

**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 best 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**

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

None known

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

**SECTION III. MATERIAL DEFECTS**

Material defects pertaining to the physical condition of the property:

None known. Owners had an assessment of roof. Inspector put a patch on one portion of roof to prevent leaking. - 2019- They have not had any leaking.

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials \_\_\_\_\_

Seller Initials LML JH

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

**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 has a right to pass?.....  Yes  No  Unknown

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.

Lisa M. Lusera 2/5/20  
Seller Date  
MILAMBER, LLC

[Signature] 2/6/20  
Seller Date  
MILAMBER, LLC

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

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

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date



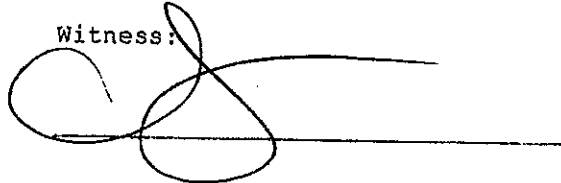
N O T N O T

C. Jarvis as aforesaid Ninety-Five (95) Feet to the northeasterly corner of the premises deeded to Philip 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 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 therefrom Ninety-Five (95) Feet to the point begun at.

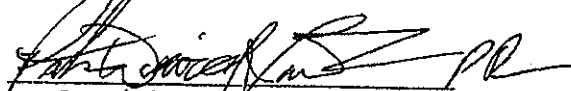
Also conveyed hereby are all rights, easement, and privileges appurtenant to the granted premises.

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 31<sup>st</sup> day of July, 2019.

Witness: 

ESTATE OF DAVID BRUCE LAWLER

  
Patrick David Lawler  
Co-Personal Representative

April Lynn Pratt  
Co-Personal Representative

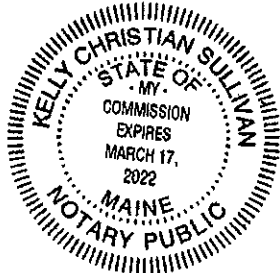
STATE OF MAINE  
COUNTY OF PENOBSCOT, ss.

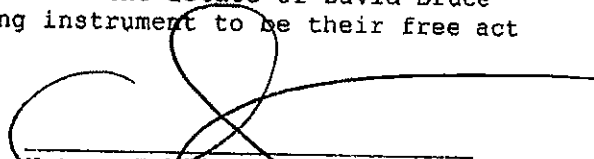
*Cumberland* (circled)

July 31, 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

N O T  
A N

N O T  
A N

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ESTATE OF DAVID BRUCE LAWLER

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Patrick David Lawler  
Co-Personal Representative

*April Lynn Pratt*

April Lynn Pratt  
Co-Personal Representative

STATE OF MAINE  
COUNTY OF PENOBSCOT, ss.

July 31<sup>st</sup>, 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,

*Alexis Scott*  
Notary Public-Attorney at Law  
Printed Name:

Maine Real Estate  
Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine



Occupancy Code	68 Service & Repair Garage	62 Industrial: Avg Storage	
No. of Dwelling Units	0	0	
Building Class/Quality	3 Masonry	3 Masonry	
1. Steel	2 Average	2 Average	
2. Rein Conc			
3. Masonry	3. Good		
4. Wood Firm	4. Excellent		
5. Rigid Firm			
Grade Factor	1.00	1.00	
Exterior Walls	9 Other	9 Other	
1. Br/St			
2. C Block	7. Al/Vinyl		
3. Concrete	8. Steel		
4. Wood	9. Other		
5. Stucco/E			
Stories/Height	1 16	1 7	
Ground Floor Area	2,209	527	
Perimeter Units/FI	188	0	
Heating/Cooling	14 Hot Water	0	
11. Elec B8	19. Wall/FI		
12. Elec Wa	20. HeatCoo		
13. FWA	21. Package		
14. HW	22. W/C Air		
15. Space	23. H/C Wat		
16. Steam w	24. HeatPum		
17. Steam N	25. Indiv H		
18. Vent	26. HVAC		
Year Built	1954	1954	
Year Remodeled	1996	0	
Condition	5 Above Average	9 Same	
1. Poor	6. Good		
2. Fair	7. Very Good		
3. Below Ave	8. Excellent		
4. Average	9. Same		
5. Above Ave			
Physical % Good	0	0	
Functional % Good	100	0	
Economic % Good	100	100	



- Entrance Code
- 1. Interior
  - 2. Refusal
  - 3. Informed
  - 4. Vacant
  - 5. Est
  - 6. Reviewed
  - 7.
  - 8.
  - 9.
- Information Code
- 1. Owner
  - 2. Relative
  - 3. Tenant
  - 4. Agent
  - 5. Estimate
  - 6. Other
  - 7. Ext / St
  - 8.
  - 9.

