

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: 4 Compass Harbor Lane, 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? n/a

• IF PRIVATE:

INSTALLATION: Location: n/a
Installed BY: n/a DATE of Installation: _____

What is the source of your information: n/a

USE: Number of Persons currently using system? n/a
Does system supply water for more than one household? Yes No Unknown

COMMENTS: n/a

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: n/a OR Unknown Date of Installation: _____

Date of Last Servicing: n/a Name of Company Servicing Tank: n/a

Date Last Pumped: n/a Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: n/a

LEACH FIELD: Yes No Unknown

IF YES: Location: n/a

Date of installation of leach field: n/a Installed by: n/a

Date of Last Servicing: n/a 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? n/a

SOURCE OF INFORMATION: n/a

COMMENTS: n/a

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

Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	propane hwbb			
Age of system(s)/source(s)	2006			
Name of company that services system(s)/source(s)	Harold Lynk			
Date of most recent service call	07/20/2008			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years	none			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeced: 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: direct vent system - 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: direct observation
 COMMENTS: n/a

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 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: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 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: n/a

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PROPERTY LOCATED AT 4 Compass Harbor Lane, Bar Harbor, ME 04609

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 way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: Condo Assoc Covenants

What is your source of information: Registry of Deeds

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: Eligible

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: None
- Year Built: 1954 rebuilt 2007 What year did Seller purchase property? 2008
- Roof: Year Built - Structure: 2008 Year Shingles Installed: 2008
Moisture or leakage: none
Comments: n/a
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
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 known

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

none

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.

Lisa M. Smith
SELLER
Lisa M. Smith

May 14, 2010
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)**

COMPASS HARBOR VILLAGE, LLC, a Maine Limited Liability Company, with a mailing address of 775 Bella Vista Avenue, Coral Gables, FL 33156, for consideration paid, GRANTS to **LISA M. SMITH**, whose mailing address is P.O. Box 25, Mount Desert, ME 04660, with **QUITCLAIM COVENANT**, as JOINT TENANTS, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in the Town of Bar Harbor, County of Hancock, State of Maine, and being more fully bounded and described as Unit No. 14 on a certain CONDOMINIUM PLAT and UNIT BOUNDARIES for Compass Harbor Village, LLC, 1 Schooner Head Road, Bar Harbor, ME 04609, recorded in Plan File 36, No.55, of the Hancock County, Maine, Registry of Deeds, the said Plan having been approved by the Bar Harbor Planning Board on February 7, 2007.

MAINE REAL ESTATE
TRANSFER TAX PAID

TOGETHER WITH said Unit's percentage interest, and other appurtenant rights and common elements, and limited common elements, as all are more particularly described in the COMPASS HARBOR VILLAGE CONDOMINIUM DECLARATION, dated January 25, 2007, and recorded March 2, 2007, in Book 4711, Page 221 of the Hancock County, Maine, Registry of Deeds, and all applicable individual floor plans, as recorded in the said Registry of Deeds in the above referenced plan, said Unit, and appurtenances, to be conveyed subject to, and with the benefit of all of the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations, and encumbrances contained or referred to in said Declaration and said Plan, all of which are incorporated herein, as the same may be amended or modified from time to time.

The hereinabove described premises are further conveyed together with all of the aforementioned Unit's percentage interest, and other appurtenant rights and common elements, and limited elements, as may be described in the AMENDED COMPASS HARBOR VILLAGE CONDOMINIUM DECLARATION, the first being recorded October 24, 2007 in Book 4875, Page 195 of the Hancock County, Maine, Registry of Deeds, and the SECOND AMENDED COMPASS HARBOR VILLAGE CONDOMINIUM DECLARATION recorded October 30, 2007 in Book 4879, Page 1 of the Hancock County, Maine, Registry of Deeds and the THIRD AMENDED COMPASS HARBOR VILLAGE CONDOMINIUM DECLARATION, dated March 7, 2008 and recorded in Book 4948, Page 274 of the Hancock County, Maine, Registry of Deeds and the FOURTH AMENDED COMPASS HARBOR VILLAGE CONDOMINIUM DECLARATION dated April 28, 2008 and recorded in Book 4983, Page 1 of the Hancock County, Maine, Registry of Deeds.

Further reference may be had to the Plans entitled HORIZONTAL AND VERTICAL UNIT BOUNDARIES OF COMPASS HARBOR CONDOMINIUM FOR COMPASS HARBOR VILLAGE, LLC prepared by Design Group Collaborative and recorded in Plan File 36, Nos. 97, 98, and 99 of the Hancock County, Maine, Registry of Deeds.

PARTIAL RELEASE OF MORTGAGE
And
ASSIGNMENT OF RENTS

The First, N.A., a Maine banking corporation with a place of business in Bar Harbor, Hancock County, Maine, the holder of a mortgage given by Compass Harbor Village, LLC to The First, N.A., dated March 24, 2008 and recorded in Book 4965, Page 163, of the Hancock County, Maine, Registry of Deeds AND Assignment of Rents dated March 24, 2008 and recorded in Book 4965, Page 147 of said Registry of Deeds, for consideration paid, RELEASES all interest acquired under said mortgage in that portion of the mortgaged premises more fully bounded and described in Exhibit A, attached hereto.

Provided, however, that this release shall not in any way affect or impair the mortgage debt or the right of the holder thereof to hold under said mortgage and as security for the sum remaining due thereon, all the remainder of the premises therein conveyed, but not hereby released.

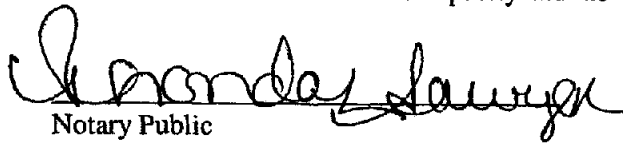
IN WITNESS WHEREOF it has caused this instrument to be signed and sealed with its corporate seal by Tony C. McKim, its Executive Vice President, duly authorized, this 27th day of June, 2008.

By 
TONY C. McKIM
Its: Executive Vice President

STATE OF MAINE
COUNTY OF HANCOCK

June 27th, 2008

Personally appeared before me the above TONY C. McKIM, its Executive Vice President and acknowledge the foregoing instrument to be his free act and deed in his said capacity and the free act of said The First, N.A.


Notary Public

RHONDA L. SAWYER
Notary Public • Maine

My Commission Expires May 12, 2015

Print Name / Affix Seal

My Commission Expires:

SEAL

EXHIBIT "A"

A certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in the Town of Bar Harbor, County of Hancock, State of Maine, and being more fully bounded and described as Unit No. 14 on a certain CONDOMINIUM PLAT and UNIT BOUNDARIES for Compass Harbor Village, LLC, 1 Schooner Head Road, Bar Harbor, ME 04609, recorded in Plan File 36, No.55, of the Hancock County, Maine, Registry of Deeds, the said Plan having been approved by the Bar Harbor Planning Board on February 7, 2007.

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

