

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: SAND POINT ROAD LOT 1, BAR HARBOR, ME 04609

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- 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? NA
What materials are, or were, stored in the tank(s)? NA
Age of tank(s): NA Size of tank(s): NA
Location: NA
Have you experienced any problems such as leakage? NA
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: NA
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
NO Yes No Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
IF YES: Explain: DEEDED COVENANTS AND RIGHT OF WAY ROAD
What is your source of information: DEED AND OWNER
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: NA
What is your source of information: NA
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
IF YES: Explain: LARGER PIECE PURCHASED RECENTLY AND SUBDIVIDED BY TOWN CODE
What is your source of information: OWNER AND TOWN RECORDS
- Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
IF YES: Explain: NA
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
ATTACHMENTS: Yes No
Additional Information: NA

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

[Signature] 7/22/08
SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

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Lynam Real Estate Agency 227 Main Street, Bar Harbor ME 04609
Phone: 2072883334 Fax: (207) 288-3550 Connie Shea



QUITCLAIM DEED WITH COVENANT

BLUEBERRY HILL DEVELOPMENT CORP., a Maine corporation, having its principal place of business in the Town of Bar Harbor, Hancock County, Maine and a mailing address of 41 Holland Avenue, Bar Harbor, ME 04609, for consideration paid, **GRANTS** to **BRIAN D. SHAW**, with a mailing address of 4 Woodland Path, Mount Desert, ME 04660, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, situated in the Town of Bar Harbor, Hancock County, Maine, more particularly bounded and described in **EXHIBIT A**, attached hereto and incorporated herein.

MAINE REAL ESTATE
TRANSFER TAX PAID

IN WITNESS WHEREOF, BLUEBERRY HILL DEVELOPMENT CORP. has caused this instrument to be executed and sealed with its corporate seal in its name and behalf by Ronald P. MacQuinn, its President, this 11 day of JULY, 2007.

BLUEBERRY HILL DEVELOPMENT CORP.

BY: Ronald P. MacQuinn
Ronald P. MacQuinn, President

**STATE OF MAINE
HANCOCK, SS.**

On this 11th day of July, 2007, personally appeared before me the above-named Ronald P. MacQuinn, President of Blueberry Hill Development Corp., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Blueberry Hill Development Corp.

R. B. Chapman
Notary Public/Attorney-at-Law

Douglas B. Chapman
Printed Name as Signed

EXHIBIT A

A certain lot or parcel of land situated on the easterly side line of the Sand Point Road, so-called, in the Town of Bar Harbor, Hancock County, Maine, and shown as the "Lot to be conveyed 3.6 Acres±" on a plan of land entitled, Plan of survey for Blueberry Hill Development Corp. Sand Point Road Bar Harbor, Maine," dated July 9, 2007, prepared by Herrick & Salsbury, Inc., Ellsworth, Maine and recorded in File 36, No. 166 on July 11, 2007 in the Hancock County, Maine, Registry of Deeds (hereinafter referred to as "THE PLAN"), more particularly bounded and described as follows, to wit:

