

THE TEAPOT

4 Highlands Lane
Northeast Harbor

\$3,995,000



*Distinctive properties.
Legendary service.*



At 4 Highlands Lane, the names say it all—Teapot and Popover—two perfectly paired residences on 6.5± private, elevated acres with a sweeping coastal panorama. This one-of-a-kind retreat offers unobstructed views over Northeast Harbor and the Western Way, with a rare vantage stretching to Somes Sound and Southwest Harbor. A short distance from Thuya Garden and the Mount Desert Land & Garden Preserve, the property beautifully combines natural beauty, privacy, and breathtaking scenery.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.

TEAPOT

4 Highlands Lane
Northeast Harbor



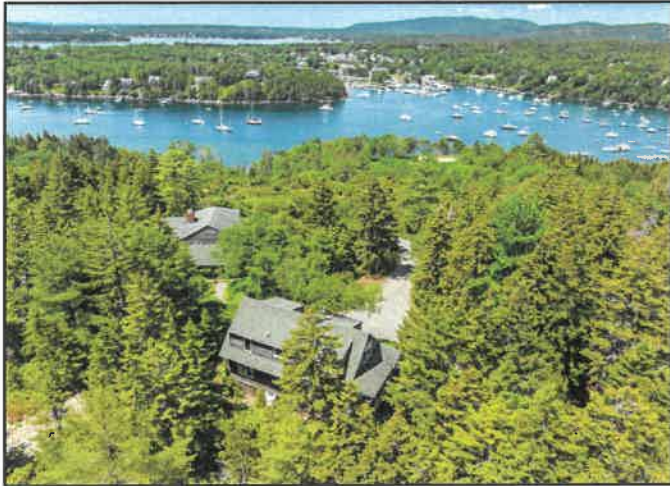
Like a good cup of tea, the year-round main home, *Teapot*, is designed for comfort and relaxation. Walls of patio doors from the living spaces to the wraparound deck invite a seamless flow to the coastal landscape and offer a front-row seat to spectacular sunsets. The first floor welcomes you with vaulted ceilings, a wood-burning fireplace, and an updated kitchen that opens to the dining room with ample space for entertaining. A full bath and a spacious bedroom with direct deck access complete this well-designed floor plan, while the upstairs features a dedicated primary suite with an updated bath, a cozy reading nook with a private balcony, and interior windows overlooking the double-height living room and harbor beyond.

Just steps away, *Popover*—as delightful as its pastry namesake—rises to the occasion when guests “pop over.” It offers a full kitchen with a living/dining area, two bedrooms, two baths, and a versatile bonus room for play, work, or creative pursuits. For a sweet finish, The Cookie—a whimsical playhouse—adds a final touch of charm and delight.



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Public Detail Report

MLS #: 1668649

County: Hancock

Seasonal: No

List Price: \$3,995,000

Status: Active

Property Type: Residential

Original List Price: \$3,995,000

Directions: Peabody Dr. to Thuya; immediate right on Highlands; 1/4 mile up turn left at fork



**4 Highlands Lane
Mount Desert, ME
04609**

**List Price:
\$3,995,000
MLS#: 1668649**



General Information

Sub-Type: Single Family Residence	Year Built: 1985	Rooms: 9	Sqft Fin Abv Grd+/-: 3,609
Style: Cottage	Fireplaces Total: 1	Beds: 4	Sqft Fin Blw Grd+/-: 0
Levels: Multi-Level	Furniture: Furnished	Baths: 4/0	Sqft Fin Total+/-: 3,609
Color: Gray			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Water Body: Northeast Harbor	Road Frontage +/-: 382.2
Lot Size Acres +/-: 6.5	Water Views: Yes	Water Body Type: Bay; Harbor; Ocean	Source of Rd Front: Survey
Source of Acreage: Survey			Zoning: R2
Surveyed: Yes			Zoning Overlay: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 2	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 2	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Dishwasher; Disposal; Dryer; Gas Range; Microwave; Refrigerator; Wall Oven; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Bedroom 1			First	Balcony/Deck	Other Room			First	
Bedroom 2			Second	Balcony/Deck, Full Bath, Gas Fireplace					
Dining Room			First	Dining Area, Vaulted Ceiling(s)					
Kitchen			First	Kitchen Island					
Living Room			First	Built-Ins, Vaulted Ceiling(s), Wood Burning Fireplace					
Bedroom 3			Second						
Bedroom 4			Second						
Kitchen			First	Breakfast Nook					

