

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: 20 Log Cabin Rd unit# 1, 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: spring 2009 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? An appropriate water treatment system was installed

• IF PRIVATE:

INSTALLATION: Location: North of building
Installed BY: John Gilbert DATE of Installation: 2005
What is the source of your information: seller
USE: Number of Persons currently using system? 5
Does system supply water for more than one household? Yes No Unknown

COMMENTS: This well services the 4 condos housed in this building

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: East of building OR Unknown Date of Installation: 2005
Date of Last Servicing: Fall of 2009 Name of Company Servicing Tank: Action Septic
Date Last Pumped: Fall 2009 Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: West Of Building
Date of installation of leach field: 2005 Installed By: Gott
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 Hot Water BB	Propane Fireplace		
Age of system(s)/source(s)	New 5/05			
Name of company that services system(s)/source(s)				
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 Sleved: 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: Furnace is on Power Vent, Fireplaces have individual flues

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: _____

PROPERTY LOCATED AT 20 Log Cabin Rd unit# 1, 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: See Condo Docs

What is your source of information: _____

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: 1990 How long has Seller owned it: 5yrs

• Roof: Year Built - Structure: 1990+/- Age - Shingles: 1990+/-

Moisture or leakage: _____

Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: concrete slab

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

• 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: None...Except for some retained windows entire interior of building is new as well as most of the exterior finishes.

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.

SELLER
Bond Properties, LLC

November 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 WITH COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS, That We, **NORMAN HANSEN** and **JANE E. HANSEN**, having a mailing address of P.O. Box 3, Halls Cove, Maine 04644, for consideration paid, **GRANT** to **BOND PROPERTIES 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, bounded and described as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID

Beginning on the southerly side of State Route #3 at an iron rod marking the northwest corner of land now or formerly of Jonathon Stewart and Nancy H. Stewart described in a deed recorded in the Hancock County Registry of Deeds in Book 1865, Page 366; thence S 09° 43' 28" W by and along the westerly line of said Stewart land a distance of 215.77' to a point; thence N 80° 32' 36" W a distance of 46.37' to a point; thence S 26° 54' 23" W a distance of 86.53' to a point; thence S 50° 33' 54" W a distance of 148.62'; thence N 56° 45' 23" W a distance of 90.61' to a point; thence S 43° 00' 55" W a distance of 45.58' to a point; thence N 51° 17' 34" W a distance of 34.53' to a point; thence N 64° 15' 46" W a distance of 61.52' to a point; thence North 27° 57' 24" W a distance of 34.86' to a point; thence North 38° 42' 26" E a distance of 388.47' to a point; thence N 15° 19' 44" E a distance of 62.71' to a point on the southerly sideline of said State Route #3; thence S 65° 39' 36" E by and along the southerly sideline of State Route #3 a distance of 200 feet, more or less, to the point of beginning.

SUBJECT TO a right of way over and across the above described premises bounded and described as follows:

Beginning at a point marking the most westerly corner of the above described premises; thence S 51° 17' 34" E a distance of 91.96' to a point; thence N 64° 15' 46" W a distance of 61.52' to a point; thence N 27° 57' 24" W a distance of 34.86' to the point of beginning and containing 635 square feet, more or less.

Reference is hereby made to the deed from Marguerite Hinckley to Norman Hansen and Jane E. Hansen dated March 18, 1982 and recorded in Book 1429, Page 553.

WITNESS our hands this 20 day of February, 2004.

