

# 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 # 4, 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 Sleewed:  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: \_\_\_\_\_

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: 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, Hulls 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

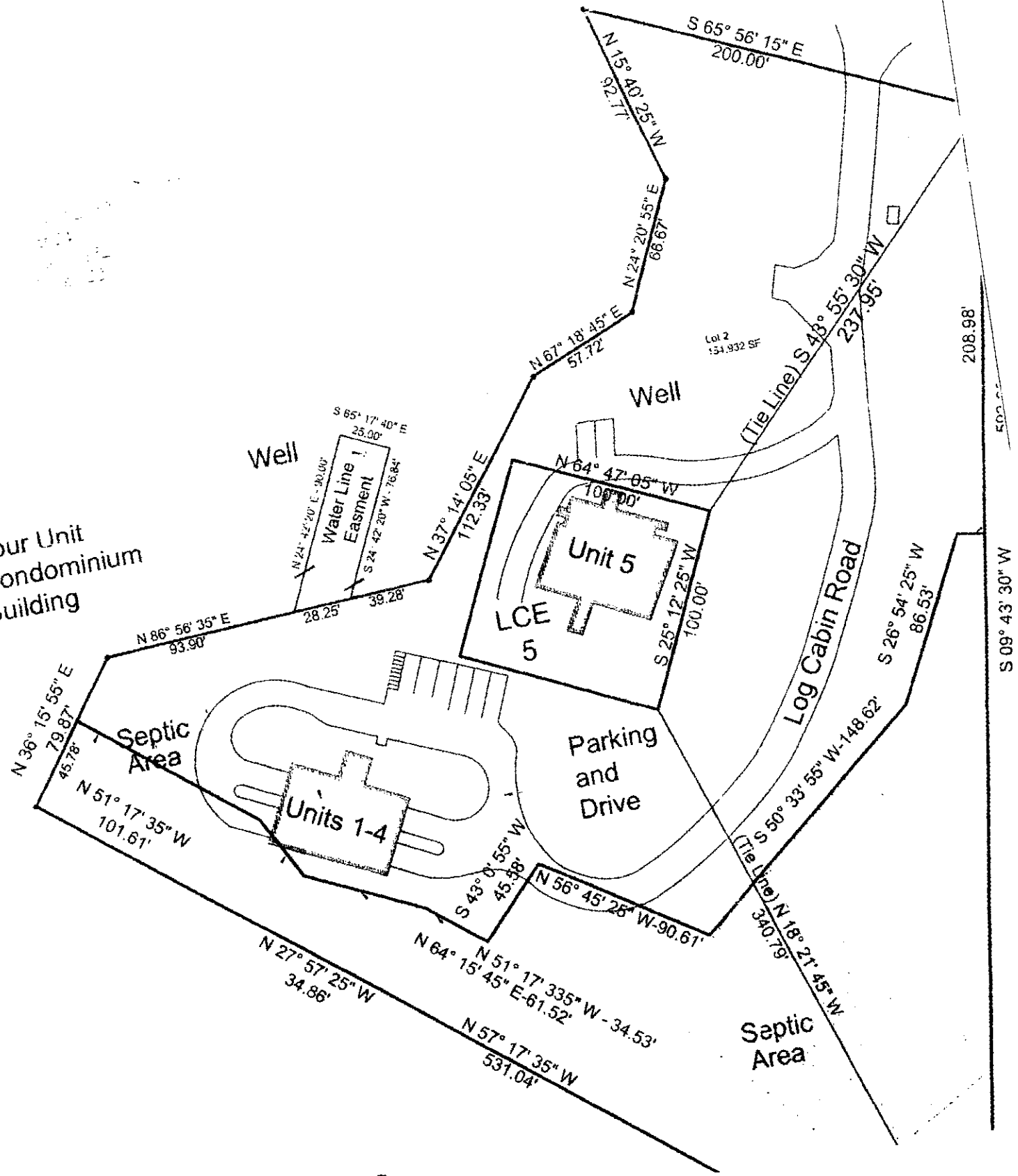
February 20, 2004.

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



MEY STANDARD: ... FROM