

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: 288 Main 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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials 

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot water BR	Hot water BR		
Age of system(s)/source(s)	2007	2006		
Name of company that services system(s)/source(s)	E. E. Jordan	E. E. Jordan		
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	1000 Gal	600 Gal		
Malfunction per system(s)/source(s) within past 2 years	None			
Other pertinent information	New Boilers	well maintenance		

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: original 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: _____

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: _____

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: Driveway right of way

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: _____ How long has Seller owned it: 1981 to present

• Roof: Year Built - Structure: _____ Age - Shingles: 5 yrs

Moisture or leakage: None

Comments: Roof redone on 288 main st in 2005

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

Moisture or leakage since you owned the property: Yes No Unknown Comments: Small amt in heavy rain

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

New vinyl windows installed in 288 main 2005

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.

[Signature]
SELLER
James Jordan

1/27/10
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



RELEASE DEED

KRISTEN STAGER, formerly Kristen C. Jordan, of Bar Harbor, Hancock County, Maine, for consideration paid, RELEASES to JAMES E. JORDAN, P.O. Box 110, Bar Harbor, ME 04609, all of my right title and interest in and to the land situated in Bar Harbor, Hancock County, Maine, together with any and all improvements thereon, bounded and described in EXHIBIT A attached hereto and made a part hereof.

WITNESS my hand this 11th day of July, 2006.

Kristen C. Stager
KRISTEN STAGER

STATE OF MAINE
COUNTY OF HANCOCK

Date: July 11, 2006

Personally appeared the above-named Kristen Stager and acknowledged the above instrument to be her free act and deed.

Before me,

Rhonda Sawyer
Notary Public
RHONDA L. SAWYER
Notary Public • Maine
My Commission Expires May 12, 2008
Printed Name of Notary

SEAL

EXHIBIT A

Four certain lots or parcels of land, together with the buildings thereon, situated in the Town of Bar Harbor, Hancock County, Maine, bounded and described as follows, to wit:

FIRST LOT: Beginning on the eastern side of Main Street at the southwest corner of land now or formerly of F. M. Conners; thence easterly following the southern line of said Conners' land seventy (70) feet to a stone bound set in the ground; thence southerly parallel with Main Street thirty and one-half (30 1/2) feet to the right of way hereinafter mentioned; thence by said right of way westerly seventy (70) feet to Main Street; thence by said Main Street northerly thirty-one and one-half (31 1/2) feet to the place of beginning, containing two thousand one hundred seventy (2,170) square feet, more or less.

Together with and as appurtenant to the above a right of way over a strip of land one (1) rod wide adjoining the southerly side of said lot, extending from Main Street to the eastern line of said lot produced, said right of way to be held and enjoyed by the herein Grantee in common with all others who may have similar rights.

SECOND LOT: Beginning at a stone bound set in the ground in the southern line of land now or formerly of Frank M. Conners seventy (70) feet easterly measuring by said line from the east side of Main Street; thence easterly following the southern line of said land now or formerly of Conners ninety (90) feet, more or less, to land formerly of Mrs. Haydock; thence southerly but following the western line of land formerly of Mrs. Haydock thirty and one-half (30 1/2) feet to land now or formerly of Samuel J. Clement; thence westerly following said land and also following the right of way hereinafter mentioned ninety (90) feet, more or less, to the southeast corner of the First Lot hereinabove described; thence northerly following the eastern line of said First Lot hereinabove described to the stone post at the point of beginning, containing two, thousand seven hundred fifty (2,750) square feet, more or less.

Together with and as appurtenant to the above a right of way over a strip of land one (1) rod wide adjoining the southerly side of said First Lot hereinabove described and a production thereof and extending from Main Street easterly seven (7) rods, said right of way to be held and enjoyed by the herein Grantee only in common with others having similar rights therein.

THIRD LOT: Beginning at a stone bound set into the ground at the northeasterly corner of land now or formerly owned by George Lambert; thence North two degrees fifty-four minutes East (N. $02^{\circ} 54'$ E.) thirty and five tenths (30.5) feet, more or less, to a point on the southerly side line of land now or formerly owned by Roger Hamor; thence North eighty-two degrees forty-three minutes West (N. $82^{\circ} 43'$ W.) but always following the southerly side line of said land now or formerly owned by Roger Hamor eighteen and five tenths (18.5) feet, more or less, to a stone bound set into the ground at the northeasterly corner of land formerly owned by Harry Cunningham and now or formerly owned by David L. Shelton and Paula M. Shelton; thence South seven degrees seventeen minutes West (S. $07^{\circ} 17'$ W.) but always following the easterly side line of said land of David L. Shelton and Paula M. Shelton thirty and five tenths (30.5) feet to an iron pipe driven into the ground; thence South eighty-two degrees twenty-eight minutes East (S. $82^{\circ} 28'$ E.) eighteen and five tenths (18.5) feet to the said stone bound driven into the ground being the point of beginning.