Property Features

Site: Rolling/Sloping; Wooded	2 Dtchd Houses on 1 Lot: Yes
Driveway: Paved	Construction: Wood Frame
Parking: 1 - 4 Spaces	Basement Info: Crawl Space; Full; Sump Pump; Unfinished; Walk-Out Access
Location: Abuts Conservation; Near Country Club; Near Golf Course; Near Public Beach; Near Shopping; Near Town	Foundation Materials: Pillar/Post/Pier; Poured Concrete
Rec. Water: Nearby; Oceanfront; Public	Exterior: Clapboard
Roads: Dead End; Paved; Private Road; Right of Way	Roof: Fiberglass; Pitched; Shingle
Electric: Underground	Heat System: Baseboard; Other; Zoned
Gas: No Gas	Heat Fuel: Electric; Propane; Wood
Sewer: Septic Tank	Water Heater: Electric
Water: Well	Cooling: Heat Pump
Basement Entry: Exterior Only	Floors: Carpet; Hardwood; Wood
	Other Structures: Shed(s)
	Veh. Storage: No Vehicle Storage
	Garage: No
	Amenities: 1st Floor Bedroom; Bathtub; Laundry - 1st Floor; Primary Bedroom w/Bath; Security System; Shower; Storage
	Patio and Porch Features: Deck
	Accessibility Amenities: 32 - 36 Inch Doors
	View: Mountain(s); Scenic

Tax/Deed Information

Book/Page/Deed:	7252/855/All	Full Tax Amt/Yr:	\$18,670/ 2025	Map/Block/Lot:	003/046/002
Deed/Conveyance Type Offered:	Other	Other Deed/Conveyance	Release	Tax ID:	MTDS-000003-000000-000046-000002
Deed Restrictions:	Unknown	Type Offered:			
		School District:	Mount Desert Public Schools		

Remarks

Remarks: At 4 Highlands Lane, the names say it all--Teapot and Popover--two perfectly paired residences on 6.5± private, elevated acres with a sweeping coastal panorama. This one-of-a-kind retreat offers unobstructed views over Northeast Harbor and the Western Way, with a rare vantage stretching to Somes Sound and Southwest Harbor. A short distance from Thuya Garden and the Mount Desert Land & Garden Preserve, the property beautifully combines natural beauty, privacy, and breathtaking scenery. Like a good cup of tea, the year-round main home, Teapot, is designed for comfort and relaxation. Walls of patio doors from the living spaces to the wraparound deck invite a seamless flow to the coastal landscape and offer a front-row seat to spectacular sunsets. The first floor welcomes you with vaulted ceilings, a wood-burning fireplace, and an updated kitchen that opens to the dining room with ample space for entertaining. A full bath and a spacious bedroom with direct deck access complete this well-designed floor plan, while the upstairs features a dedicated primary suite with an updated bath, a cozy reading nook with a private balcony, and interior windows overlooking the double-height living room and harbor beyond. Just steps away, Popover--as delightful as its pastry namesake--rises to the occasion when guests "pop over." It offers a full kitchen with a living/dining area, two bedrooms, two baths, and a versatile bonus room for play, work, or creative pursuits. For a sweet finish, The Cookie--a whimsical playhouse--adds a final touch of charm and delight. Designed by renowned Maine architect Roc Caivano and meticulously maintained, 4 Highlands Lane blends privacy, flexibility, and a pairing as timeless as tea and popovers--all in one of Mount Desert Island's most coveted locations.