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys. %	Funct. %	Sound Value
14 Frame Shed	1991	128	1 100	2	50 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot 053-112

Account 9227

Location 212 GARLAND ST

Card 1 Of 2 7/26/2019

LAWLER, DAVID B HEIRS OF  
 C/O APRIL PRATT PERSONAL REP  
 281 HAMMOND STREET  
 BANGOR ME 04401  
 USA  
 B7316P127 B14846P335  
 Previous Owner  
 LAWLER, DAVID B  
 281 HAMMOND STREET  
 BANGOR ME 04401  
 Sale Date: 5/08/2018

Property Data	
Neighborhood	50 Neighborhood 50
Tree Growth Year	0
X Coordinate	3260
Y Coordinate	5610
Zone/Land Use	11 Urban Res Dist 1
Secondary Zone	22 & USD
Topography	1 Level
1. Level	4. Rolling 7. Swampy
2. Above St	5. Steep 8. Wet
3. Below St	6. Low 9. Dry
Utilities	1 All Public
1. Public	4. Well 7. Cess Pl
2. Water	5. Septic 8.
3. Sewer	6. None 9. None
Street	1 Paved
1. Paved	4. Proposed 7.
2. Semi Imp	5. None 8.
3. Gravel	6. Paved ROW 9.
TIF District	0
Traffic Flow District	2

Inspection Witnessed By:  
 X

No./Date	Description	Date Insp.

Sale Data	
Sale Date	6/20/2018
Price	
Sale Type	2 Land & Buildings
1. Land	4. Other 7.
2. L & B	5. Moho 8.
3. Building	6. L & Moho 9.
Financing	9 Unknown
1. Convent	4. Seller 7. FHMA
2. FHA/VA	5. Private 8. Other
3. Assumed	6. Cash 9. Unknown
Validity	2
1. Valid Arms	4. Distress 7. Partial In
2. Related	5. Split 8. Exempt
3. Foreclose/	6. Assemb 9. Other
Verified	6 Public Record
1. Buyer	4. Other 7. Lender
2. Seller	5. None 8. MLS
3. Agent/MH B	6. Pub Rec 9. Family

Assessment Record				
Year	Land	Buildings	Exempt	Total
2019	27,800	107,800	0	135,600

Land Data					
Front Foot	Type	Effective		Influence	
		Frontage	Depth	Factor	Code
11. Regular Lot	11	132	95	100 %	0
12.					
13. Rear Land					
14. Delta Triangle					
15. Mable Triangle					
Square Foot		Square Feet		Acres	
16. Regular Lot				%	
17. Secondary Lot				%	
18. Condominium				%	
19. Square Foot				%	
20. Sound Value				%	
Fract. Acre		Acreage/Sites		Acres	
21. Homeste (Fract				%	
22. Baselet (Fract				%	
23. (Fract)				%	
Acres					
24. Homeste				%	
25. Baselet				%	
26. Right of Way -				%	
27. Condo/PUD/PD				%	
28. Mobile Home De				%	
29. Mobile Home Un				%	

Notes:

Bangor 2020	
Total Acreage	0.29
1. Unimproved	
2. Excess Frontage	
3. Topography	
4. Size/Shape	
5. Mils/Improvement	
6. Restriction	
7. Corner Influ	
8. View/Environment	
9. % Share	
Acres	
30. Common Land	
31. Right of Way	
32.	
33.	
34. Rear Land #2	
35. Kenduskeag Sp/	
36. Former Paper S	
37. Secondary	
38. Frontage	
39. Rear Land #1	
40. Acres	
41. Wasteland	
42. TG Softwood	
43. TG Mixed Wood	
44. TG Hardwood	
45. Farm/Open	
46. Resource Prot	

Map Lot 053-112

Account 9227

Location 212 GARLAND ST

Card 2 Of 2 7/26/2019

**Bangor 2020**

Occupancy Code	63 Industrial: Mezzanine	0
No. of Dwelling Units	3 Masonry	0
Building Class/Quality	1.Low Cost	
1.Steel	2.Average	
2.Rein Conc	3.Good	
3.Masonry	4.Excellent	
4.Wood Frm		
5.Rigid Frm		
Grade Factor	1.00	
Exterior Walls	9 Other	
1.Br/St	6.Compos	
2.C Block	7.Al/Vinyl	
3.Concrete	8.Steel	
4.Wood	9.Other	
5.Stucco/E		
Stories/Height	1	7
Ground Floor Area	527	
Perimeter Units/Ft	0	
Heating/Cooling		
11.Elec B8	19.Wall/Ft	
12.Elec Wa	20.HeatCoo	
13.FWA	21.Package	
14.HW	22.W/C Air	
15.Space	23.H/C Wat	
16.Steam w	24.HeatPum	
17.Steam N	25.Indiv H	
18.Vent	26.HVAC	
Year Built	1954	
Year Remodeled	0	
Condition	5 Above Average	
1.Poor	6.Good	
2.Fair	7.Very Good	
3.Below Ave	8.Excellent	
4.Average	9.Same	
5.Above Ave		
Physical % Good	0	
Functional % Good	100	
Economic % Good	100	



