

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: Kief & Pooler Farm Rds, King Farm Dr, Bar Harbor, ME 04609

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other shared

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: 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? RO filters installed

• IF PRIVATE:

INSTALLATION: Location: 6 wells in complex

Installed BY: Walls 00553 DATE of Installation: (4) 11/07, (2) 1/08

What is the source of your information: Housing Authority

USE: Number of Persons currently using system? unknown

Does system supply water for more than one household? Yes No Unknown

COMMENTS: High Arsenic in well #2 serving 3,4,6,8,10 Pooler Farm Way, filters by Water Chk

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public on site pkg treatment 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? n/a

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: 2 pkg treatment plants serving

Tank Size: 500 Gal. 1000 Gal. Unknown Other: 15 or 16 homes each, then to

Tank Type: Concrete Metal Unknown Other: leach field

Location: _____ OR Unknown Date of Installation: 2008

Date of Last Servicing: continuous Name of Company Servicing Tank: _____

Date Last Pumped: _____ Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: none

LEACH FIELD: Yes No Unknown

IF YES: Location: 2 fields, one NNW and one E of village

Date of installation of leach field: 2008 Installed By: McQuinn

Date of Last Servicing: _____ Name of Service Company: n/a

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: n/a

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? yes

SOURCE OF INFORMATION: Housing Authority

COMMENTS: none

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

July 2007 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

Lynam Agency 227 Main Street, Bar Harbor ME 04609
Phone: (207) 288-3334 Fax: (207) 288-3550

Jeff Miller, Broker

Northeast Creek

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Direct vent			
Age of system(s)/source(s)	new			
Name of company that services system(s)/source(s)	Four Seasons			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	approx 300 gallons propane			
Malfunction per system(s)/source(s) within past 2 years	none			
Other pertinent information	n/a			

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: n/a Last Cleaned: _____
 Is more than one heat source vented through one flue? Yes No Unknown
 COMMENTS: direct vent: no chimney

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? n/a
 What materials are, or were, stored in the tank(s)? n/a
 Age of tank(s): n/a Size of tank(s): n/a
 Location: n/a
 Have you experienced any problems such as leakage? n/a
 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: n/a
- 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: n/a
 COMMENTS: n/a
- C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: unknown * By: unknown
 Results: unknown If applicable, What remedial steps were taken? unknown
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a
- D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: unknown
 Results: unknown If applicable, What remedial steps were taken? unknown
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a
- 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: n/a
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: n/a
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: * 3 homes tested for air radon, (-) results

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: H.O. Assoc. maintain RoFR to Housing Auth, Covenants

What is your source of information: Deed

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: propane tank

• Age: Age of House: 2007 - 2009 How long has Seller owned it: same

• Roof: Age - Structure: same Age - Shingles: same

Moisture or leakage: no

Comments: none

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

Moisture or leakage since you owned the property: Yes No Unknown Comments: some seepage from bulkhead dr.

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

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

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none known

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.

SELLER
Bar Harbor Housing Authority

DATE

SELLER
Terrance Kelly, P.R.

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



06/08/2006 15:11 2076673427

MICHAEL L ROSS

PAGE 02

QUITCLAIM DEED WITH COVENANT

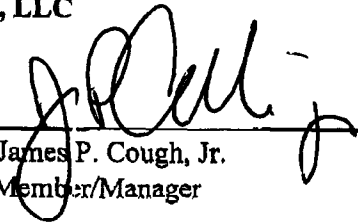
KNOW ALL MEN BY THESE PRESENTS, that **BCS, LLC**, a Maine limited liability company with a mailing address of 2 Mountain Avenue, Bar Harbor, ME 04609, for consideration paid, **GRANTS** to **TOWN OF BAR HARBOR HOUSING AUTHORITY**, a public body corporate and politic organized and existing under the laws of the State of Maine, Title 30, Maine Revised Statutes, 1964, as amended, section 4601 et. seq., (repealed) and Title 30A, Maine Revised Statutes §4741 et. seq., with a mailing address of c/o Terrance Kelley, P. O. Box 28, Bar Harbor, ME 04609-0028, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with the buildings thereon, situated in the Town of Bar Harbor, County of Hancock, State of Maine, as described in Exhibit A annexed hereto, incorporated herein and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, BCS, LLC has caused this instrument to be signed and sealed as of this 9th day of June, 2006.

MAINE REAL ESTATE
TRANSFER TAX PAID

BCS, LLC

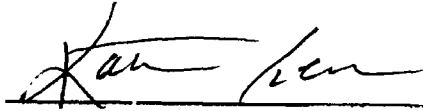

By: James P. Cough, Jr.
Its: Member/Manager

STATE OF
COUNTY OF

June 9, 2006

Personally appeared the above named James P. Cough, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity as Member/Manager of BCS, LLC and the free act and deed of BCS, LLC.

