

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: Park Place units 1-2, BarHarbor, ME 04609

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal N/A 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? N/A

• IF PRIVATE:

INSTALLATION: Location: N/A
Installed BY: N/A DATE of Installation: N/A
What is the source of your information: N/A
USE: Number of Persons currently using system? N/A
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? N/A

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: N/A
Tank Size: 500 Gal. 1000 Gal. Unknown Other: N/A
Tank Type: Concrete Metal Unknown Other: N/A
Location: N/A OR Unknown Date of Installation: N/A
Date of Last Servicing: _____ Name of Company Servicing Tank: N/A
Date Last Pumped: _____ Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: N/A

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: N/A
Date of installation of leach field: _____ Installed By: N/A
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: N/A

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? N/A

SOURCE OF INFORMATION: Owner

COMMENTS: _____

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB Oil			
Age of system(s)/source(s)	2006			
Name of company that services system(s)/source(s)	E G Jordan			
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	800 gal			
Malfunction per system(s)/ source(s) within past 2 years	No			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 2006 Last Cleaned: Fall 2007
 Is more than one heat source vented through one flue? Yes No Unknown
 COMMENTS: Furnace Power Vent

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? N/A
 What materials are, or were, stored in the tank(s)? N/A
 Age of tank(s): N/A Size of tank(s): N/A
 Location: N/A
 Have you experienced any problems such as leakage? N/A
 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 the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: N/A Yes No Unknown
 IF YES: Source of information: _____
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: Units have never been tested

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: Public Water

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: N/A
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: Units built in 2002

RB

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown OTHER: _____
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

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: Restrictive Covenants and By-Laws, ROW

What is your source of information: Owner

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: _____

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A
- Age: Age of House: 2002 How long has Seller owned it: 2005
- Roof: Age - Structure: 2002 Age - Shingles: 2002
- Moisture or leakage: No
- Comments: _____
- 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: _____

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.

Robert Bond
SELLER
Tranquility-Bond II, LLC

6-9-09
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



QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, That I, CHONG C. LIM, having an address of 25 Cleftstone Road, Bar Harbor, Maine 04609, for consideration paid, GRANT to TRANQUILITY - BOND II LLC, a Maine limited liability company having an address of 117 Thundermist Road, Bar Harbor, Maine 04609, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings thereon, situated in Bar Harbor, Hancock County, Maine, and more particularly described in EXHIBIT A attached hereto and incorporated herein.

WITNESS my hand this day of October, 2005.

Chong C. Lim

STATE OF MAINE
COUNTY OF HANCOCK

October , 2005.

Personally appeared the above-named Chong C. Lim and acknowledged the above instrument to be his free act and deed.
Before me,

Notary Public/Attorney at Law

Printed Name

EXHIBIT A
Deed from Chong C. Lim
To
Tranquility - Bond II LLC

A certain lot or parcel of land, together with the buildings thereon, situated on the southeasterly side of Cleftstone Road and the southwesterly side of West Street Extension in Bar Harbor, Hancock County, Maine, bounded and described as follows:

Beginning at a granite monument at the most southerly corner of the premises, on the easterly corner of land described in a deed from Leslie P. Kozak to Anne M. Kozak recorded at the Hancock County Registry of Deeds September 5, 1986, in Book 1599, Page 157, and on the westerly corner of land described in a deed from John L. and Marian H. Hay to Michael E. and Marcia R. Alley dated November 2, 1966, recorded at said Registry of Deeds in Book 1026, Page 340; thence North thirty-five degrees fourteen minutes twenty-five seconds West (N. 35° 14' 25" W.), by and along the northeasterly sideline of said land conveyed to Anne M. Kozak, one hundred twenty-two and forty hundredths (122.40) feet to a point at the most southerly corner of land depicted as "Owner's Residence" on the hereinafter described plan recorded in File 34 #23; thence North fifty-four degrees forty-five minutes thirty-four seconds East (N. 54° 45' 34" E.), by and along the sideline of said "Owner's Residence," ninety-eight and ninety hundredths (98.09) feet, to a corner; thence North nine degrees forty-four minutes seven seconds West (N. 09° 44' 07" W.) continuing by and along the sideline of said "Owner's Residence" two hundred twenty-one and four tenths (221.4) feet, more or less, to a point on the southeasterly sideline of Cleftstone Road; thence generally northeasterly, by and along the southeasterly sideline of Cleftstone Road, one hundred seventy-six (176) feet, more or less, to a point on the southwesterly sideline of West Street Extension; thence approximately South twenty-four degrees fifty-nine minutes East (S. 24° 59' E.), by and along the southwesterly of sideline of said West Street Extension as shown on Department of Transportation Highway Map in S.H.C. File No. 5-41, Sheet 2 of 3, to a point which bears, as a tie line, South eighteen degrees ten minutes fifty-five seconds East (S. 18° 10' 55" E.) of and seventy-eight hundredths (0.78) feet from a granite highway monument found, said granite monument being located, as a further tie line, North twenty-eight degrees forty-seven minutes thirty-seven seconds East (N. 28° 47' 37" E.) of and three hundred forty-nine and seven hundredths (349.07)

feet from the granite monument referenced at the point of beginning; thence continuing along the southwesterly sideline of West Street Extension as shown on said highway map, following a curve to the left having a central angle of thirteen degrees (13°) thirty-three minutes (33') forty seconds (40") and a radius of five hundred seventy-one and sixty-seven hundredths (571.67) feet, one hundred thirty-five (135) feet, more or less, to a point at the northerly corner of land described in a deed from the Conservator of the Estate of Madeline H. Moon to William K. and Gail L. Wright dated June 15, 1999, recorded at said Registry of Deeds in Book 2842, Page 567; thence approximately South fifty-one degrees thirty minutes West (S. 51° 30' W.), by and along the northwesterly sidelines of said lands conveyed to William K. and Gail L. Wright and to Michael E. and Marcia R. Alley three hundred six (306) feet, more or less, to the granite monument at the point of beginning.

Containing 75,831 square feet, more or less. Orientation is referenced to Magnetic North as observed in 2004.

Further conveying all of the Grantors' right, title and interest in and to so much land as lies between the northwesterly sideline of the above-described premises and the centerline of Cleftstone Road, and the northeasterly sideline of the premises and the centerline of West Street Extension.

The above-described premises consists of most of the land described in: (1) a deed from Judith A. Lim to Chong C. Lim dated October 3, 2001, recorded at said Registry of Deeds in Book 3165, Page 205; and (2) a portion of land described in a deed from Robert E. Barrett and Sylvia K. Barrett to Chong C. Lim and Judith A. Lim dated March 2, 1981, recorded at the Hancock County Registry of Deeds in Book 1399, Page 314.

Reference is hereby made to the plan entitled "Cluster Development Site Plan For Chong & Judith Lim, 25 Cleftstone Road, Bar Harbor, Maine 04609, Of PARK PLACE OF BAR HARBOR, Bar Harbor, Maine", dated January 27, 2005, Revised on 1/2/05; 3/2/05; 4/13/05, prepared by Eastern Surveying Co., Inc., recorded in the Hancock County Registry of Deeds on May 10, 2005 in Plan File 34, No. 23.

The above-described premises are hereby conveyed **SUBJECT** to the Declaration of Condominium for Park Place of Bar Harbor recorded on July 13, 2005 in Book 4243, Page 221 in said Registry of Deeds.

