

PROPERTY LOCATED AT: 58 Portland St #4, Portland, ME 04101-2974

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? N/A~~

~~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: None

Source of Section I information: Seller and previous owner's disclosure

Buyer Initials _____

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Seller Initials ^{DS} NC _____

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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:~~ N/A

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: N/A

Tank Size: 500 Gallon 1000 Gallon Unknown Other: N/A

Tank Type: Concrete Metal Unknown Other: N/A

Location: N/A OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

N/A

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

Leach Field: Yes No Unknown

If Yes, Location: N/A

Date of installation of leach field: _____ Installed by: N/A

Date of last servicing of leach field: _____ Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

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

N/A

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: **Seller and previous owner's disclosure**

Buyer Initials _____

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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 | Rinnai space heater | Baseboard | * | * |
| Age of system(s) or source(s) | Unknown | Unknown | * | * |
| TYPE(S) of Fuel | Natural Gas | Electric | * | * |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | Unitil Does not use | Part of Power Bill \$74-\$125/month | * | * |
| Name of company that services system(s) or source(s) | NONE | NONE | * | * |
| Date of most recent service call | NONE | NONE | * | * |
| Malfunctions per system(s) or source(s) within past 2 years | None known | None known | * | * |
| Other pertinent information | None | None | * | * |

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

Comments: **None**

Source of Section III information: **Seller and previous owner's disclosure**

SECTION IV - HAZARDOUS MATERIAL

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

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

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What materials are, or were, stored in the tank(s)?
Have you experienced any problems such as leakage: Yes No Unknown

Comments: **No known storage tanks exist on property.**

Source of information: **Seller and previous owner's disclosure**

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: **None known or disclosed in prior owners' disclosures.**

Source of information: **Seller and previous owner's disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If Yes: Date: **N/A** By: **N/A**
Results: **N/A**
If applicable, what remedial steps were taken? **N/A**
Has the property been tested since remedial steps? Yes No Unknown
Are test results available? Yes No

Results/Comments: **No known tests performed**

Source of information: **Seller and previous owner's disclosure**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If Yes: Date: **N/A** By: **N/A**
Results: **N/A**
If applicable, what remedial steps were taken? **N/A**
Has the property been tested since remedial steps? Yes No Unknown
Are test results available? Yes No

Results/Comments: **Public water supply**

Source of information: **Seller and previous owner's disclosure**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **None known**

Source of information: **Seller and previous owner's disclosure**

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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: **Some cracking, peeling or flaking paint may be found in some areas.**

Source of information: **Seller and previous owner's disclosure**

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: **Seller and previous owner's disclosure**

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: **Parris to Portland Condominium By-Laws, Rules, Declaration**

Source of information: **Association docs, Seller and previous owner's disclosure**

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: **Seller and previous owner's disclosure**

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Seller Initials  _____

PROPERTY LOCATED AT: **58 Portland St #4, Portland, ME 04101-2974**

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: **23005C0692F** Year: **6/20/2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller and previous owner's disclosure**

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Seller Initials MS

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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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? 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 known**

Year Principal Structure Built: **1910** What year did Seller acquire property? **2023**

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

Water, moisture or leakage: **2023**

Comments: **Roof leak occurred and caused damage in closet.**

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: **Basement seasonally wet prior to HOA basement project completed 2022**

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

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

Comments: **None known**

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: **None**

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: **None**

Source of Section VII information: **Seller and previous owner's disclosure** ^{DS}

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PROPERTY LOCATED AT: **58 Portland St #4, Portland, ME 04101-2974**

SECTION VIII - ADDITIONAL INFORMATION

Floorplans, Condominium Plan (survey), horizontal boundary, 2026 Tax Bill, By-Laws, Rules and Regs, Declaration of Condominium, Deed (as well as easements for maintaining "wood steps" and parking), assessor online record, FIRMette map and tax map.

