

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: 6 Dewey St, 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: _____ 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: _____ Installed By: _____
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? _____

SOURCE OF INFORMATION: _____

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	oil fired radiator	Wood Stove		
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	Randy Sprague			
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				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: _____
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____
COMMENTS: Chimney was cleaned and inspected in 2005

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): _____
 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. 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: _____ 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: _____

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: _____

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: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: _____
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: _____

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PROPERTY LOCATED AT 6 Dewey St, Bar Harbor, ME 04609

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

OTHER: _____

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: Condo Docs, Electric Easement

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: _____

• Year Built: 1920 How long has Seller owned it: _____

• Roof: Year Built - Structure: 1920 Age - Shingles: 10yrs

Moisture or leakage: _____

Comments: _____

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

Moisture or leakage since you owned the property: Yes No Unknown Comments: Sump Pump Malfunction, Basemen

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

• Manufactured Housing: Mobile Home - Yes No Modular: Yes No

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

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

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.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

Rolf Bond
SELLER

Hulls Cove Properties, LLC

June 12, 2009

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

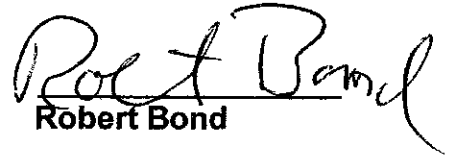
KNOW ALL MEN BY THESE PRESENTS, That I, **ROBERT BOND** having a mailing address of 117 Thundermist Road Bar Harbor, Maine 04609, for consideration paid, **GRANT, TRANSFER AND CONVEY** to **HULLS COVE PROPERTIES, LLC**, having a business address of 117 Thundermist Road, Bar Harbor, Maine 04609, with **QUITCLAIM COVENANT**, those certain lots and/or parcels of land, together with the buildings and improvements thereon, situated in the Village of Hulls Cove, Town of Bar Harbor, Hancock County, Maine, as more particularly described in **EXHIBIT A** attached hereto and incorporated herein.

The perimeter description of the properties identified above when merged with the abutting property owned by grantee Hulls Cove Properties, LLC is attached hereto for reference as **Exhibit B**.

For source of title from grantor Robert Bond see Hancock County Registry of Deeds Book 4100 on Page 217 and Book 4108 on Page 72.

For source of title for the property owned by grantee Hulls Cove Properties LLC which is included in the perimeter description attached as Exhibit B see Hancock County Registry of Deeds Book: 4154 on Page 1.

WITNESS my hand this 18th day of August, 2005.


Robert Bond


STATE OF MAINE
HANCOCK, ss

August 18, 2005

Personally appeared the above-named Robert Bond and acknowledged
the above instrument to be his free act and deed.

SEAL

Before me,


Notary Public/Attorney at Law
JENNIFER L. MCWAIN
Notary Public, Maine
My Commission Expires April 9, 2012

Printed Name (exp. 4.9.2012)

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in that part of the Town of Bar Harbor, County of Hancock, State of Maine, known as Hulls Cove and bounded and described as follows:

Parcel 1:

Beginning at a nail set in pavement marking the intersection of the east side of Dewey Street and the north side of Loren Street in the Hulls Cove section of said Town of Bar Harbor;

Thence North eleven degrees nineteen minutes forty seconds East (N. $11^{\circ} 19' 47''$ E.), but always following the easterly sideline of Dewey Street, one hundred forty-four and seventy-four hundredths (144.74) feet to an iron rod;

Thence continuing North eleven degrees nineteen minutes forty seconds East (N. $11^{\circ} 19' 47''$ E.), but always following the easterly sideline of Dewey Street, one hundred twenty-one and sixty-eight hundredths (121.68) feet to a nail set in the pavement marking the intersection of the east side of Dewey Street and the South side of Crooked Road;

Thence South sixty-nine degrees fifty-seven minutes two seconds East (S. $69^{\circ} 57' 2''$ E.), but always following the southerly sideline of Crooked Road, one hundred twenty-six and fifty-nine hundredths (126.59) feet to an iron rod;

Thence continuing South eleven degrees thirty minutes zero seconds West (S. $11^{\circ} 30' 0''$ W.), one hundred sixty-eight and two hundredths (168.02) feet to an iron rod;