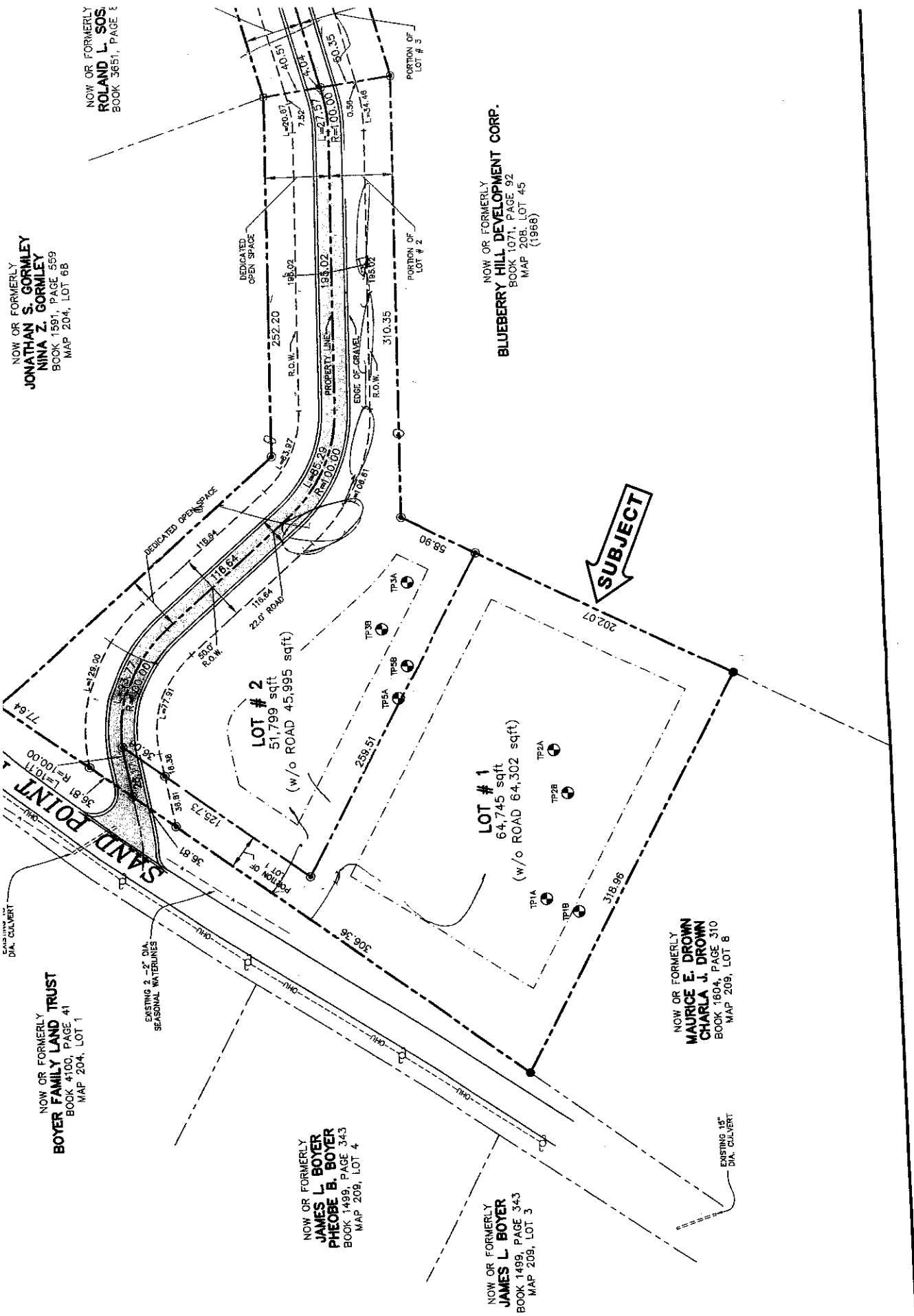
Beginning at a #6 rebar found set in the ground at or near the intersection of the easterly side line of the Sand Point Road with the northerly side line of land now or formerly of Maurice E. Drown and Charla J. Drown by virtue of the deed from John M. O'Donnell, dated September 12, 1986 and recorded in Book 1604, Page 310 in the Hancock County, Maine, Registry of Deeds as shown on THE PLAN; thence North seventy-eight degrees forty minutes thirty-three seconds West (N. 78° 40' 33" W.), but always following said northerly side line of said land of Drown and traversing Sand Point Road, twenty-four (24±) feet, more or less, to the centerline of Sand Point Road as shown on THE PLAN; thence running in a generally northeasterly direction, but always following said centerline of Sand Point Road, four hundred sixty-nine (469±) feet, more or less to a point, which point bears North fifty-eight degrees thirteen minutes forty-seven seconds West (N. 58° 13' 47" W.) and thirty-three (33±) feet, more or less, from a 1" iron bolt set in the ground in the southwesterly side line of land now or formerly of Jonathan S. Gormley and Nina Z. Gormley by virtue of the deed from The First National Bank of Bar Harbor, dated July 22, 1986 and recorded in Book 1591, Page 559 in said Registry of Deeds as shown on THE PLAN; thence South fifty-eight degrees thirteen minutes forty-seven seconds East (S. 58° 13' 47" E.), but always following said southwesterly side line of said land of Gormley and traversing Sand Point Road, thirty-three (33±) feet, more or less, to said 1" iron bolt set in the ground as shown on THE PLAN, which 1" iron bolt is located on a course bearing North nineteen degrees twenty-eight minutes thirty-four seconds East (N. 19° 28' 34" E.) and four hundred fifty-seven and sixty-two hundredths (457.62) feet distant from said #6 rebar found set in the ground at the point of beginning as shown on THE PLAN; thence continuing on the same course (S. 58° 13' 47" E.), but always following said southwesterly side line of said land of Gormley, two hundred sixty-one and eight hundredths (261.08) feet to a ship spike set in ledge at the same location where a nail was found stuck in ledge, which is also the most southerly corner of said land of Gormley as shown on THE PLAN; thence North seventy-two degrees fifty-four minutes thirteen seconds East (N. 72° 54' 13" E.), but always following the southeasterly side line of said land of Gormley, one hundred twelve and twenty hundredths (112.20) feet to a granite monument found set in the ground as shown on THE PLAN; thence continuing on the same course (N. 72° 54' 13" E.), but always following said southeasterly side line of said land of Gormley, one hundred forty and zero tenths (140.0) feet to a granite monument found set in the ground at the juncture of the southeasterly corner of said land of Gormley with the southerly corner of land now or formerly of Roland L. Sosa by virtue of the deed from Theresa B. Sosa, dated June 20, 2003 and recorded in Book 3651, Page 88 in said Registry of Deeds as shown on THE

