PROPERTY DISCLOSURE

(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 212 Garland St., Bangor, ME

	SECTION I. UNDERGROUND STORAGE TANKS
To the bes	st of Seller's knowledge (check one):
	No underground storage facility for the storage of oil or petroleum products exists on the premises.
	An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No The underground facility has has not been abandoned in place.
	SECTION II. HAZARDOUS MATERIALS
representa described	to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no ations regarding current or previously existing known hazardous materials on or in the Real Estate above, except as follows:
Buyer is e	(attach additional sheets as necessary) encouraged to seek information from professionals regarding any specific hazardous material issue or
	SECTION III. MATERIAL DEFECTS
	defects pertaining to the physical condition of the property: LANDA Owners had an assessment of rooz-Inspector put the on one portion of rooz to prevent reaking 2019- have not had any leaking.
	(attach additional sheets as necessary)
	ge 1 of 2 Buyer Initials Seller Initials Seller Initials MLAMBER, LLC dford Co., Realtors, 417 Main Street Bangor ME 04401 Phone: 207.947.6788 Fax: 207.941-9866 MILAMBER, LLC Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

SECTION IV. ROAD MAINTENANCE Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public If No, who is responsible for maintenance? Road Association Name (if known): The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

MILAMBER, LLC

Seller

The undersigned hereby	acknowledge	receipt of this	Property	Disclosure	prior to	the preparation	of an	offer	to
purchase the Real Estate.									

Date

Buyer		Date	Buyer	Date
Buyer	3	Date	Buyer	Date



MILAMBER, LLC

Seller

Date

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OFFICIAL OFFICIAL
COPY

COPY

DEED OF SALE BY PERSONAL REPRESENTATIVES (TESTATE)

PATRICK DAVID LAWLER Of 16 Logans Run, Hollis Maine 04042 and APRIL A N LYNN PRATT of 197 Center Drive, Orrington, Maine 04474 duly appointed and acting Co-Pergonal Prepresentatives of theoEstate of David Bruce Lawler, deceased (testate) as shown by the probate records of Penobscot County, Maine (Docket #2018-461), and certifying that they have not given notice of the sale as required by 18-A M.R.S.A. Section 3-711, as the Personal Representatives are the Sole Devisees of the Estate of David Bruce Lawler, by the power conferred by the Probate Code and every other power, grant to MILAMBER LLC, a Maine limited liability company with a place of business at 49 Main Street, Bangor, Maine 04401, two certain lots or parcels of land with the buildings and improvements thereon, "as is, where is" in Bangor, County of Penobscot, State of Maine, bounded and described as follows:

FIRST PARCEL: Beginning at a point where the Easterly sideline of Birch Street intersects the Northerly sideline of Garland Street; thence along said sideline of Garland Street Forty (40) Feet, more or less, to the Southwest corner of land now or formerly of William Apotheker, as described in a deed to said Apotheker, dated November 16, 1950, and recorded in the Penobscot County Registry of Deeds, Book 1323, Page 324; thence northerly along the westerly bound of said land of Apotheker Ninety-Five (95) Feet, more or less, to a bolt set at the intersection of said bound of Apotheker and the southerly bound of land now or formerly of Louis and Betty Elias; thence westerly along said bound of Elias Forty (40) Feet, more or less, to said sideline of Birch Street at the Southwest corner of said land of Elias; thence southerly along said sideline of Birch Street Ninety-Five (95) Feet, more or less, to the point of beginning.

SECOND PARCEL: A certain lot or parcel of land, with the buildings thereon, and bounded and described as follows, viz: Beginning at a point on the northerly line of said Garland Street Forty (40) Feet easterly from the easterly line of Birch Street; thence easterly on and by said line of Garland Street Ninety-Two (92) Feet, more or less, to the easterly line of land conveyed to Philip O. Jarvis and Pearl C. Jarvis by Grace C. Ridley by deed dated June 2, 1948, recorded in the Penobscot Registry of Deeds in Vol. 1286, Page 208; thence in a generally northerly direction in the easterly line of land deeded to Philip O. Jarvis and Pearl

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C. Jarvis as at diesaid Ninety-Five (95) AF let to the northeasterly corner of fitte premises geeded to OPHE HEPIOC Jarkis and Pearl C. Jarvis aforesaid; thence westerly on end by the northerly line of land deeded to the said Jarvises as aforesaid Ninety-Two (92) Feet, more or less, to a bolt Forty (40) Feet from the easterly line of Birch Street; thence southerly parallel with Birch Street Forty (40) Feet distant easterly therefood Ninety-Five (95) Feet to the goint begun fit L. OFFICIAL

Also conveyed hereby are all rights, easement, and privileges appurtenant to the granted premises.

