

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: ISLAND WOODS ROAD-LOTS 1,2,3,6,7,8, BAR HARBOR, ME 04609

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- 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): _____
Location: _____
Have you experienced any problems such as leakage? _____
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. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
_____ Yes No Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

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

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
IF YES: Explain: Deeded Covenants
What is your source of information: Deed & Owner
Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: _____
What is your source of information: _____
Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
IF YES: Explain: Larger piece divided
What is your source of information: owner
Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
IF YES: Explain: _____
Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
ATTACHMENTS: Yes No
Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER _____ DATE _____ SELLER _____ DATE _____
TIMOTHY H. GOTT INC

I/We have read and received a copy of this disclosure 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 6, 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 Peterson

REGISTER

Ret: H & H

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COVENANTS AND RESTRICTIONS:

- 1) A 10' WIDE "NO CUT ZONE" SHALL REMAIN ALONG THE THREE PERIMETER SIDELINES OF THE PROPERTY AS SHOWN ON THE PLAT
 - A) CUTTING AND TRIMMING IN THESE AREAS SHALL BE LIMITED TO SAFETY, PRUNING, DISEASED, UTILITY ACCESS AND FIRE PROTECTION.
- 2) VEGETATION CLEARING LIMITS: INDIVIDUAL LOT OWNERS WILL PERMIT CLEARING AREAS THROUGH CODE ENFORCEMENT OFFICE UNLESS OTHERWISE NOTED. LIMITS ARE RESTRICTED BUT NOT LIMITED TO THE INSTALLATION OF FUTURE UTILITIES, FUTURE DRIVEWAYS, HOMES AND OTHER PERMITTED RESIDENTIAL NECESSITIES. VEGETATION CLEARING WILL BE ALLOWED PER THE RESTRICTIVE COVENANTS.
- 3) THE ROADWAY IN THIS SUBDIVISION SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN.
- 4) LOTS WITHIN THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE BAR HARBOR PLANNING BOARD.
- 5) ACCESS TO THE FIRE POND AND THE EMERGENCY VEHICLE PULL OUT MUST REMAIN CLEAR AND PASSIBLE AT ALL TIMES.
- 6) ALL LIGHTS WITHIN THIS SUBDIVISION SHALL CONFORM TO BAR HARBOR LAND USE ORDINANCE SECTION 125-67 (Z).

TOWN HILL
RURAL

40,000 sq ft

200'

75' ϕ

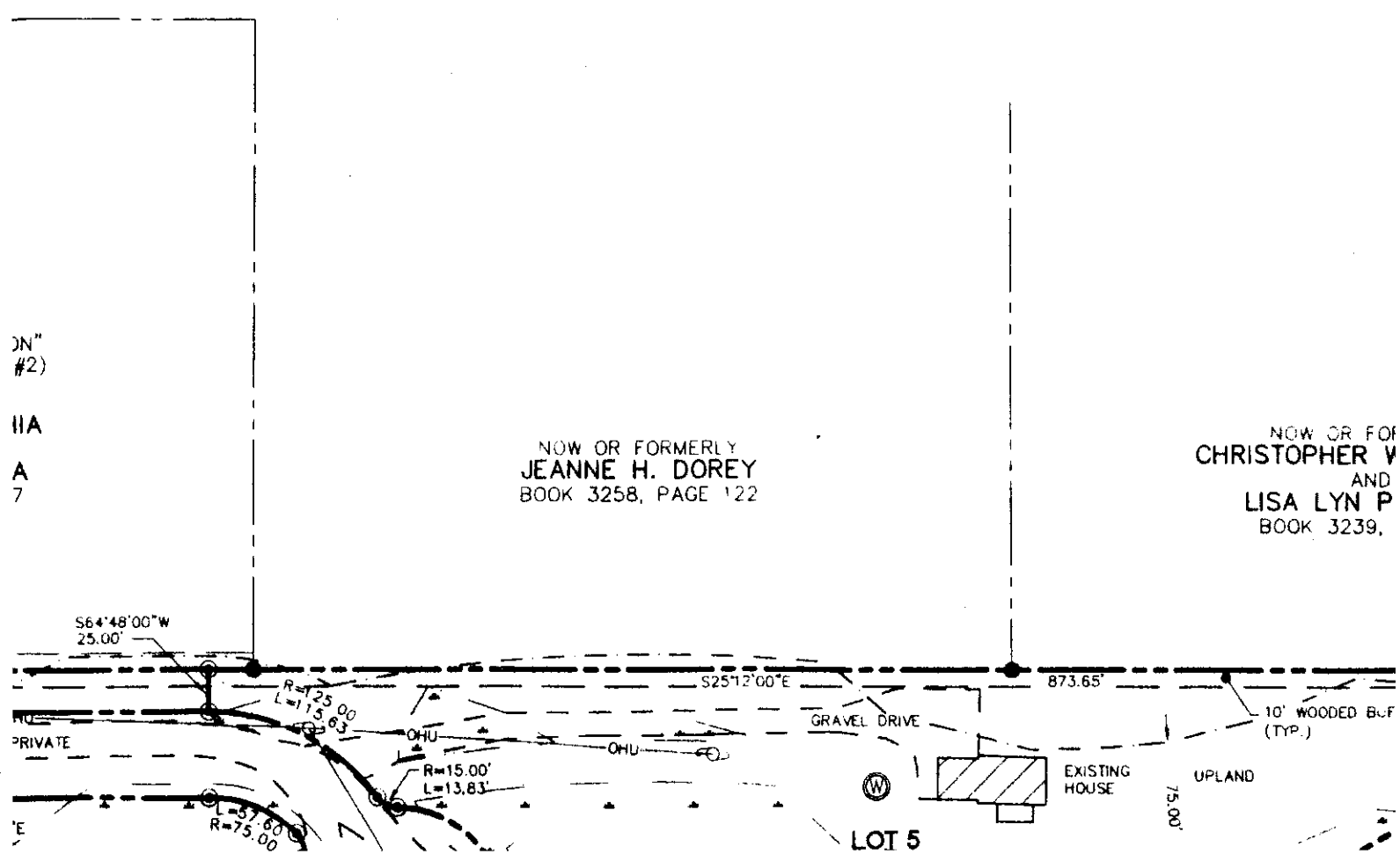
25'