LO: The Knowles Company

Listing provided courtesy of:

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One Summit Road
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info@knowlesco.com

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662**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: 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Between main house and driveway, to left of gravel path to the basement under rocks

Installed by: Unknown

Date of Installation: 1985

USE: Number of persons currently using system: 2 (sometimes up to 10)

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

Comments: Well services both cottages (same household)

Source of Section I information: Seller

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CEP III

PELSAPM

Teapot

PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662

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: Side of driveway OR ☐ Unknown

Date installed: 1985 Date last pumped: 2024 Name of pumping company: Royal Flush

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: Between lower driveway and Peabody Dr

Date of installation of leach field: 1985 Installed by: MDI Service

Date of last servicing of leach field: Unknown 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: HHE200 available upon request

Source of Section II information: Town record; Seller

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662**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	Electric baseboard	Gas "Woodstove"	Wood Fireplace	
Age of system(s) or source(s)	1985	2010	1985	
TYPE(S) of Fuel	Electric	Propane	Wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		32g		
Name of company that services system(s) or source(s)	Versant	Dead River	---	
Date of most recent service call		2025		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information		Used Seasonally	Used for ambiance	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: **Primary bedroom A/C unit only; Propane tank under deck**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 ☒ UnknownIf 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 ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): --- Size of tank(s): ---

Location: ---

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662

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

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

Comments: No records at town office

Source of information: Seller

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: House built in 1985

Source of information: Seller has no records

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 2009 By: Radon Diagnostics Laboratory

Results: Satisfactory; Available upon request

If applicable, what remedial steps were taken? None

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☒ Yes ☐ No

Results/Comments: Available upon request

Source of information: Seller; Radon Diagnostic Laboratory

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☐ Unknown

If Yes: Date: 2009 By: Radon Diagnostics Laboratory

Results: Satisfactory; Available upon request

If applicable, what remedial steps were taken? None

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☒ Yes ☐ No

Results/Comments: Available upon request

Source of information: Seller; Radon Diagnostic Laboratory

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

Comments: -----

Source of information: Seller; No records found at town office

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662

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: Sheetrock seams patched/painted in 2025; house built in 1985

Source of information: Seller

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: Seller

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: Private drive with easement

Source of information: Deed; Seller

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? Seller (see deed)

Road Association Name (if known): None

Source of information: Deed; Seller

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662

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: 2309C1217D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: Seller; FEMA website

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PFLSAPM

National Flood Hazard Layer FIRMette



68°16'48"W 44°17'55"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

68°16'11"W 44°17'30"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

 Without Base Flood Elevation (BFE)
Zone A, V, AH, AE, AO, AH, VE, AR

 With BFE or Depth Zone AE, AO, AH, VE, AR

 Regulatory Floodway

 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

 Future Conditions 1% Annual Chance Flood Hazard (Zone X)

 Area with Reduced Flood Risk due to Levee, See Notes, Zone X

 Area with Flood Risk due to Levee (Zone D)

 NO SCREEN

 Area of Minimal Flood Hazard (Zone X)

 Effective LOMRs

 Area of Undetermined Flood Hazard (Zone X)

 Channel, Culvert, or Storm Sewer

 Levee, Dike, or Floodwall

 Cross Sections with 1% Annual Chance Water Surface Elevation

 Coastal Transect

 Base Flood Elevation Line (BFE)

 Limit of Study

 Jurisdiction Boundary

 Coastal Transect Baseline

 Profile Baseline

 Hydrographic Feature

 Digital Data Available

 No Digital Data Available

 Unmapped

 N

 The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

 SPECIAL FLOOD HAZARD AREAS

 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

 Future Conditions 1% Annual Chance Flood Hazard (Zone X)

 Area with Reduced Flood Risk due to Levee, See Notes, Zone X

 Area with Flood Risk due to Levee (Zone D)

 NO SCREEN

 Area of Minimal Flood Hazard (Zone X)

 Effective LOMRs

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 Coastal Transect

 Base Flood Elevation Line (BFE)

 Limit of Study

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 Hydrographic Feature

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 Cross Sections with 1% Annual Chance Water Surface Elevation

 Coastal Transect

 Base Flood Elevation Line (BFE)

 Limit of Study

 Jurisdiction Boundary

 Coastal Transect Baseline

 Profile Baseline

 Hydrographic Feature

 Digital Data Available

 No Digital Data Available

 Unmapped

 N

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This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/28/2025 at 3:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Teapot

PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662**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 ☐ UnknownIs 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: Propane tank leasedYear Principal Structure Built: 1985 What year did Seller acquire property? 2009Roof: Year Shingles/Other Installed: 2010Water, moisture or leakage: NoComments: Replaced in 2010