Being the same premises conveyed to David B. Lawler by deed of David Dunbar, Trustee of the R.W. Trust, dated March 23, 2000, recorded in Penobscot Registry of Deeds, Book 7316, Page 127.

IN WITNESS WHEREOF, the undersigned have signed this deed as an instrument under seal this day of July, 2019.

Witness:

ESTATE OF DAVID BRUCE LAWLER

Patrick David Lawler

Co-Personal Representative

April Lynn Pratt Co-Personal Representative

STATE OF MAINE

COUNTY OF PENOBSCOT, SS. Cumberland (val)

HARISTIAN MA

2022 MAINE ARY PUBLISHING July 3/, 2019

Personally appeared the above named Patrick David Lawler and April Lynn Pratt, Co-Personal Representatives of the Estate of David Bruce Lawler, and acknowledged the foregoing instrument to be their free act and deed in said capacity.

Before me,

Notary Public-Attorney at Law Printed Name:

Kelly Christian Sullivan

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C. Jarvis as aforesaid Ninety-Pave (95) Feet to the northeasterly corner of the Primises deeded to PhiCip C. Jarvis and Pearl C. Jarvis aforesaid; thence westerly on and by the northerly line of land deeded to the said Jarvises as aforesaid Ninety-Two (92) Feet, more of less, to a bolt Forty (10) Feet from the easterly line of Birch Nitreet; thence southerly Apallallel with Birch Street Forty (40) Feet distant easterly therefrom Minety-Five (95) Feet to the point begun at.

Also conveyed hereby are all rights, easement, and privileges appurtenant to the granted premises.

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ESTATE OF DAVID BRUCE LAWLER

Patrick David Lawler Co-Personal Representative

April Lynn Pract

Co-Personal Representative

STATE OF MAINE COUNTY OF PENOBSCOT, ss.

July 315+, 2019

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Before me,

Notary Public-Attorney at Law

Printed Name:

Maine Real Estate Transfer Tax Paid

Susan F. Bulay, Register Penobscot County, Maine



Bangor 2020

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7/26/2019

Map Lot 053-112		Account 9227	Location	Location 212 GARLAND ST	Card
Occupancy Code	68 Service & Repair Garage 62 Industrial: Avg Storage	62 Industrial: Avg Storage			
No. of Dwelling Units	0	0			
Building Class/Quality	3 Masonry	3 Masonry			
1.Steel 1.Low Cost 2 Average	2 Average	2 Average			





Perimeter Units/FI Heating/Cooling

Ground Floor Area Stories/Height

2,209

527

14 Hot Water 188

11.Elec BB 12.Elec Wa 13.FWA 14.HW 15.Space

19.Wall/Fl 20.HeatCoo 21.Package 22.W/C Air 23.H/C Wat 24.HeatPum 25.Indiv H 26.HVAC

Entrance Code

16.Steam w 17.Steam N

2.C Block 3.Concrete 4.Wood

6.Compos 7.Al/Vinyl 8.Steel 9.Other

1.Br/St

Exterior Walls

9 Other

9 Other 1.00

1.00

5.Stucco/E

5.Rigid Frm Grade Factor

4.Wood Frm 3.Masonry 2.Rein Conc

Excellent 3.Good

1.Low Cost 2.Average

Date Inspected

5.Above Ave
Physical % Good
Functional % Good
Economic % Good

100

00 0

1.Owner
2.Relative
3.Tenant
4.Agent
5.Estimate

6.0ther 7.Ext /St

18.Vent
Year Built
Year Remodeled
Condition
1.Poor

1996 5 Above Average

9 Same 1954

5.Est Information Code 4.Vacant 2.Refusal

Informed 1.Interior

6.Reviewed 7. 8. 9.

1954

2.Fair

7.Very Good 8.Excellent

6.Good

4.Average 3.Below Ave

9.Same

% %	% %	0% %	9% %	% %	9% %	9% %	0% %	% %	14 Frame Shed 1991 128 1 100 2 50 % 100 %	Type Year Units Grade Cond Phys. Funct. S	Additions, Outbuildings & Improvements
										Sound Value	
29.Finished Attic	28.Unfinished Att	25.1SMa Overnang	25.Masonry Bay Wi	24.Masonry Shed	23.Masonry Garage	21. Upen Mason Por	6.	5.	.4.	3 5	1.