Managed by Foreside Management: <https://www.foresidemanagement.com>

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:
James Conte Nov 7, 2025
SELLER DATE SELLER DATE
James Conte

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 Conte (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 58 Portland St #4, Portland, ME 04101-2974

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).
N/A
N/A
- 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).
N/A
N/A
- 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.

| | | | |
|-------|-------|--------------------------------------|-------------|
| _____ | Date | DocuSigned by: <u>James Conte</u> | Nov 7, 2025 |
| Buyer | _____ | Seller <u>James Conte</u> | Date |
| _____ | Date | _____ | Date |
| Buyer | _____ | Seller | Date |
| _____ | Date | _____ | Date |
| Buyer | _____ | Seller | Date |
| _____ | Date | DocuSigned by: <u>Tim Dunham</u> | Nov 7, 2025 |
| Agent | _____ | Agent <u>Tim Dunham 207-407-9707</u> | Date |



CONDOMINIUM ADDENDUM - REALES

To Agreement dated _____, between James Conte ("Seller") and _____ ("Buyer") for property located at 58 Portland St #4, Portland, ME 04101-2974

The Purchase and Sale Agreement is further subject to the following terms:

- 1. Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within 0 (see attached) days;
b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 3 months within 10 days; and
c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within 20 days.
2. Buyer shall have 5 (five) calendar days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents.
3. Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender.
4. Seller represents that condominium association fees in the current amount of \$350.00 are due X monthly quarterly, and include the following:

- Water: X Yes No Unknown
Sewer: X Yes No Unknown
Heat: Yes X No Unknown
Hot Water: Yes X No Unknown
Insurance: (common areas) X Yes No Unknown
Maintenance: (common areas) X Yes No Unknown
Other: snow plowing X Yes No Unknown
Other: composting X Yes No Unknown
Other: trash X Yes No Unknown
Other: Yes No Unknown

Buyer Initials _____ Seller Initials [Signature]

For Property Located At: **58 Portland St #4, Portland, ME 04101-2974**

5. Are there any special assessments known to the Seller? Yes No Unknown

If Yes, explain: **\$135/month for a repair project (balance due is \$6,625)**

6. Buyers are required to pay an entry fee of \$ **ZERO** to the association at closing.

The association fees are payable to **Foreside Management**

at the following address: **175 Brackett Street, Portland, ME 04102**

Buyer Date

Buyer Date

Buyer Date

Buyer Date

DocuSigned by:

James Conte

Seller **James Conte**

Nov 7, 2025

Date

Seller Date

Seller Date

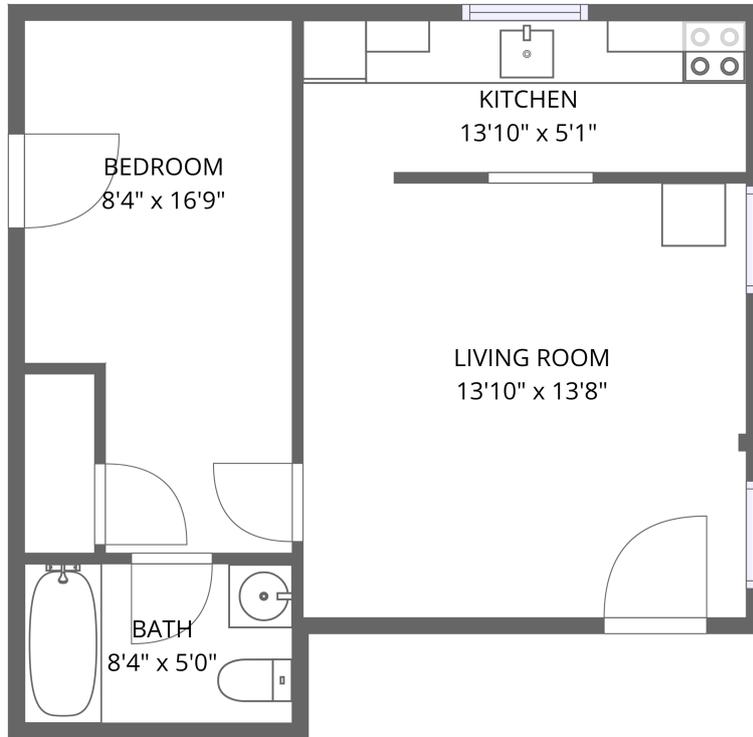
Seller Date

* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.



