick G. Hadley, and Arthur L. Hadley to Eugene King (a/k/a Eugene F. King) and Dorothy E. King (a/k/a Dorothy M. King) dated July 15, 1953, recorded with the Hancock County Registry of Deeds in Book 758, Page 16.

End Exhibit A

99 JUL 14 PM 2: 18

REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Adams

REGISTER

Ret: H & H

#6

LOT 4
 "ARROWHEAD SUBDIVISION"
 (PER PLAN REFERENCE #2)

NOW OR FORMERLY
 MARY M. PELLECCCHIA
 AND
 FRANK PELLECCCHIA
 BOOK 1886, PAGE 407

NOW OR FORMERLY
 JEANNE H. DOREY
 BOOK 3258, PAGE 122

NOW OR FORMERLY
 CHRISTOPHER W. PARSONS
 AND
 LISA LYN PARSONS
 BOOK 3239, PAGE 91

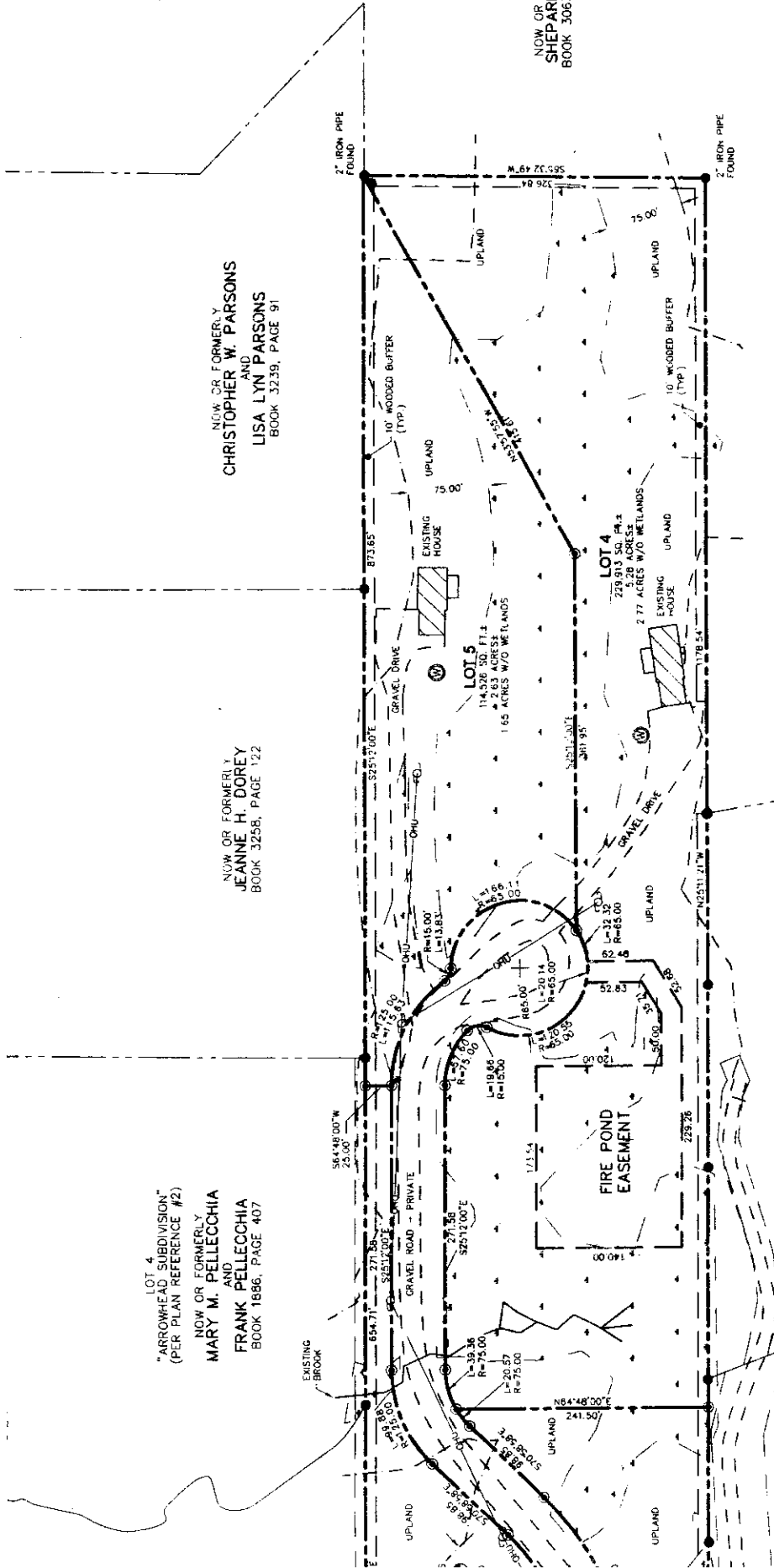
NOW OR FORMERLY
 SHEPARD HARRIS
 BOOK 3063, PAGE 143

PARCEL ONE
 "BUZZZELL - DAUGHTRY SUBDIVISION"
 (PER PLAN REFERENCE #3)