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																			Date Insp.	,	Date					•																										ACCOUNT 922/
3.Agent/MH B	2.Seller	1.Buyer	Verified	טיו טויכנוסטען	3 Foreriose/	2.Related	1.Valid Arms	validity	Validity	3.Assumed	2.FHA/VA	T'COLINGIL	Comment	Financing	5.auiiding	2.100	T.Lairo	1 222	edv∑ eleS	Price	Sale Date			Traffic Flow District	11+ District	7	3.Gravel	2.Semi Imp	1.Paved	Street 1F	7,0000	2 Comor	2.Water	1 Public		Utilities 1 Alf	3.Below St	2.Above St	1.Level		Topography 1	Secondary Zone		Zone/Land Use	Y Coordinate	A COOLUMNIA	X Coordinate	Tree Growth Year		Neighborhood	<u>-</u>	רטרמנוטו
6.Pub Rec	5.None	4.Other	6 Public Record	do docume	6 Accemb	5.Solit	4.Distress	•	J	6.Cash	5. Private	1.Jalla	A Callar	9 Unknown	D.L. O. PIONO	S,MOHO	T Noted	2	2 Land & Buildings				Sale Data	strict			6.Paved ROW	5.None	4,Proposed	1 Paved	0.140	6 None	5.Septic	4.Well	1	1 All Public	6.Low	5.Steep	4.Rolling		1 Level	e 22 & USD		11 Orban Res Dist 1				ear o		50 Neighborhood 50	Property Data	
9.Family	8.MLS	7.Lender	ā	or conc.	g Other	8 Exempt	7 Partial In			9.Unknown	8.Other		7 EMUA		.4	· .	• :	7 (dinas		6/20/2018	Т	2	2	c	,	9.	ċο	7.		c.i.e	O None	8	7.Cess PI			9.Dry	8.Wet	7.Swampy					es DISC 1	2610	11111	3260			100d 50	ata	714 (71/15/17)
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7/26/2019

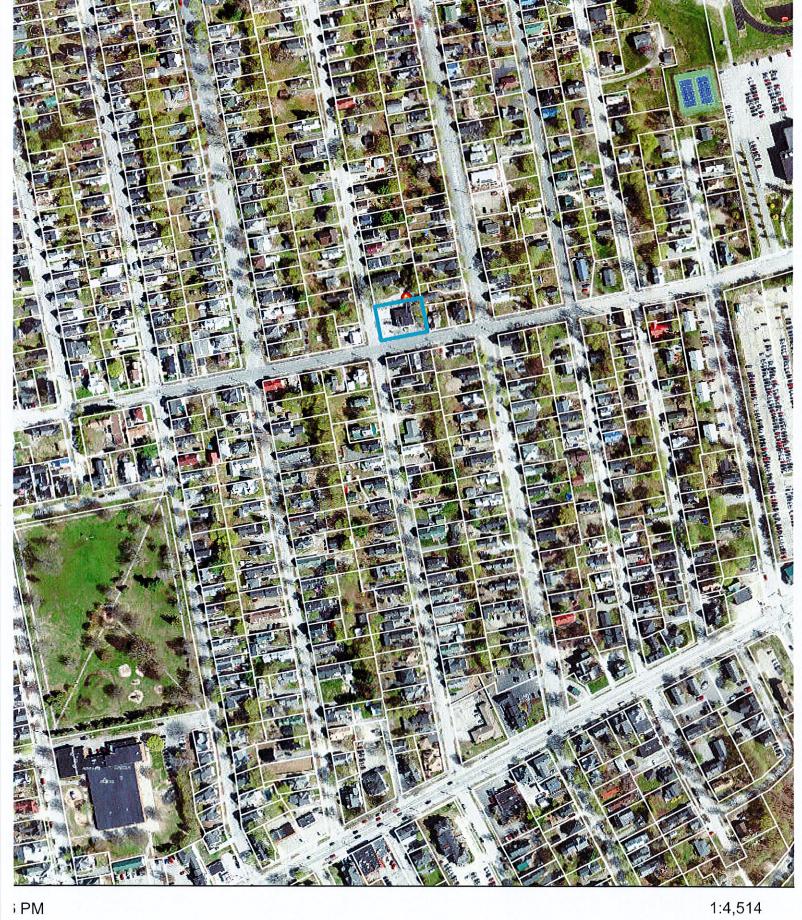
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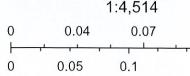
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212 Garland Street, Bangor

Map: 54 Lot: 112







212 Garland St. - Expenses

Bangor Natural Gas	
9/19/2020	33.51
10/19/2020	36.21
11/19/2020	152
12/19/2020	287.92
Emera	
10/7/2020	150.81
11/7/2020	90.09
12/7/2020	87.48
1/7/2020	77.6
Bangor Water	
10/10/2020	14.99
1/10/2020	59.13
Bangor Sewer	
10/11/2020	44.3
1/11/2020	124.5
Pine Tree Waste	
9/1/2020	95
10/1/2020	62.49
11/1/2020	62.49
12/1/2020	62.49
1/1/2020	62.49
Security System	
10/10/2020	33
11/10/2020	33
12/10/2020	33
1/10/2020	33