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: Dri-eaz dehumidifier installed in crawl spaceMold: Has the property ever been tested for mold? ☒ Yes ☐ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: Mold remediation performed in 2010Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: 200 amp undergroundHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

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

☐ Yes ☒ No ☐ Unknown

Comments: -----

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Teapot

PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Comments: -----

Source of Section VII information: Seller**SECTION VIII - ADDITIONAL INFORMATION**

Main house electric is underground and feeds to the guest cottage via a sub panel located under the guest cottage. Seaco security system and Invisible Fence. Spring 2026 - a small leak from the bottom of the upstairs patio window was found and repaired.

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.

DocuSigned by:
C. Eliot Pierce III 6/23/2026
 SELLER DATE
 PIERCE FAMILY LLC, C. Eliot Pierce III, Manager

Signed by:
PIERCE FAMILY LLC, Sheila Hanson Pierce, Manager 6/24/2026
 SELLER DATE
 PIERCE FAMILY LLC, Sheila Hanson Pierce, Manager

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 PIERCE FAMILY LLC, C. Eliot Pierce III, Manager, PIERCE FAMILY LLC, Sheila Hanson
Pierce, Manager (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662

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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

DocuSigned by:

6/23/2026

C. Eliot Pierce III
 Seller PIERCE FAMILY LLC, C. Eliot Pierce III, Manager Date

PIERCE FAMILY LLC, Sheila Hanson Pierce, Manager
 Seller PIERCE FAMILY LLC, Sheila Hanson Pierce, Manager Date

Seller _____ Date _____

Seller _____ Date _____

Bonnie Ray
 Agent Bonnie Ray, Mia Thompson Date

DocuSigned by:

6/18/2026

Mia Thompson
 Agent Bonnie Ray, Mia Thompson Date



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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, ME**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: 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? ----

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Between main house and driveway, to left of gravel path to the basement under rocks

Installed by: Unknown

Date of Installation: 1985

USE: Number of persons currently using system: 2 (sometimes up to 10)

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

Comments: Well services both cottages (same household)

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials

DS
CEP III

Initial
PELSHPM

PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, ME

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: Side of driveway OR ☐ Unknown

Date installed: 1985 Date last pumped: 2024 Name of pumping company: Royal Flush

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Between lower driveway and Peabody Dr

Date of installation of leach field: 1985 Installed by: MDI Service

Date of last servicing of leach field: Unknown 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: HHE200 available upon request

Source of Section II information: Town record; Seller

Buyer Initials _____

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Seller Initials CEP III

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, ME**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	Gas "Woodstove"			
Age of system(s) or source(s)	2010			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	2024			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	Used Seasonally			

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☐ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: ----

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 ☒ UnknownIf 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 ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): ---- Size of tank(s): ----

Location: -----

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Seller Initials

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, ME

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

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

Comments: No records at town office

Source of information: Seller

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: Seller has no records

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 2009 By: Radon Diagnostics Laboratory

Results: Satisfactory; Available upon request

If applicable, what remedial steps were taken? None

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☒ Yes ☐ No

Results/Comments: Available upon request

Source of information: Seller; Radon Diagnostic Laboratory

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 2009 By: Radon Diagnostics Laboratory

Results: Satisfactory; Available upon request

If applicable, what remedial steps were taken? None

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: Available upon request

Source of information: Seller; Radon Diagnostic Laboratory

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: -----

Source of information: Seller

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, ME**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 ☐ NoComments: Sheetrock seams patched/painted in 2025; house built in 1985Source of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: Seller**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 ☐ UnknownIf Yes, explain: Private drive with easementSource of information: Deed; SellerIs 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 ☐ UnknownIf No, who is responsible for maintenance? Seller (see deed)Road Association Name (if known): NoneSource of information: Deed; Seller

Buyer Initials _____

Page 5 of 8

Seller Initials CEP IIIInitial PFLSHPM

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PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, ME

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: 2309C1217D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: Seller; FEMA website