Before me,


Notary Public/Attorney at Law

Kathleen Gerrish March 1, 2013

Notary: Print or Type Name

My Commission Expires:

SEAL

BCS, LLC



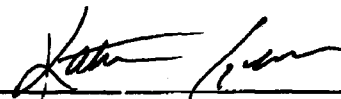
By: Joseph M. Cough
Its: Member/Manager

STATE OF
COUNTY OF

June 9, 2006

Personally appeared the above named Joseph M. Cough and acknowledged the foregoing instrument to be his free act and deed in his said capacity as Member/Manager of BCS, LLC and the free act and deed of BCS, LLC.

Before me,



Notary Public/Attorney at Law

Kathleen Gerrish March 1, 2013

Notary: Print or Type Name

My Commission Expires:

SEAL

EXHIBIT A TO QUITCLAIM DEED WITH COVENANT
FROM BCS, LLC
TO TOWN OF BAR HARBOR HOUSING AUTHORITY

A certain lot or parcel of land situated in Bar Harbor, Hancock County, Maine, being all and the same premises described as conveyed in the Quitclaim Deed With Covenant from James P. Kearns, Jr. and Sandra I. Kearns to BCS, LLC, dated August 12, 2005 and recorded in the Hancock County Registry of Deeds in Book 4270, Page 190, as follows:

"A certain lot or parcel of land situated in Bar Harbor, Hancock County, Maine, bounded and described as follows, to wit:

Commencing at a point in the centerline of Sandy Lane, so-called, thence N 46° 36' E Seventeen and three tenths feet (17.3'), more or less, to an iron pin set; thence continuing on the same course N 46° 36' E a distance of Five Hundred Eighteen and eight tenths feet (518.8), more or less, to an iron pin set at the easterly corner of the parcel described herein and marking the bound of the land of the Grantors with the land now or formerly of Pooler and Jackson, recorded in the Hancock County Registry of Deeds in Volume 1593, at Page 467; thence N 43° 54' W along said line now or formerly of Pooler and Jackson Five hundred eighty-four and three tenths feet (584.3'), more or less, to an iron pin marking the northerly corner of the parcel described herein and the southerly corner of land of Staples, recorded in the Hancock County Registry of Deeds in Volume 773, at Page 190; thence S 68° 35' W One hundred thirty feet (130'), more or less, to an iron pin; thence on the same course Nineteen and seven tenths feet (19.7'), more or less, to a point in the center-line of the centerline of Sandy Lane; thence by and along the center line of said Sandy Lane in a southerly direction a distance of Seven hundred seventy feet (770'), more or less, to a point marking the point of beginning.

Containing approximately 5.52 acres, more or less.

TOGETHER WITH and as appurtenant to the herein conveyed premises, and each and every portion thereof, a fifty (50) foot wide right-of-way for all purposes including the passage of utilities either above or beneath the ground, from the easterly side of Knox Road to and including a cul-de-sac, all as depicted on the aforesaid survey plan. That portion of the herein conveyed premises situated within the bounds of the aforesaid right-of-way is subject to the rights of others to pass over the same, but is only for the benefit of property included in the deed to the grantors herein from Sylvia Long, dated August 11, 1982, and recorded in the Hancock County, Registry of Deeds in Volume 1441, Page 648.

This conveyance is made subject to the following restrictions (not conditions subsequent) to be binding upon the Grantees, their heirs, personal representatives and assigns, and in favor of and for the benefit of the remaining contiguous land now or formerly owned by James P. Kearns, Jr. and Sandra I. Kearns, and the Grantees, their heirs, personal representatives and assigns, by the acceptance of this deed, agree not to convey the property above described without the insertion of the following restrictions in any deed that they may give for the granted premises.

1. There shall be no subdivision of this lot.
2. The conveyed premises shall be used solely for construction of single-family residences.
3. No trailer, or so-called mobile home, shall be placed upon the premises to be used for residential purposes.
4. No building, structure, out-building, or appurtenances of any nature, shall be located closer from any boundary line of the premises than twenty-five (25) feet and said twenty-five (25) foot strip of land shall be kept as nearly as possible in its natural state.
5. No dwelling house shall be constructed on the premises consisting of less than eight hundred (800) square feet of living space measured at the foundation.
6. No building or structure shall be constructed or placed within sixty (60) feet of any right of way, road, or street, provided however, that this restriction shall not apply to the so-called Hallett rights-of-way.
7. No septic leaching field shall be installed on the premises unless it is approved in accordance with the State of Maine Plumbing Code and all other governmental laws and restrictions.

