

PROPERTY LOCATED AT: 29 Pleasant St, Bar Harbor, ME 04609

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 n/a Unknown
 Drilled Dug Other n/a

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: _____~~

~~Installed by: _____~~

~~Date of Installation: _____~~

~~USE: Number of persons currently using system: _____~~

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

Comments: New water line to street July 2020

Source of Section I information: Sellers
Buyer Initials _____ Page 1 of 8 Seller Initials JRB MT

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public n/a Unknown

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

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

If Yes, what results: sewer line replaced in 2020

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 (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: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

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: None

Source of Section II information: Sellers

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

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

Comments: None

Source of information: Sellers

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: n/a Yes No Unknown

Comments: Sellers are not aware of any asbestos

Source of information: Sellers and agent observation

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: None

Source of information: Sellers

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: None

Source of information: Sellers

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Sellers

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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: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No
If Yes, describe: n/a

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

Comments: Minor cracking on porch doorway. Cracking on entryway ceiling.

Source of information: Sellers

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: n/a

Source of information: Sellers

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: ROW to cross driveway

Source of information: Original deed Book 1208 Pg 130

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? n/a

Road Association Name (if known): n/a

Source of information: Sellers

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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: n/a

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: n/a

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: n/a

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: n/a

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?
n/a

Relevant Panel Number: n/a Year: n/a (Attach a copy)

Comments: None

Source of Section VI information: Sellers & FEMA

Buyer Initials _____

Seller Initials JRB

MT

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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: **n/a**

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: **n/a**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **None**

Year Principal Structure Built: **1910** What year did Seller acquire property? **2012**

Roof: Year Shingles/Other Installed: **unknown**

Water, moisture or leakage: **none**

Comments: **Moss on kitchen porch roof and on sheds.**

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: **none**

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? ~~Yes No~~

Comments: **None**

Electrical: Fuses Circuit Breaker Other: **n/a** Unknown

Comments: **None**

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: **Heavens Best Pest Control treats it for ants every other month from April to Nov. Started 2-3 years ago. No issues since.**

Buyer Initials _____

Seller Initials *JRB* *MT*

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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: None

Comments: None

Source of Section VII information: Sellers

SECTION VIII - ADDITIONAL INFORMATION

The deed includes a shared right-of-way for access across the driveway. The neighboring owners have historically allowed the current owner to park in the area adjacent to the lawn; however, that permission does not transfer to future owners. Sellers will add paved parking on this property in the area flagged. Seller hereby notifies Buyer, and Buyer acknowledges receipt of notice, that Seller's spouse holds a Maine real estate brokerage license.

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 R. Bilancia 05/10/2026
SELLER DATE
James Ronald Bilancia

Maria Tarrey 05/10/2026
SELLER DATE
Maria Tassej

SELLER 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

BUYER DATE

BUYER DATE



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN James Ronald Bilancia, Maria Tassey (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 29 Pleasant St, Bar Harbor, ME 04609

Said contract is further subject to the following terms:

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 one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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 one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Buyer	_____ Date	<u>James R. Bilancia</u>	<u>05/10/2026</u>
		Seller <u>James Ronald Bilancia</u>	_____ Date
_____ Buyer	_____ Date	<u>Maria Tassey</u>	<u>05/10/2026</u>
		Seller <u>Maria Tassey</u>	_____ Date
_____ Buyer	_____ Date	Seller	_____ Date
_____ Buyer	_____ Date	Seller	_____ Date
_____ Agent	_____ Date	<u>Sally Bilancia</u>	<u>05/10/2026</u>
		Agent <u>Sally Bilancia</u>	_____ Date

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RELEASE DEED

SUSIE WASS THOMPSON and **RICHARD HIRTE**, both of 29 Pleasant Street, Bar Harbor, Hancock County, Maine 04609, for consideration paid, **RELEASE** to **MARIA TASSEY** of Gorham, New Hampshire, and **JAMES RONALD BILANCIA** of 59 Allison Park, Brewer, Maine, 04412, as equal tenants-in-common, a certain lot or parcel of land together with any buildings thereon situated in Bar Harbor, Hancock County, Maine and being more specifically bounded and described in a deed from Barbara H. Coston, Helen H. Seabury, and Hoyt P. Hamor, to Leslie B. Crowley and Susie W. Crowley, dated January 16, 1975 and recorded January 20, 1975 in **Book 1208, Page 130** of the Hancock County Registry of Deeds.