Thence continuing North seventy-eight degrees thirty minutes zero seconds West (S. $78^{\circ} 30' 00''$ W.), but always following the northerly sideline of said land now or formerly of Joseph A. Hanson, seventy (70.00) feet to an iron rod;

Thence South eleven degrees thirty minutes zero seconds West (S. $11^{\circ} 30' 00''$ W.), but always following the westerly sideline of said land now or formerly of Joseph A. Hanson, seventy-nine and eighty hundredths (79.80) feet to an iron rod set in the northerly sideline of Loren Street;

Thence North seventy-eight degrees sixteen minutes forty-four seconds West (N. $78^{\circ} 16' 44''$ W.), but always following the northerly sideline of Loren Street fifty-four and thirty-nine hundredths (54.39) feet to a nail set in the pavement, the place of beginning. Containing 0.61 acres.

Parcel 2:

Beginning at a iron rod set marking the intersection of the south side of Crooked Road and the west side of State of Maine Route Three (3) in the Hulls Cove section of said Town of Bar Harbor;

Thence South forty degrees thirty-nine minutes forty-seven seconds East (S. 40° 39' 47" E.), but always following the westerly sideline of State of Maine Route Three (3), forty-five and fifty-six hundredths (45.56) feet to an iron rod;

Thence South seven degrees twenty-nine minutes ten seconds West (S. 07° 29' 10" W.), but always following the westerly sideline of State of Maine Route Three (3), ninety-one and sixty-two hundredths (91.62) feet to an iron rod;

Thence North seventy-eight degrees thirty minutes zero seconds West (S. 78° 30' 00" W.), but always following the northerly sideline of said land now or formerly of Theodore S. Higgins, one hundred fifty-six and ninety-one hundredths (156.91) feet to an iron rod;

Thence continuing North seventy-eight degrees thirty minutes zero seconds West (S. 78° 30' 00" W.), but always following the northerly sideline of said land now or formerly of Theodore S. Higgins and the northerly sideline of said land now or formerly of Rebecca A. Sargent, eighty-six and twenty-eight hundredths (86.28) feet to an iron rod;

Thence continuing North seventy-eight degrees thirty minutes zero seconds West (S. 78° 30' 00" W.), but always following the northerly sideline of said land now or formerly of Rebecca A. Sargent and the northerly sideline of said land now or formerly of Joseph A. Hanson, eighty (80.00) feet to an iron rod;

Thence continuing North seventy-eight degrees thirty minutes zero seconds West (S. 78° 30' 00" W.), but always following the northerly sideline of said land now or formerly of Joseph A. Hanson, forty-three and three hundredths (43.03) feet to an iron rod;

Thence North eleven degrees thirty minutes zero seconds East (N. 11° 30' 0" E.), one hundred sixty-eight and two hundredths (168.02) feet to an iron rod;

Thence South sixty-nine degrees fifty-seven minutes two seconds East (S. 69° 57' 2" E.), but always following the southerly sideline of Crooked Road, sixty-one and four hundredths (61.04) feet to an iron rod;

Thence continuing South sixty-nine degrees fifty-seven minutes two seconds East (S. 69° 57' 2" E.), but always following the southerly sideline of Crooked Road, forty-nine and fifty-five hundredths (49.55) feet to an iron rod;

Thence continuing South sixty-nine degrees fifty-seven minutes two seconds East (S. 69° 57' 2" E.), but always following the southerly sideline of Crooked Road, sixty-two and eighty-nine hundredths (62.89) feet to an iron rod;

Thence continuing South sixty-nine degrees fifty-seven minutes two seconds East (S. 69° 57' 2" E.), but always following the southerly sideline of Crooked Road, one hundred fifty-three and ninety-nine hundredths (153.99) feet to an iron rod, the place of beginning. Containing 1.20 acres.

Reference is hereby made to a survey entitled "Site Plan of Chen & Bond Properties for Robert Bond," dated November 4, 2004 by Herrick & Salisbury Inc. Land Surveyors, Ellsworth, Maine 04605.