PLAN; thence North fifty-seven degrees nine minutes thirteen seconds East (N. 57° 09' 13" E.), but always following the southeasterly side line of said land of Sosa, one hundred sixty-two and zero tenths (162.0) feet to the juncture of the easterly corner of said land of Sosa with the southwesterly side line of land now or formerly of Christopher B. Swan by virtue of the deed from Bernard C. Staples and Jeanette S. Staples, dated April 5, 2006 and recorded in Book 4468, Page 186 in said Registry of Deeds as shown on THE PLAN; thence South twenty-three degrees thirty-five minutes forty-seven seconds East (S. 23° 35' 47" E.), but always following said southwesterly side line of said land of Swan, sixty and seventy-nine hundredths (60.79) feet to the juncture of said southwesterly side line of said land of Swan with an angle point in what is shown on THE PLAN as the "Remaining land of Blueberry Hill Development Corp. Book 1071 Page 92," the Grantor herein (hereinafter referred to as the "Remaining Land"); thence by the following three (3) courses and distances while traversing said Remaining Land of the Grantor herein shown on THE PLAN as follows, to wit: (1) South fifty-seven degrees nine minutes thirteen seconds West (S. 57° 09' 13" W.), one hundred sixty and fifty-three hundredths (160.53) feet to a 1" iron bolt found set in the ground; (2) thence South seventy-two degrees fifty-four minutes thirteen seconds West (S. 72° 54' 13" W.), two hundred ninety and ninety-six hundredths (290.96) feet to a 1" iron bolt found set in the ground; (3) thence South nine degrees forty-nine minutes fifty-three seconds West (S. 09° 49' 53" W.), two hundred ninety-four and sixty-two hundredths (294.62) feet to the juncture of a westerly side line of the Remaining Land of the Grantor herein with the northeasterly corner of said land of Drown as shown on THE PLAN; thence North seventy-eight degrees forty minutes thirty-three seconds West (N. 78° 40' 33" W.), but always following said northerly side line of said land of Drown, three hundred eighteen and ninety-four hundredths (318.94) feet to said #6 rebar found set in the ground, the Point and Place of Beginning. Containing 3.6 Acres±. The above-mentioned bearings are oriented to Grid North, NAD 83.

The above-described premises is a portion of the those premises conveyed to Blueberry Hill Development Corp. by Jean P. Register in the deed dated November 15, 1968 and recorded in Book 1071, Page 92 in said Registry of Deeds.

That portion of the above-described premises which is situated within the limits of the Sand Point Road is **SUBJECT TO** the rights of the public.

