

PROPERTY LOCATED AT: 282 Bar Harbor Rd, Trenton, ME 04605

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

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 (if any): N/A Yes No Unknown
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: (Strike Section if Not Applicable):

INSTALLATION: Location: Front Lawn

Installed by: Gilbert Well Drilling

Date of Installation: 1991

USE:

Number of persons currently using system: 2 plus shop

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

Comments: _____

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials

J.P.P. G.O.

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... Yes No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: **Back Lawn** _____ OR Unknown

Date installed: 1991 Date last pumped: 2022 Name of pumping company: **Haslem**

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 2022 Name of company servicing tank: **Haslem- Pumping**

Leach Field: Yes No Unknown

If Yes, Location: **Back lawn 20x60**

Date of installation of leach field: 1991 Installed by: **John Goodwin Construction**

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: **Built larger than needed**

Source of Section II information: **Seller**

Buyer Initials _____

Seller Initials J.P. J.S.

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Hot water LP			
Age of system(s) or source(s)	1991			
TYPE(S) of Fuel	LP			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	3000 Gallons			
Name of company that services system(s) or source(s)	No Frills			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown
- If Yes, date: _____
- Date chimney(s) last cleaned: _____
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: LP Gas

Source of Section III information: Seller

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown
- If no longer in use, how long have they been out of service? _____
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- Age of tank(s): _____ Size of tank(s): _____
- Location: _____

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Seller Initials JEPOR BO

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: _____

Source of information: _____

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? 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

Comments: _____

Source of information: _____

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: _____

Source of information: _____

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: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: _____

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Seller Initials DEPO GB

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F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

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 basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

Seller Initials JEPOR DD

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown
If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown
If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown
If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown
If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown
If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown
If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 23009c0957d Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: Seller/Fema Map

Buyer Initials _____

Seller Initials JEP AD

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions 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: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... Yes No Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 1991/Addition 2006 What year did Seller acquire property? 1991

Roof: Year Shingles/Other Installed: Some 1991 Addition 2006

Water, moisture or leakage: None

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, 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

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: 3 Separate Zones

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: Seller

Buyer Initials _____

Seller Initials J.P.R. J.D.

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

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

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.

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.

James E Patten 5/27/2020
SELLER DATE SELLER DATE

James E Patten Jr.

Pamela A. Patten 5-27-20
SELLER DATE SELLER DATE

Pamela A Patten

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

BUYER DATE

BUYER DATE



KNOW ALL MEN BY THESE PRESENTS, That, DIANE E. BOUGHNER and JILL E. CARSON, both of Mt. Holly, New Jersey for consideration paid, GRANT to JAMES E. PATTEN, JR., and PAMELA A. PATTEN, both of Box 103, Ellsworth, Maine 04605, with WARRANTY COVENANTS, as JOINT TENANTS, the land situated in Trenton, Hancock County, Maine, described in Exhibit A annexed hereto.

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

Witness our hands and seals this 28th day of December, 1984.

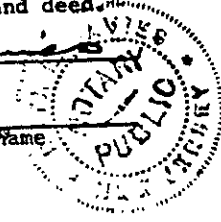
Diane E. Boughner
Diane E. Boughner
Jill E. Carson
Jill E. Carson

STATE OF NEW JERSEY
COUNTY OF Burlington

December 28, 1984

Personally appeared the above named Diane E. Boughner and acknowledged the foregoing instrument to be her free act and deed.

Before me, *Ruth K. Davies*
Notary Public
RUTH K. DAVIES
NOTARY PUBLIC OF NEW JERSEY
Notary: type of print name