Buyer Initials _____

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Seller Initials

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PFLSHPM

National Flood Hazard Layer FIRMette



68°16'48"W 44°17'55"N



68°16'11"W 44°17'30"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 2)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/28/2025 at 3:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, ME**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 ☐ UnknownIs 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: NoneYear Principal Structure Built: 1985 What year did Seller acquire property? 2009Roof: Year Shingles/Other Installed: 2010Water, moisture or leakage: NoComments: Replaced in 2010

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: House is on concrete piersMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☐ UnknownIf Yes, are test results available? ~~☐ Yes ☐ No~~

Comments: -----

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: Sub panel under cottage from main house electricHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ Unknown

Comments: -----

Buyer Initials _____

Page 7 of 8

Seller Initials

DS Initial
CEP III PFLSAPM

Popover

PROPERTY LOCATED AT: 4 Highlands Lane, Northeast Harbor, ME

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

Comments: -----

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

Cottage is seasonal. Upstairs window replaced in 2024 - old window wasn't fully closing

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.

DocuSigned by:
C. Eliot Pierce III 6/23/2026
SELLER
PIERCE FAMILY LLC, C. Eliot Pierce III, Manager

Signed by:
PIERCE FAMILY LLC, Sheila Hanson Pierce, Manager 6/23/2026
SELLER
PIERCE FAMILY LLC, Sheila Hanson Pierce, Manager

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



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 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT **4 Highlands Lane, Northeast Harbor, Mount Desert, ME 04662**

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

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Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

DocuSigned by: _____ 6/23/2026
 C. Eliot Pierce III
 Seller PIERCE FAMILY LLC, C. Eliot Pierce III, Manager Date
 PIERCE FAMILY LLC, Sheila Hanson Pierce, Manager 6/24/2026
 DocuSigned by: _____
 PIERCE FAMILY LLC, Sheila Hanson Pierce, Manager Date

Seller _____ Date _____

Seller _____ Date _____
 DocuSigned by: _____ 6/18/2026
 Bonnie Ray
 Agent Bonnie Ray, Mia Thompson Date



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SURVEY EXCEPTIONS:
NOT ALL CORNERS MARKED WITH SURVEYOR'S ID#
DEED DESCRIPTION NOT PREPARED
REPORT NOT PREPARED



N/F
1ST NATIONAL BANK OF BOSTON
BOOK 1386
PAGE 138

N/F
McILHENRY-THOMPSON PARTNERSHIP
BOOK 2477 PAGE 310

N/F
THE ISLAND FOUNDATION
BOOK 2987
PAGE 308

N/F
SWETZOFF PEABODY
SHELL HEAP TRUST
BOOK 2796 PAGE 388

N/F
THE ISLAND FOUNDATION
BOOK 2987
PAGE 308

N/F
JOHN A. HARRIS IV
BOOK 1821
PAGE 23

PLAN
SHOWING PROPERTY
FOR
BARBARA PIERCE
AT
NORTHEAST HARBOR
MOUNT DESERT
HANCOCK COUNTY, MAINE
OCTOBER 2009 SCALE 1" = 40'
BY EDWARD B. JACKSON