EXHIBIT B

A certain lot or parcel of land, together with the buildings thereon, situated in that part of the Town of Bar Harbor, County of Hancock, State of Maine, known as Hulls Cove and bounded and described as follows:

Beginning at a nail set in pavement marking the intersection of the east side of Dewey Street and the north side of Loren Street in the Hulls Cove section of said Town of Bar Harbor;

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Thence continuing North eleven degrees nineteen minutes forty seconds East (N. $11^{\circ} 19' 47''$ E.), but always following the easterly sideline of Dewey Street, one hundred twenty-one and sixty-eight hundredths (121.68) feet to a nail set in the pavement marking the intersection of the east side of Dewey Street and the South side of Crooked Road;

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Thence continuing South sixty-nine degrees fifty-seven minutes two seconds East (S. $69^{\circ} 57' 2''$ E.), but always following the southerly sideline of Crooked Road, forty-nine and fifty-five hundredths (49.55) feet to an iron rod;

Thence continuing South sixty-nine degrees fifty-seven minutes two seconds East (S. $69^{\circ} 57' 2''$ E.), but always following the southerly sideline of Crooked Road, sixty-two and eighty-nine hundredths (62.89) feet to an iron rod;

Thence continuing South sixty-nine degrees fifty-seven minutes two seconds East (S. $69^{\circ} 57' 2''$ E.), but always following the southerly sideline of Crooked Road, one hundred fifty-three and ninety-nine hundredths (153.99) feet to a nail to be set in the pavement marking the intersection of the south side of Crooked Road and the west side of State of Maine Route Three (3);

Thence South forty degrees thirty-nine minutes forty-seven seconds East (S. 40° 39' 47" E.), but always following the westerly sideline of State of Maine Route Three (3), forty-five and fifty-six hundredths (45.56) feet to an iron rod;

Thence South seven degrees twenty-nine minutes ten seconds West (S. 07° 29' 10" W.), but always following the westerly sideline of State of Maine Route Three (3), ninety-one and sixty-two hundredths (91.62) feet to an iron rod;

Thence North seventy-eight degrees thirty minutes zero seconds West (S. 78° 30' 00" W.), but always following the northerly sideline of said land now or formerly of Theodore S. Higgins, one hundred fifty-six and ninety-one hundredths (156.91) feet to an iron rod;

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Thence continuing North seventy-eight degrees thirty minutes zero seconds West (S. 78° 30' 00" W.), but always following the northerly sideline of said land now or formerly of Joseph A. Hanson, forty-three and three hundredths (43.03) feet to an iron rod;

Thence continuing North seventy-eight degrees thirty minutes zero seconds West (S. 78° 30' 00" W.), but always following the northerly sideline of said land now or formerly of Joseph A. Hanson, seventy (70.00) feet to an iron rod;

Thence South eleven degrees thirty minutes zero seconds West (S. 11° 30' 00" W.), but always following the westerly sideline of said land now or formerly of Joseph A. Hanson, seventy-nine and eighty hundredths (79.80) feet to an iron rod set in the northerly sideline of Loren Street;

Thence North seventy-eight degrees sixteen minutes forty-four seconds West (N. 78° 16' 44" W.), but always following the northerly sideline of Loren Street fifty-four and thirty-nine hundredths (54.39) feet to a nail set in the pavement, the place of beginning. Containing 1.81 acres.

Reference is hereby made to a survey entitled "Site Plan of Chen & Bond Properties for Robert Bond," dated November 4, 2004 by Herrick & Salisbury Inc. Land Surveyors, Ellsworth, Maine 04605.

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#1

Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

Every purchaser of any interest in residential real 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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller

Robert Bond 07/30/2009
Signature Date

Hulls Cove Properties

Name printed
07/30/2009
Signature Date

Robert Bond

Name printed

Maine Health & Human Services, Public Health
Property Purchase Form

Purchaser or potential purchaser

[Signature]
Signature Date

Name printed

Signature Date

Name printed

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

Lead Warning Statement

Every purchaser of any interest in residential real 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):