Reference may be made to a Divorce Decree dated December 19, 1984 which was recorded January 15, 1985 in Book 1525, Page 31 of the Hancock County Registry of Deeds. Said Decree set aside the above-described premises to Susie W. Crowley, n/k/a Susie Wass Thompson.

Reference is also made to a deed from the said Susie Wass Thompson to the said Susie Wass Thompson and Richard Hirte to be recorded immediately prior to this deed.

EXCEPTING AND RESERVING, however, to each of the Grantors herein, the said Susie Wass Thompson and Richard Hirte, the exclusive, personal, non-transferable, right to use and occupy the herein-described premises for and during the remainder of each of their natural lives.

IN WITNESS WHEREOF, we, Susie Wass Thompson and Richard Hirte, being husband and wife, have hereunto set our hands and seals this 18th day of May, 2012.

Susie Wass Thompson
Susie Wass Thompson

Richard M. Hirte
Richard Hirte

STATE OF MAINE
COUNTY OF HANCOCK, ss.

May 18, 2012

Then personally appeared the above-named Susie Wass Thompson and acknowledged the foregoing instrument to be her free act and deed.

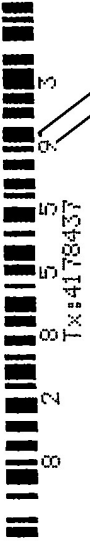
Before me,

Deborah A. Hawkes
Notary Public/Attorney at Law

SEAL

Deborah A. Hawkes
Printed name of notary/attorney





**NOTICE REGARDING RELEASE OF LIFE ESTATE
OF SUSIE W. THOMPSON AND TERMINATION OF
LIFE ESTATE OF RICHARD HIRTE**

I, **Susie W. Thompson**, state as follows:

1. That a life estate was reserved in property conveyed by myself and Richard Hirte to Maria Tassej and James Ronald Bilancia, said deed dated May 18, 2012, recorded in Book 5843, Page 338 of the Hancock County Registry of Deeds, said life estate is stated as follows:

EXCEPTING AND RESERVING, however, to each of the Grantors herein, the said Susie Wass Thompson and Richard Hirte, the exclusive, personal, non-transferable, right to use and occupy the herein-described premises for and during the remainder of each of their natural lives.

2. That Richard Hirte died on December 22, 2020 and his rights in said life estate has therefore expired.
3. By this instrument, I intend to release all of my rights to said life estate.
4. The owner of said property is now Maria Tassej and James Ronald Bilancia.

WITNESS my hand this 9th day of July, 2021.

Susie W. Thompson

Susie W. Thompson

STATE OF MAINE
COUNTY OF HANCOCK, ss.