NOW OR FORMERLY
 CHRISTOPHER R. BUZZZELL
 AND
 JENNY BUZZZELL
 BOOK 3559, PAGE 287

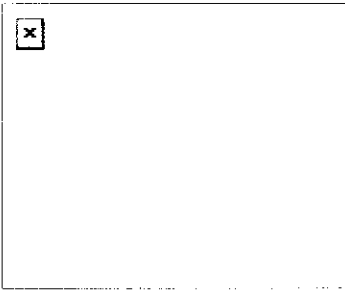
PARCEL TWO
 "DAUGHTRY SUBDIVISION"
 (PER PLAN REFERENCE #3)

NOW OR FORMERLY
 CK DAUGHTRY
 AND
 Y DAUGHTRY
 3559, PAGE 280

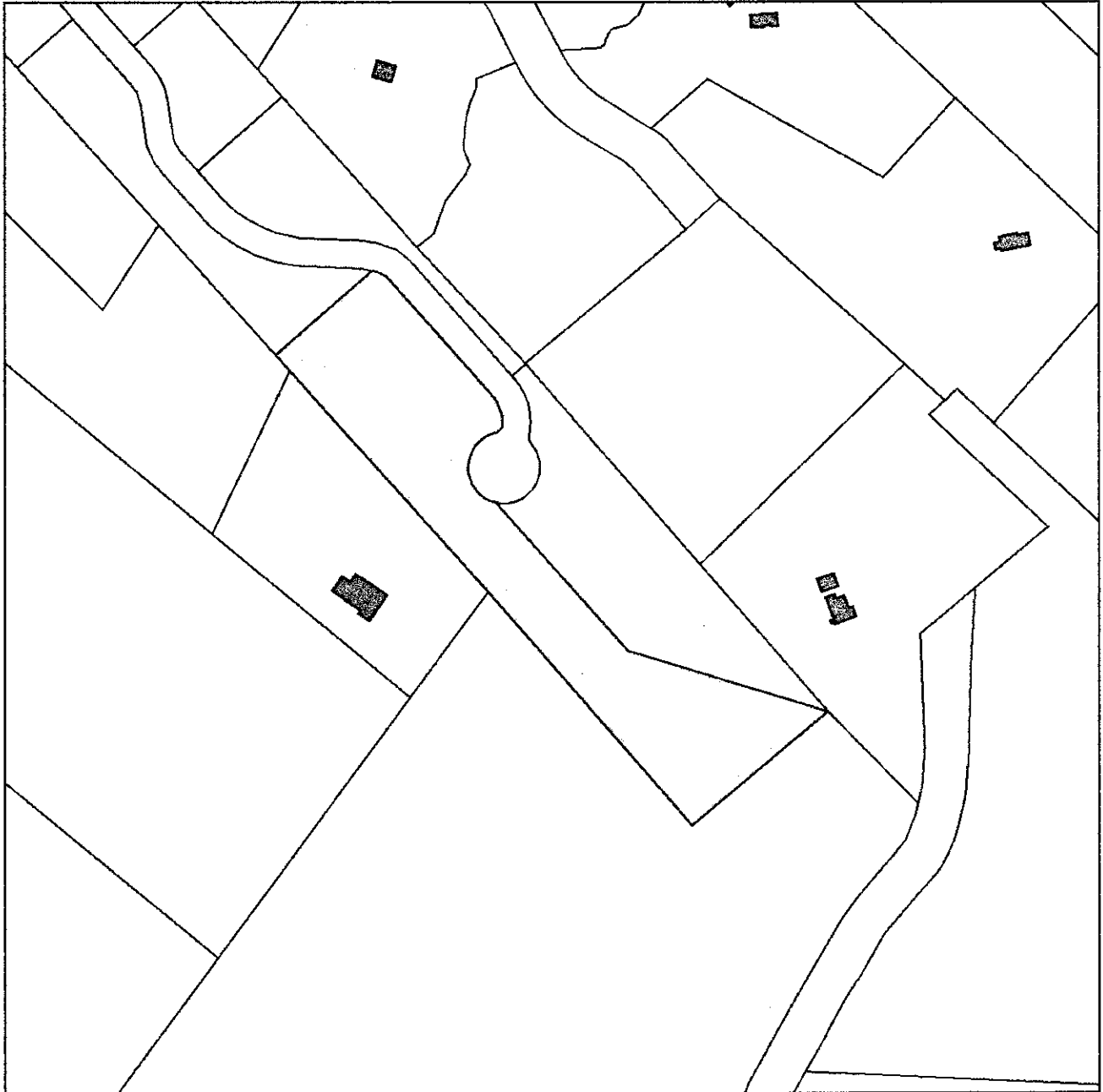


LEGEND:

- IRON ROD OR IRON PIPE FOUND
- IRON ROD TO BE SET (PLS #134)
- EDGE OF PAVEMENT
- PROPERTY LINE
- MUNICIPAL ZONE BOUNDARY
- EASEMENT BOUNDARY
- WETLANDS BOUNDARY
- EXISTING BROOK
- 75' WETLAND SETBACK
- PROPOSED EDGE OF ROAD



MLU : 234/ / 034/ 004/
Location: ISLAND WOODS ROAD
Owner Name: ISLAND WOODS SUBDIVISION, LLC
Account Number: 234-034-004



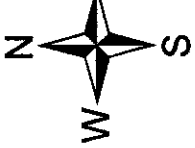
INCORPORATED

TOWN OF

BAR HARBOR

HANCOCK COUNTY

MAINE



LEGEND

- Parcel Boundary
- Right of Way
- Historical Parcel
- Stream
- Lake or Pond
- Building
- Building - Under
- Building - Miscel
- Building - Obscu
- Ruins