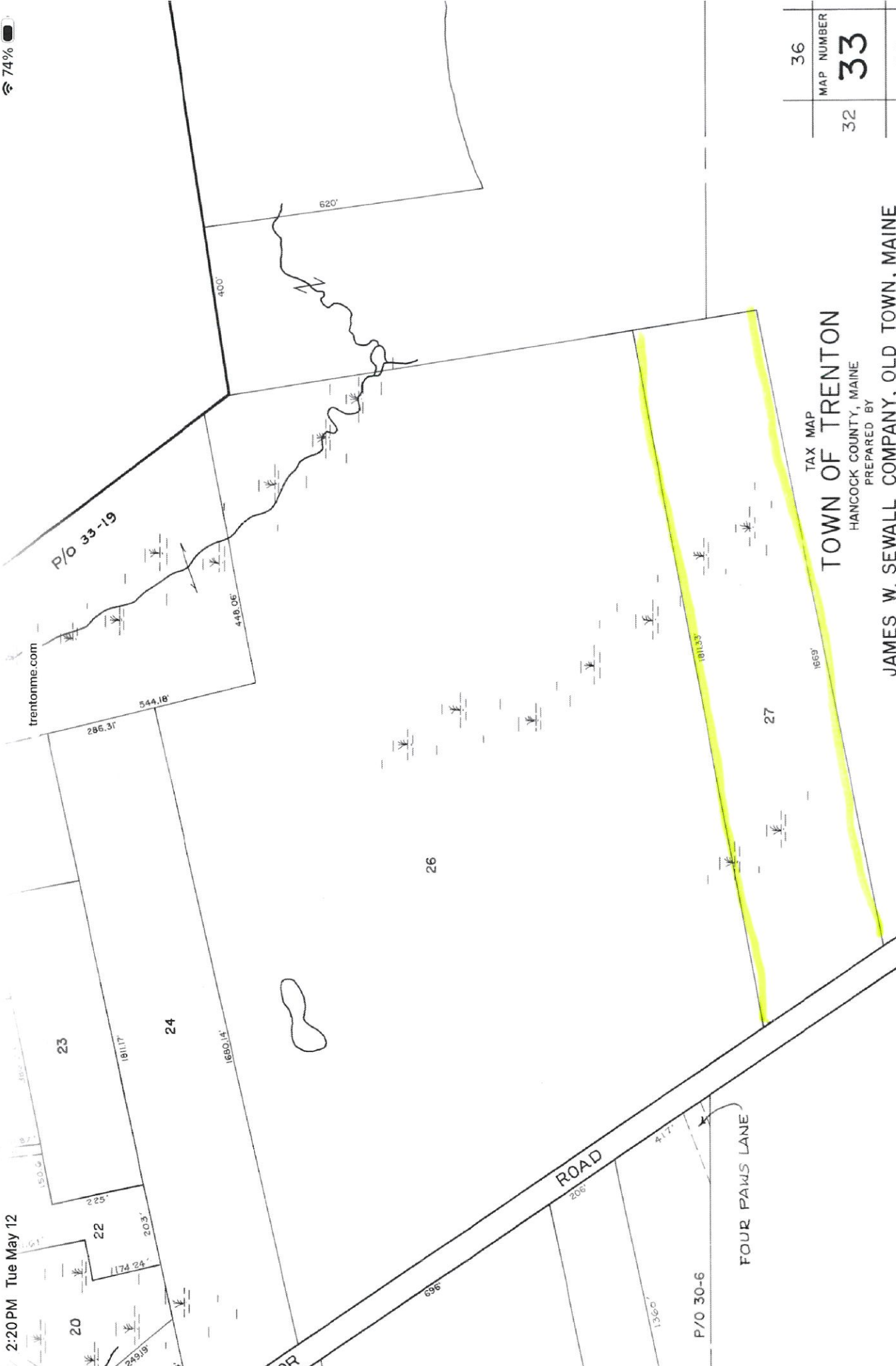
MAINE REAL ESTATE
TRANSFER TAX PAID

A certain lot or parcel of land situated in Trenton, Hancock County, Maine, described as follows:

Beginning at an iron pipe set in the ground in the easterly sideline of Maine State Highway #3 leading from Ellsworth to Bar Harbor, said pipe is 33 feet distant from and at right angles to the centerline of the travelled way of said Highway and said iron pipe marking the northwest corner of premises described in Deed from Frederic E. Smallidge to Percy G. Billings, acknowledged August 30, 1933 and recorded in Hancock County Registry of Deeds in Book 649, Page 193; thence south 81° 41' 30" east and always following the northerly sideline of said land described in Deed from Smallidge to Billings, aforesaid, 1811.70 feet to an iron axle set in the ground marking the northeast corner of said premises described in Deed from Smallidge to Billings, aforesaid; thence south 08° 18' 23" west and always following the easterly sideline of said premises described in Deed from Smallidge to Billings, aforesaid, 286.31 feet to an iron pipe set in the ground; thence north 81° 41' 30" west 1680.14 feet to an iron pipe set in the ground in the easterly sideline of said State Highway #3, said pipe is 33 feet distant from and at right angles to the centerline of the travelled way of said Highway; thence north 16° 22' 45" west and always following the easterly sideline of said State Highway #3, 315.00 feet to point of beginning. Containing 11.476 acres, more or less.

Courses are magnetic September 1976, and description according to survey performed by Ronald E. Alley Co., Inc., October 1976.

Being the same premises described in Warranty Deed from Percy G. Billings to Diane E. Boughner and Jill E. Carson, dated October 8, 1976 and recorded in Hancock County Registry of Deeds in Book 1270, Page 645.



36	MAP NUMBER
32	33
	30

TAX MAP
TOWN OF TRENTON
 HANCOCK COUNTY, MAINE
 PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 200 FEET