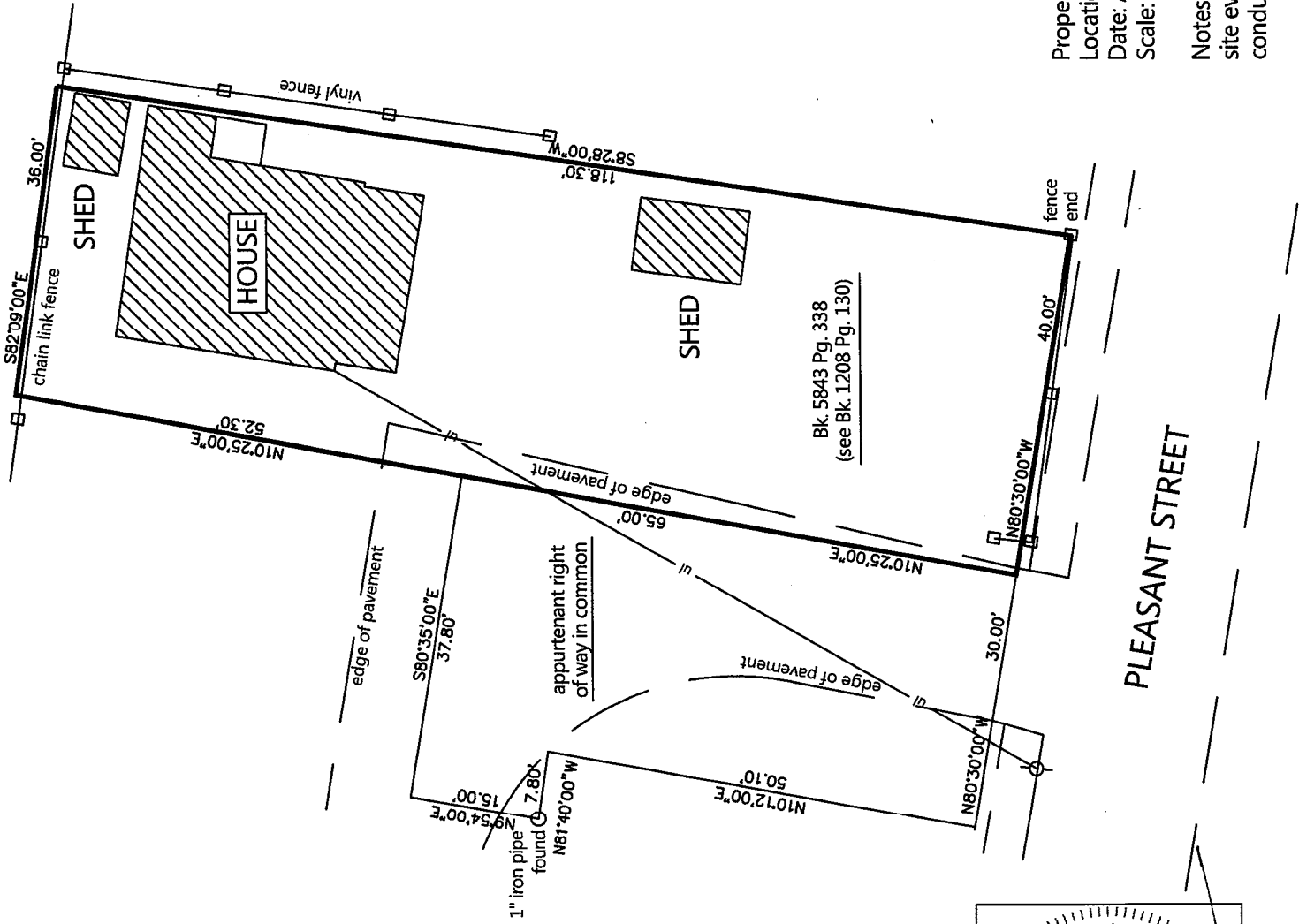
Dated: July 9, 2021

Personally appeared before me the said **Susie W. Thompson** and acknowledged the foregoing instrument to be her free act and deed.

Catherine Haynes Henton

Catherine Haynes Henton - Attorney at Law





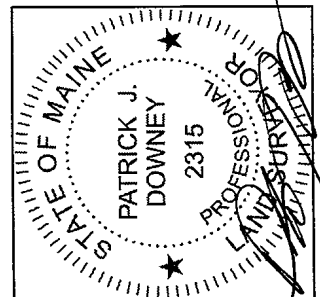
SITE PLAN

Property Owner: Maria Tasse, James Ronald Bilancia
 Location: 29 Pleasant St., Bar Harbor ME
 Date: April 29, 2026
 Scale: 1 inch = 20 feet

Notes: This is not a boundary survey. This plan is for site evaluation only. No research into abutting deeds conducted by this surveyor.

Lot serviced by municipal water and sewer.

Lot is not located in a flood zone.



Patrick J. Downey P.L.S.
 Professional Land Surveyor
 15 Fieldstone Rd.
 Ellsworth, ME 04605
 tel 207-460-4441
 patrickd71@aol.com