The foregoing described parcel of land being the most westerly eighteen and five tenths (18.5) feet of "Parcel No. 11" depicted on a survey showing property of Mount Desert Island Hospital at Bar Harbor, Maine, dated 1954 prepared by Robert Raynes.

FOURTH LOT: Beginning at a drill hole in the concrete side walk in the easterly line of Main Street; said drill hold marking the northwesterly corner of a lot of land now or formerly of David L. and Paula M. Shelton; thence North six degrees and nineteen minutes East (N. $6^{\circ} 19'$ E.) but always following the easterly line of Main Street, thirty-seven (37) feet to an iron pipe driven in the ground; thence South eighty-three degrees and twenty-seven minutes East (S. $83^{\circ} 27'$ E.), fifty-five (55) feet to an iron pipe driven in the ground; thence South seven degrees and fifty-six minutes West (S. $7^{\circ} 56'$ W.), thirty-seven (37) feet to an iron pipe driven in the ground in the northerly line of land now or formerly of David L. and Paula M. Shelton; thence North eighty-three degrees and twenty-seven minutes West (N. $83^{\circ} 27'$ W.) but always following the northerly line of land now or formerly of David L. and Paula M. Shelton, fifty-five and four tenths (55.4) feet to the drill hole, the point of beginning.

The above described premises are a part of the premises conveyed to Sea Croft Industries by deed of Charles M. Cunningham et al, dated April 1, 1957 and recorded in Book 797, Page 233 of the Hancock County, Maine, Registry of Deeds.'

The above described premises are hereby conveyed subject to the restriction and not a condition subsequent, that said premises shall not be used in any manner for the sale of intoxicating liquors and the grantee herein covenants and agrees that this restriction shall be binding upon itself, its successors and assigns.

Reference is hereby made to Deed from Robert E. Shelton and Eva L. Shelton to John E. Jordan, Jr. and James E. Jordan, dated December 26, 1986 and recorded in Book 1617, Page 258 of the Hancock County, Maine, Registry of Deeds.

Jordan2.d101

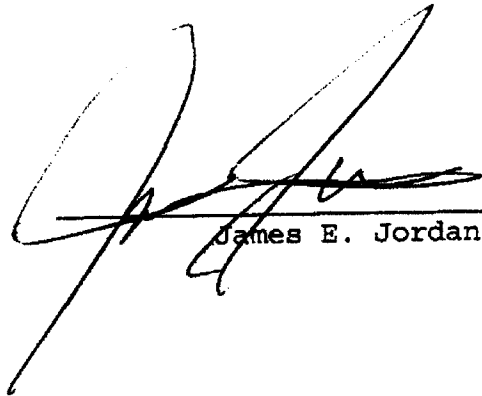
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QUITCLAIM DEED WITH COVENANT

JAMES E. JORDAN, of Mount Desert, Hancock County, Maine, for consideration paid, GRANTS to JAMES E. JORDAN and KRISTEN C. JORDAN, P.O. Box 110, Bar Harbor, ME 04609, with Quitclaim Covenant, as joint tenants, the land situated in Bar Harbor, Hancock County, Maine, together with any and all improvements thereon, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

The within conveyance is made subject to any mortgages and boundary line agreements of record in the Hancock County, Maine, Registry of Deeds.

WITNESS my hand this 19th day of June, 2002.

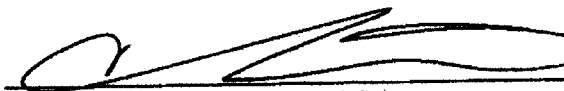

James E. Jordan

STATE OF MAINE
COUNTY OF HANCOCK

June 19, 2002

Personally appeared the above-named James E. Jordan and acknowledged the above instrument to be his free act and deed.

Before me,


Notary Public
CHRISTINE A. WHITE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 06/20/2005
Printed Name of Notary

SEAL