#1



NOW OR FORMERLY
**MAURICE E. DROWN
CHARLA J. DROWN**
BOOK 1604, PAGE 310
MAP 209, LOT 8

NOW OR FORMERLY
JAMES L BOYER
BOOK 1498, PAGE 343
MAP 209, LOT 3

NOW OR FORMERLY
**JAMES L BOYER
PHEOBE B. BOYER**
BOOK 1498, PAGE 343
MAP 209, LOT 4

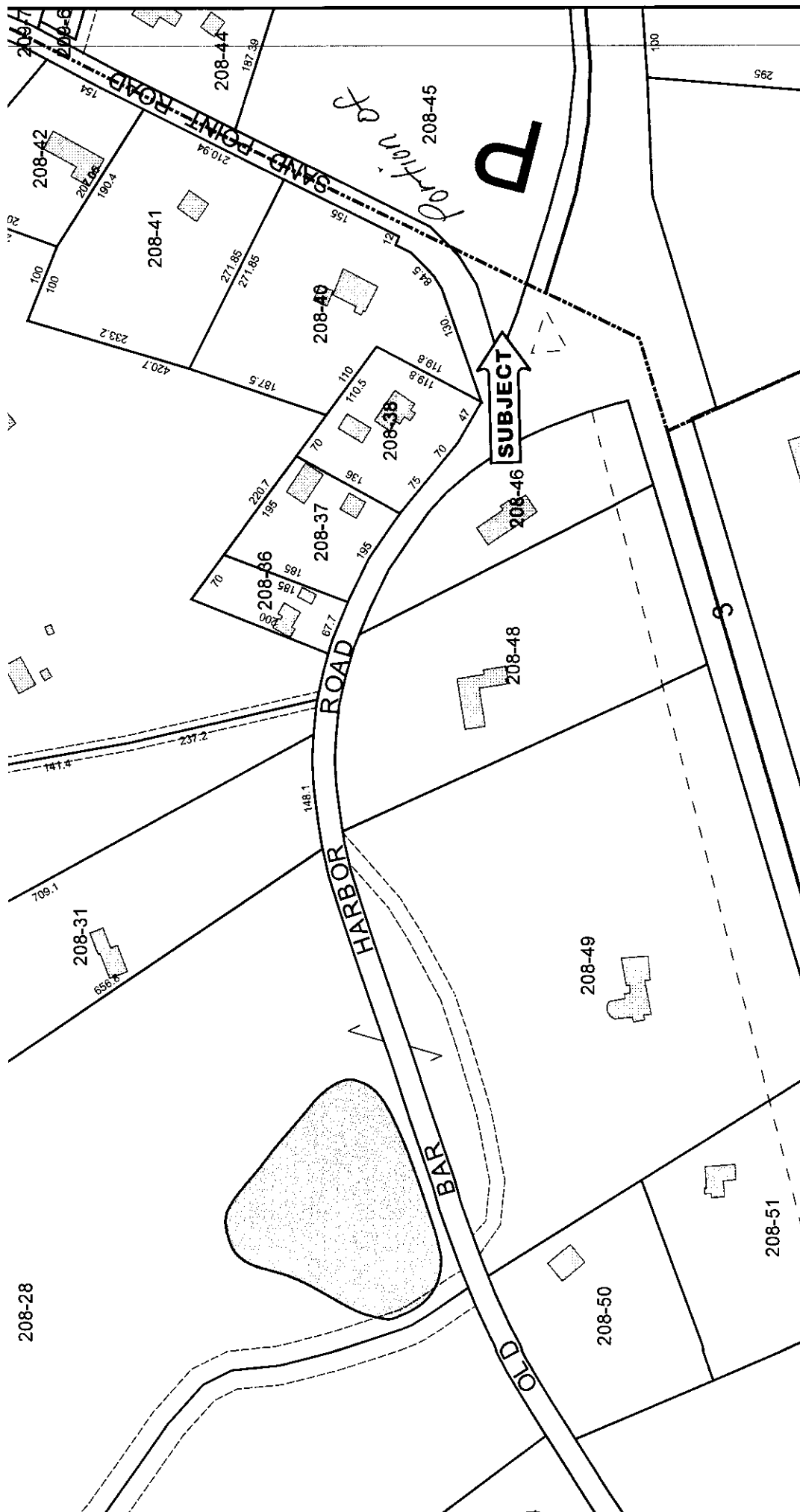
NOW OR FORMERLY
BOYER FAMILY LAND TRUST
BOOK 4100, PAGE 41
MAP 204, LOT 1

NOW OR FORMERLY
**JONATHAN S. GORMLEY
NINA Z. GORMLEY**
BOOK 1591, PAGE 559
MAP 204, LOT 68

NOW OR FORMERLY
ROLAND L. SOS
BOOK 3651, PAGE 1

NOW OR FORMERLY
BLUEBERRY HILL DEVELOPMENT CORP.
BOOK 1071, PAGE 92
MAP 206, LOT 45
(1966)

SUBJECT



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HARBOR ROAD

SAND POINT ROAD

OLD BAR

D

Portion of

SUBJECT