25'

25%

40'

40,000 sq ft

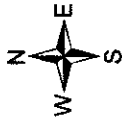


3N"
#2)
IIA
A
7

LOT 5



**TOWN OF
BAR HARBOR**
Hancock Co.
MAINE

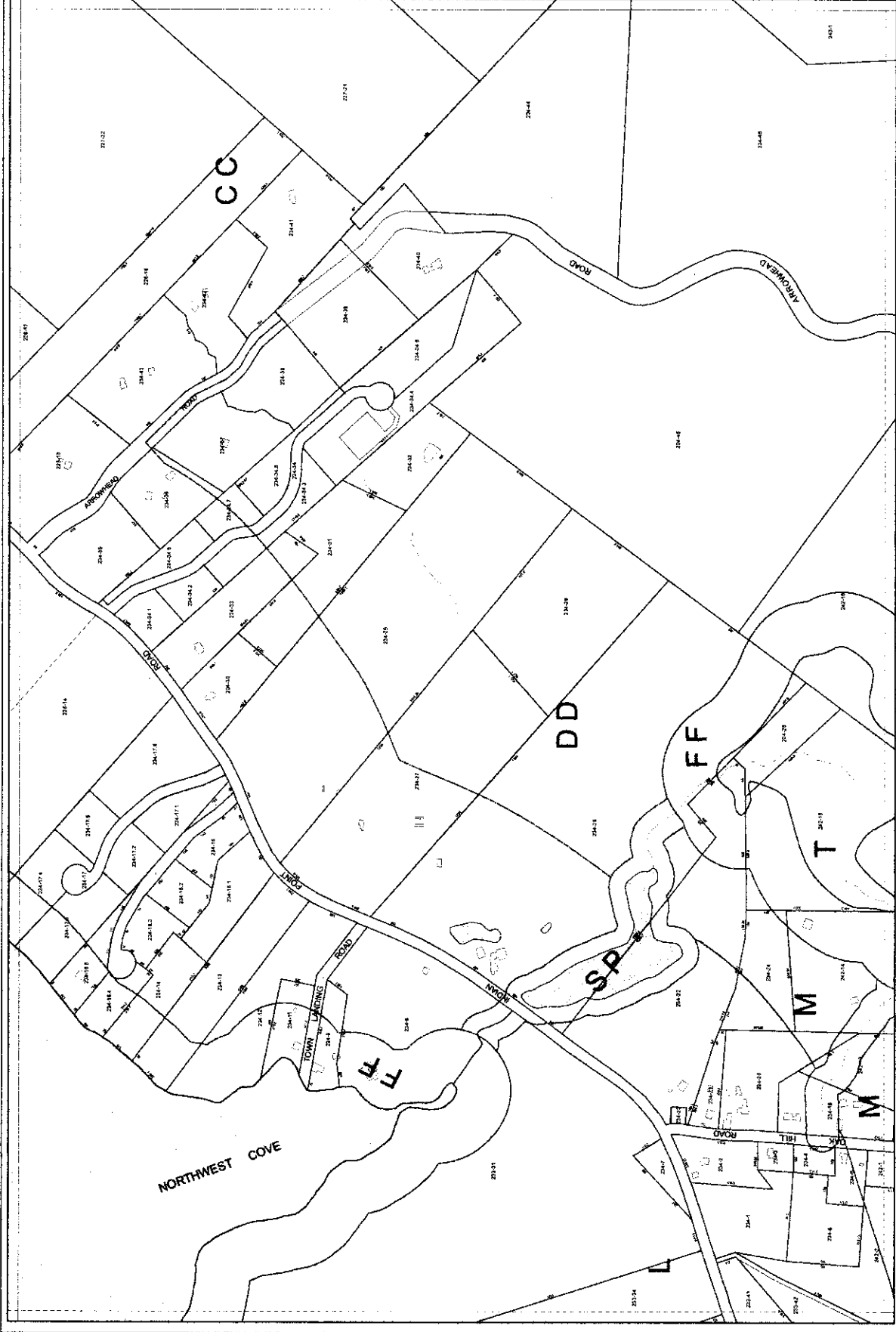
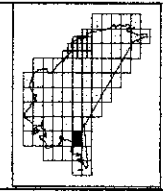


LEGEND

[Symbol]	Parcel Boundary
[Symbol]	Right of Way
[Symbol]	Historical Parcel Line
[Symbol]	Stream
[Symbol]	Lake or Pond
[Symbol]	Building
[Symbol]	Building - Live Communication
[Symbol]	Building - Miscellaneous
[Symbol]	Building - Obsolete
[Symbol]	RUIN
[Symbol]	Metz Line
[Symbol]	Zoning District Boundary

LOCATION

21	22	23	24	25	26	27	28	29	30
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



**2007
Map 234**



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DISCLAIMER
This map was compiled from aerial photography, existing surveys, deeds, and recorded documents. They are to be used for informational purposes only, and do not constitute a warranty.

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