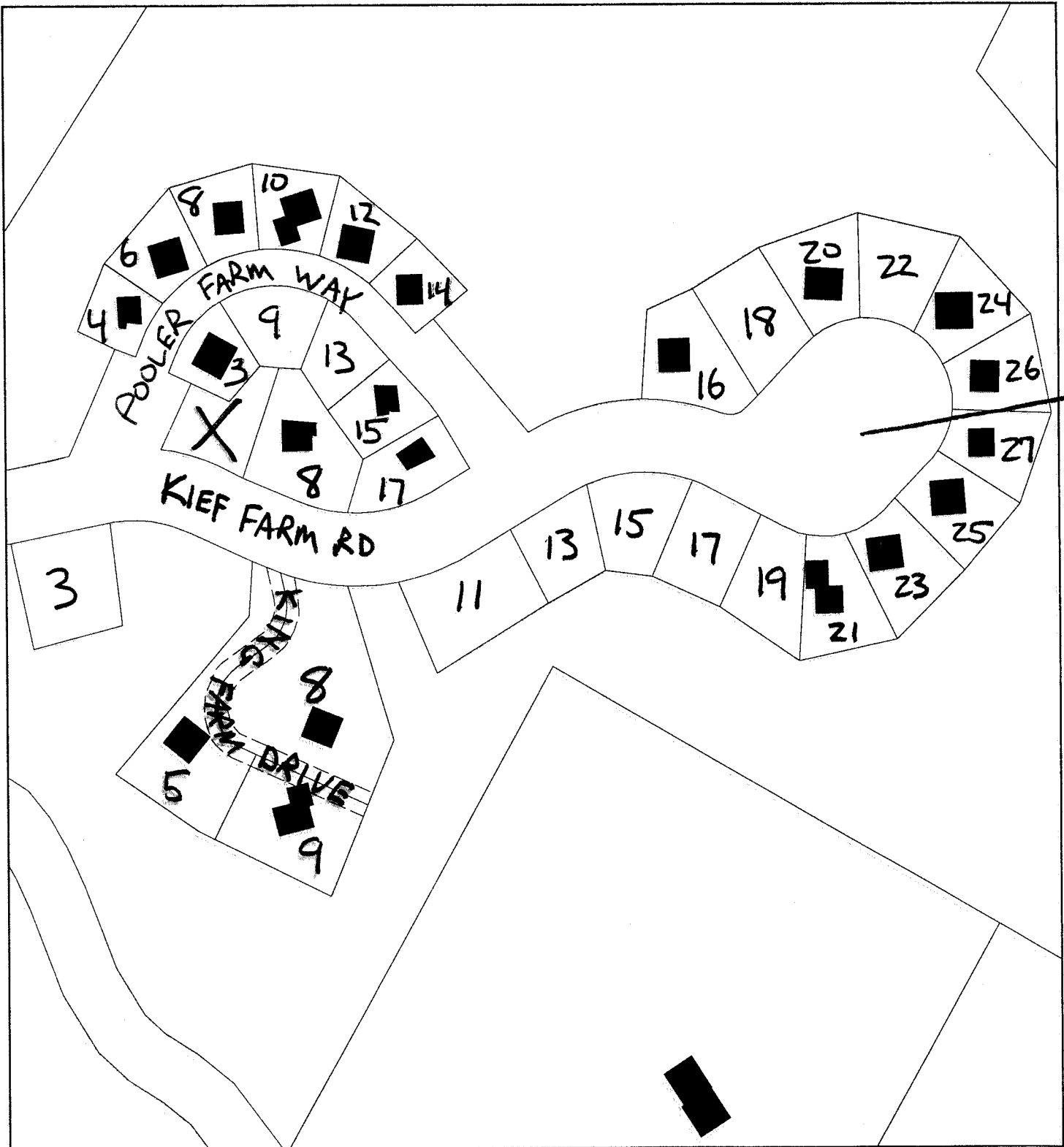
Being a portion of the premises acquired by the Grantors herein by deed from Sylvia Long, dated August 11, 1982, recorded in the Hancock County, Registry of Deeds in Volume 1442, at Page 648.

This deed is being furnished in full satisfaction of an agreement between the Grantors and James P. Cough, Sr., now deceased, and the Grantee, by its acceptance of this deed, acknowledges full performance by the Grantors of any obligations previously due under said agreement.

By acceptance of this Deed, the Grantee agrees to pay the real estate taxes on said premises."

④H1

Northeast Creek Neighborhood



Information on this Map is
Compiled and Maintained for
Assessing Purposes Only

GEOGRAPHIC INFORMATION SYSTEM
VISION APPRAISAL TECHNOLOGY