Entrance Code	1.Interior	6.Reviewed
	2.Refusal	7.
	3.Informed	8.
	4.Vacant	9.
	5.Est	
Information Code	1.Owner	6.Other
	2.Relative	7.Ext /St
	3.Tenant	8.
	4.Agent	9.
	5.Estimate	

**Additions, Outbuildings & Improvements**

Date Inspected

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.
					%	%	2.
					%	%	3.
					%	%	4.
					%	%	5.
					%	%	6.
					%	%	21.Open Mason For
					%	%	22.Endl Mason Por
					%	%	23.Masonry Garage
					%	%	24.Masonry Shed
					%	%	25.Masonry Bay Wl
					%	%	26.15Ma Overhang
					%	%	27.1/2S Brck Add
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

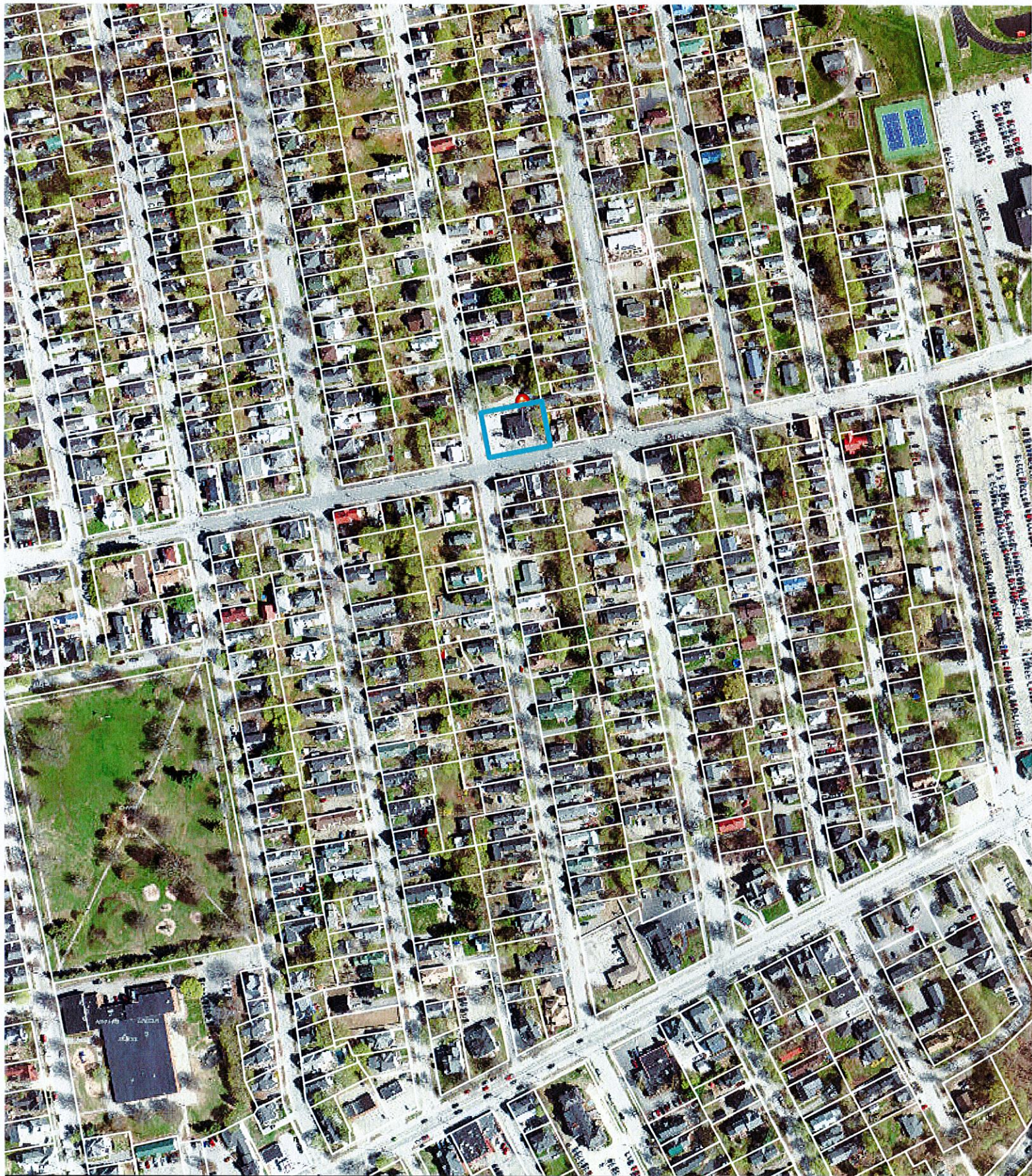




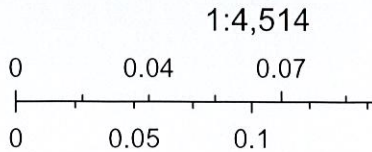
# 212 Garland Street, Bangor

Map: 54 Lot: 112





6 PM



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