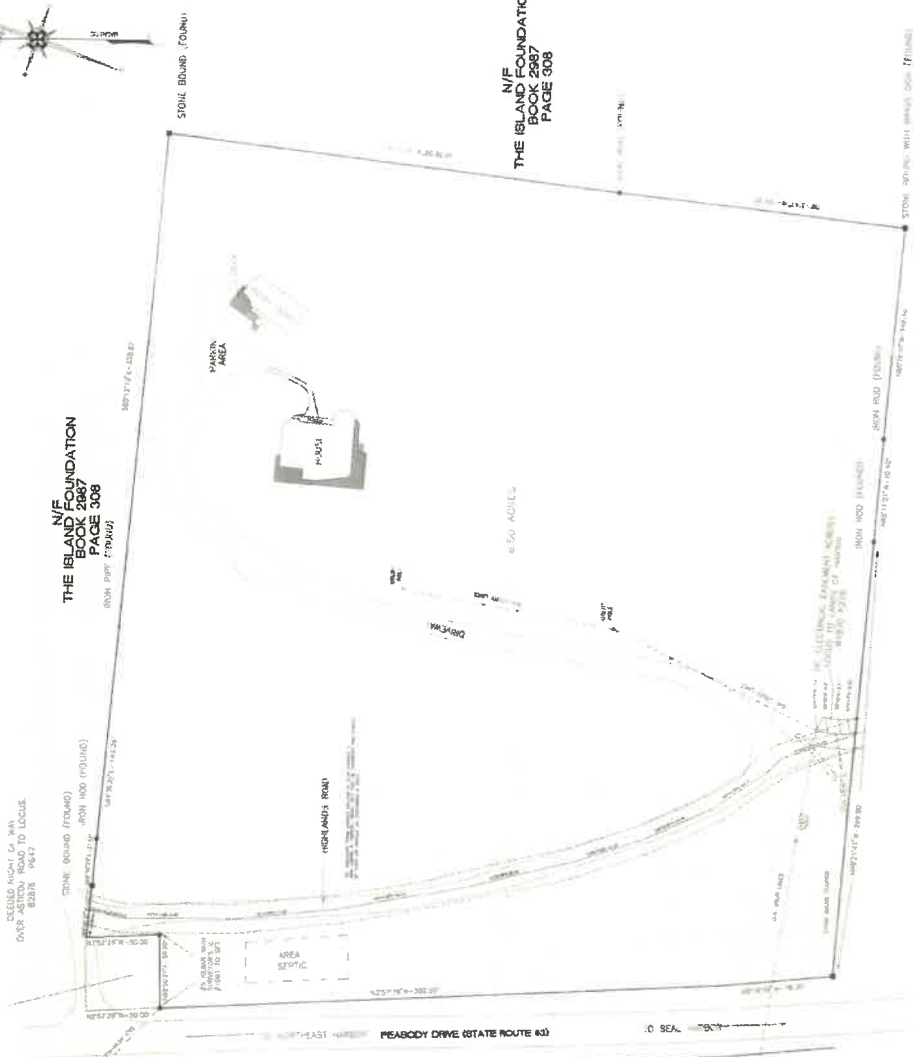
PLS. # 1091

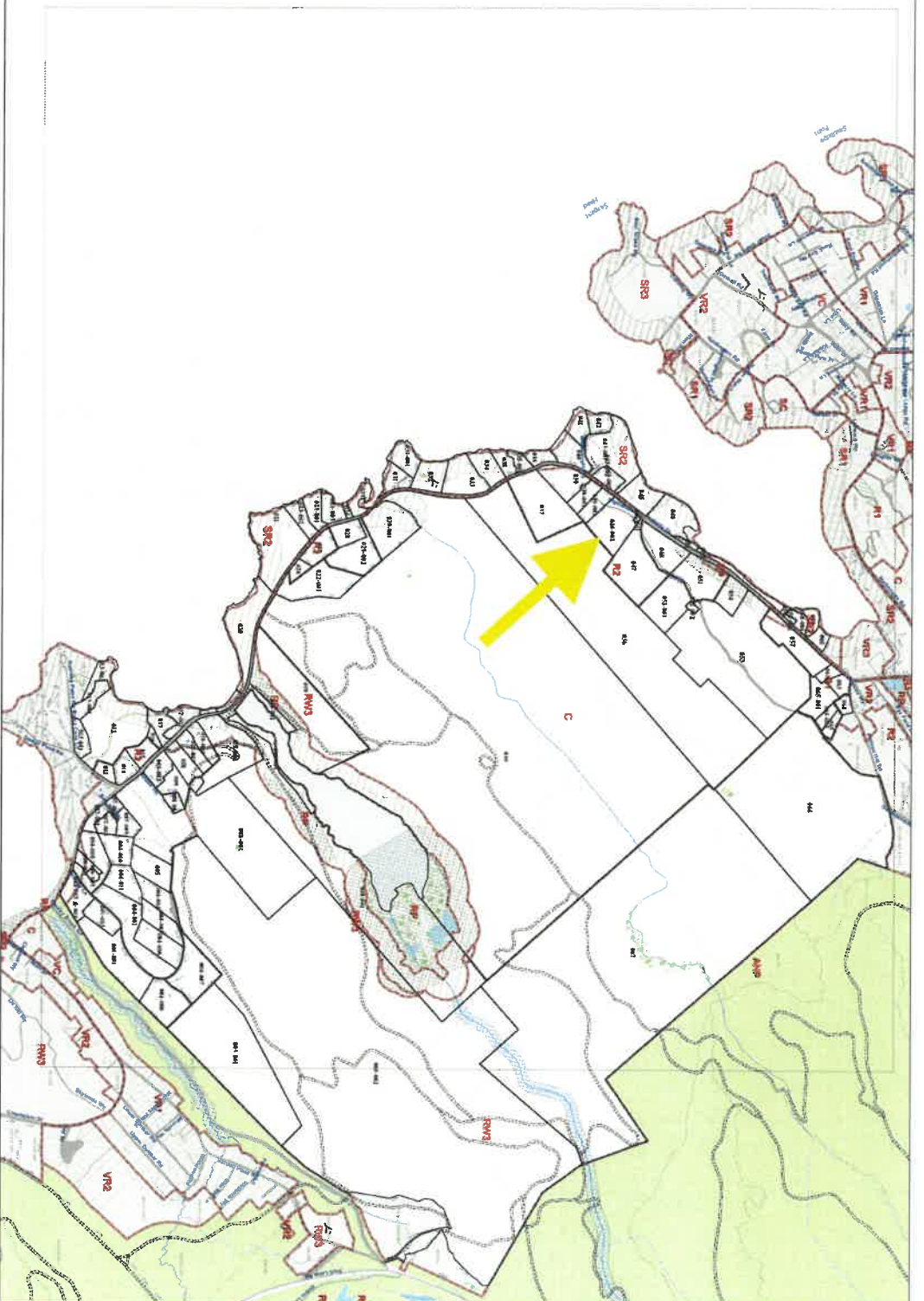
BAR HARBOR, MAINE



STATE OF MAINE
RECORDER'S RECEIPT OF DEED
FILED
AUG 11 2009
RECORDED BY
AUG 11 2009
FILED

PLAN REFERENCES:
PLAN SHOWING PROPERTY AT NORTHEAST HARBOR, MOUNT DESERT, MAINE, A. J. HARRIS IV, BOOK 1821, PAGE 23.
DEED REFERENCES:
DEED OF CONVEYANCE, BOOK 1815, PAGE 180.
DEED OF CONVEYANCE, BOOK 1815, PAGE 180.
DEED OF CONVEYANCE, BOOK 1815, PAGE 180.