Norman Hansen
Norman Hansen

Jane E. Hansen
Jane E. Hansen

STATE OF MAINE
COUNTY OF HANCOCK

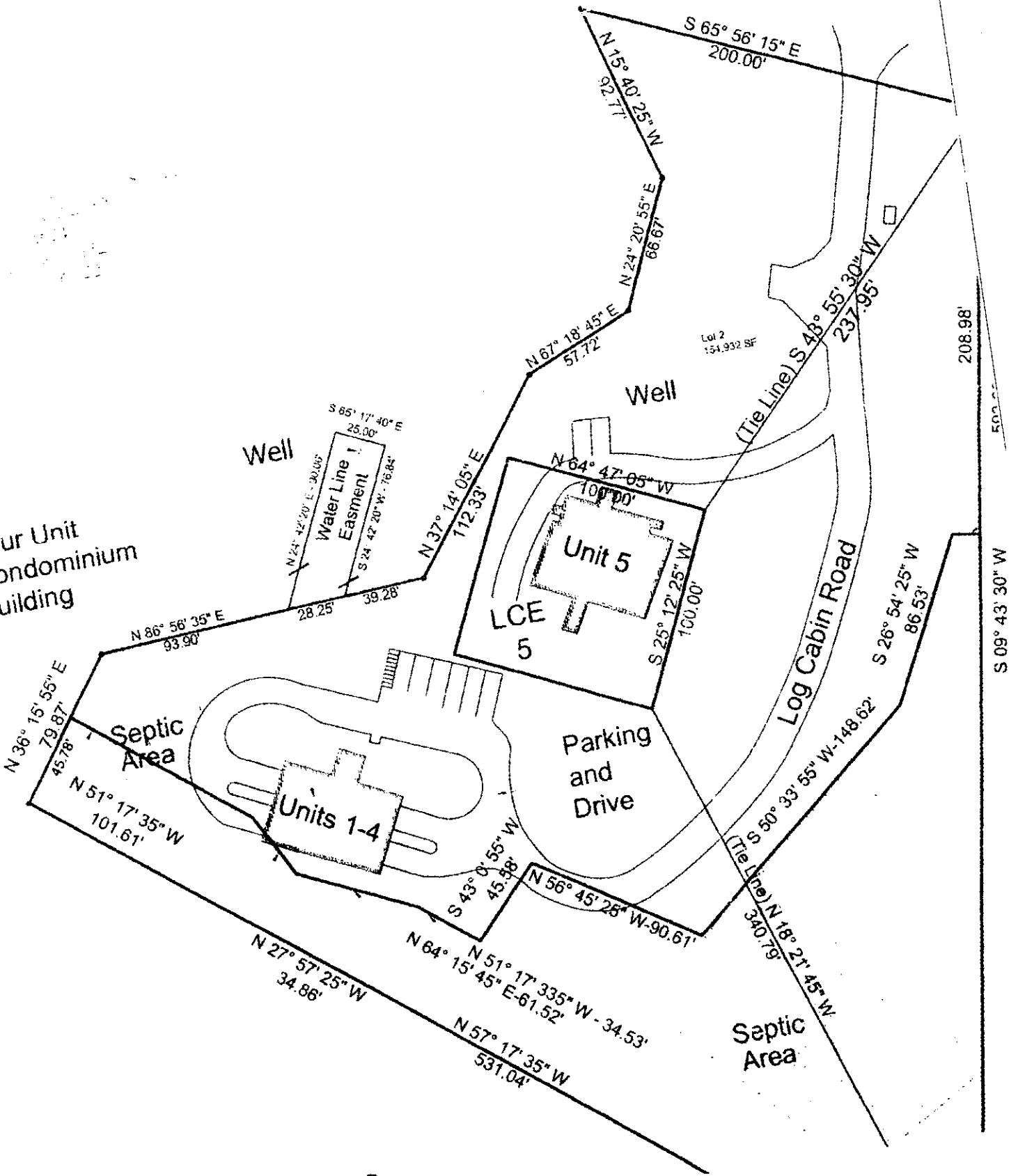
February 20, 2004.

Personally appeared the above-named Norman Hansen and acknowledged the above instrument to be his free act and deed.
Before me,

Nathaniel R. Fenton
~~Notary Public~~/Attorney at Law
NATHANIEL R. FENTON
Printed Name

South Elevation (Units 1 - 4)
Scale: 3/32" = 1'-0"

Four Unit
Condominium
Building



CONVEY STANDARD: ... CAPED FROM