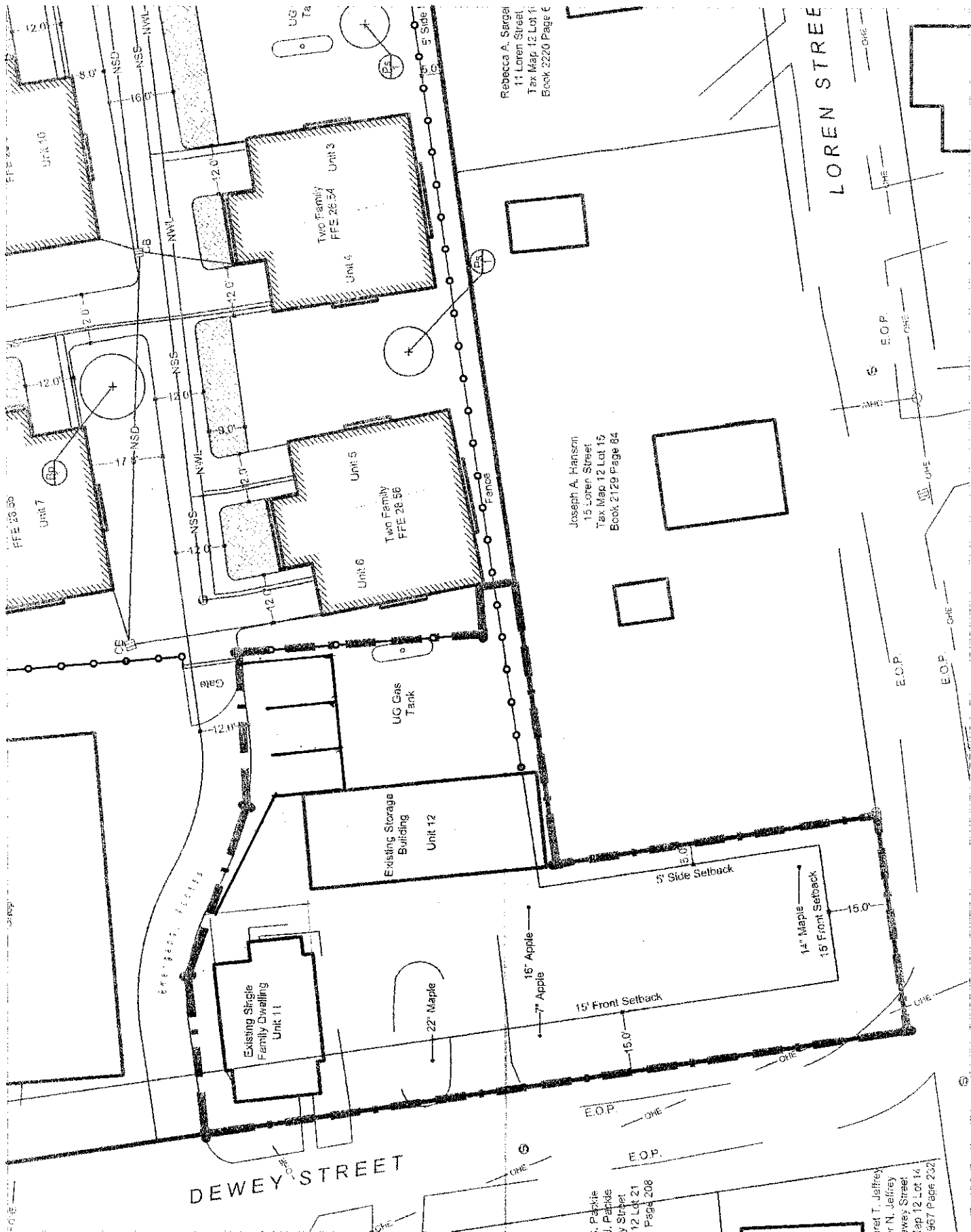
(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(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 (list documents below).

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



Rebecca A. Sargat
 11 Loren Street
 Tax Map 12 Lot 11
 Book 2220 Page 6

Joseph A. Hanson
 15 Loren Street
 Tax Map 12 Lot 15
 Book 2129 Page 84

DEWEY STREET

LOREN STREET

1. Parkie
 1. Parkie
 1. Parkie
 12 Lot 21
 Page 208

Ired T. Jeffrey
 11 N. Jeffrey
 Dewey Street
 12 Lot 14
 1967 Page 232