Legend

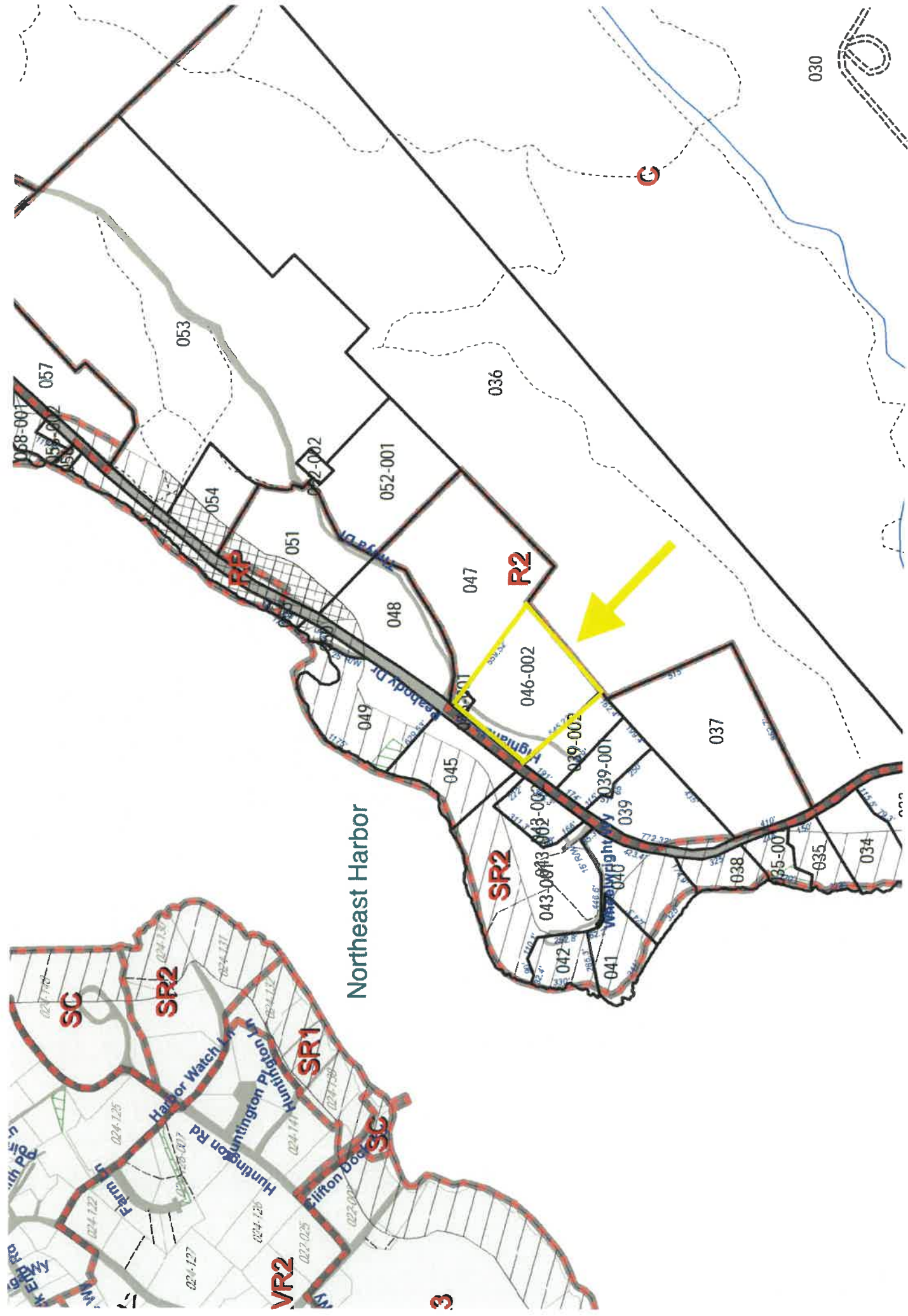
	Parcel Line		Zone Line		Streams		Pervid		Water
	Historic Lot Line		Shoreland Zone		Stream Protection Zone		Intermittent		Wetland

11

Current as of April 1, 2025

Tax Map 3

Disclosure:
This study was not in part paid for by the exhibitors at the Summit at Microsoft. Data used and software programs provided, including various Microsoft and other software programs, were given freely. Microsoft has been paid to prepare the Microsoft logo, but the Summit at Microsoft does not advertise this as a source of property and intellectual rights. The exhibitors at the Summit, or the Summit itself, are not responsible for the content of the articles or the use of the Summit logo. The exhibitors at the Summit are not responsible for the content of the articles or the use of the Summit logo.



Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	VR1	VR2	R1	R2
DIMENSIONS see Notes (b) (h')				
MINIMUM LOT AREA: A. with public sewer B. without public sewer. C. Cluster Subdivision w/sewer* D. Cluster Subdivision w/o sewer* E. Workforce Subdivision* * see Note (k)	10,000 sq ft 1 acre 5,000 sq ft 20,000 sq ft State Minimum	20,000 sq ft 1 acre 10,000 sq ft 20,000 sq ft State Minimum	1 acre 1 acre 20,000 sq ft 20,000 sq ft State Minimum	2 acres 2 acres 1 acre 1 acre State Minimum
MINIMUM WIDTH OF LOTS: Shore Frontage	N/A	N/A	N/A	N/A
SETBACKS FROM: normal high water line of a water body (stream), tributary stream or upland edge of a wetland Great Ponds public or private road* property lines** * see Note (c)* ** see Note (d)	75 ft N/A 20 ft 10 ft	75 ft N/A 30 ft 15 ft	75 ft N/A 30 ft 15 ft	75 ft N/A 30 ft 25 ft
MAXIMUM LOT COVERAGE	40%	40%	40%	40%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	20 ft	20 ft	20 ft	20 ft

Continued...

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**





Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3881
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
***Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.***

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name
on behalf of **The Knowles Company**
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.*