Home report

58 Portland Street, West Bayside, Portland, Cumberland County, Maine, United States, 04101, 4



FLOOR 1

Total Area: 439 sq. ft

Floor 1: 439 sq. ft

Excluded: Undefined 12 sq. ft, Walls: 0 sq. ft

Property summary

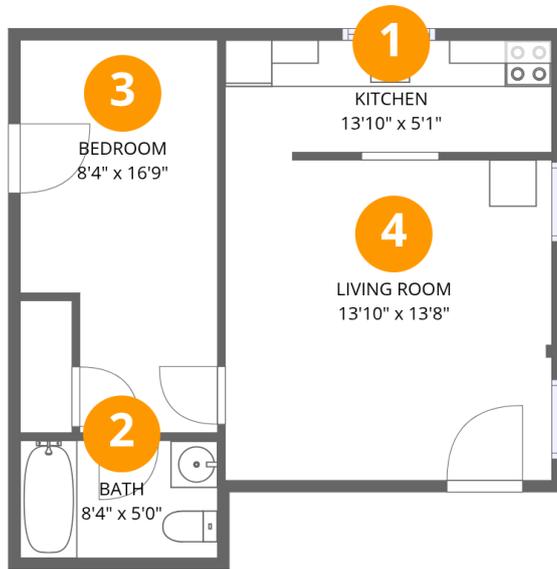
 **1** Floors

 **1** Bedrooms

 **1** Bathrooms

Home report

58 Portland Street, West Bayside, Portland, Cumberland County, Maine, United States, 04101, 4



Room dimensions

Floor 1

Total:439sqft

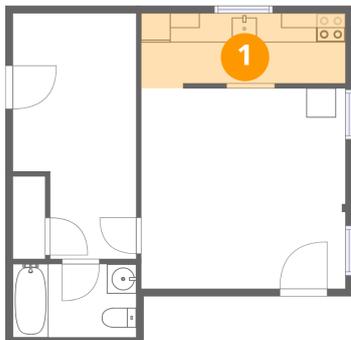
Excluded: 12sqft

| # | | Max Dimensions | sqft | Included |
|---|-------------|----------------|------------|----------|
| 1 | Kitchen | 13'10" x 5'1" | 68 sq. ft | Yes |
| 2 | Bath | 8'4" x 5'0" | 42 sq. ft | Yes |
| 3 | Bedroom | 8'4" x 16'9" | 125 sq. ft | Yes |
| 4 | Living Room | 13'10" x 13'8" | 189 sq. ft | Yes |

Home report

58 Portland Street, West Bayside, Portland, Cumberland County, Maine, United States, 04101, 4

1 Floor 1 - Kitchen



Max Dimensions: 13'10" x 5'1"
Calculated Area: 68 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Bath



Max Dimensions: 8'4" x 5'0"
Calculated Area: 42 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

Home report

58 Portland Street, West Bayside, Portland, Cumberland County, Maine, United States, 04101, 4

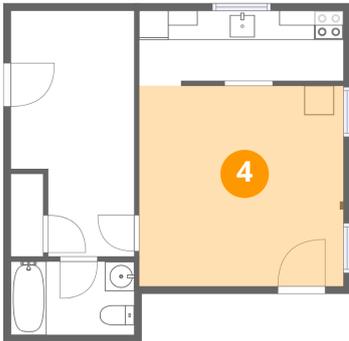
3 Floor 1 - Bedroom



Max Dimensions: 8'4" x 16'9"
Calculated Area: 125 sq. ft
Included: Yes

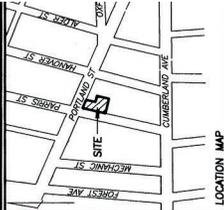
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Living Room



Max Dimensions: 13'10" x 13'8"
Calculated Area: 189 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No



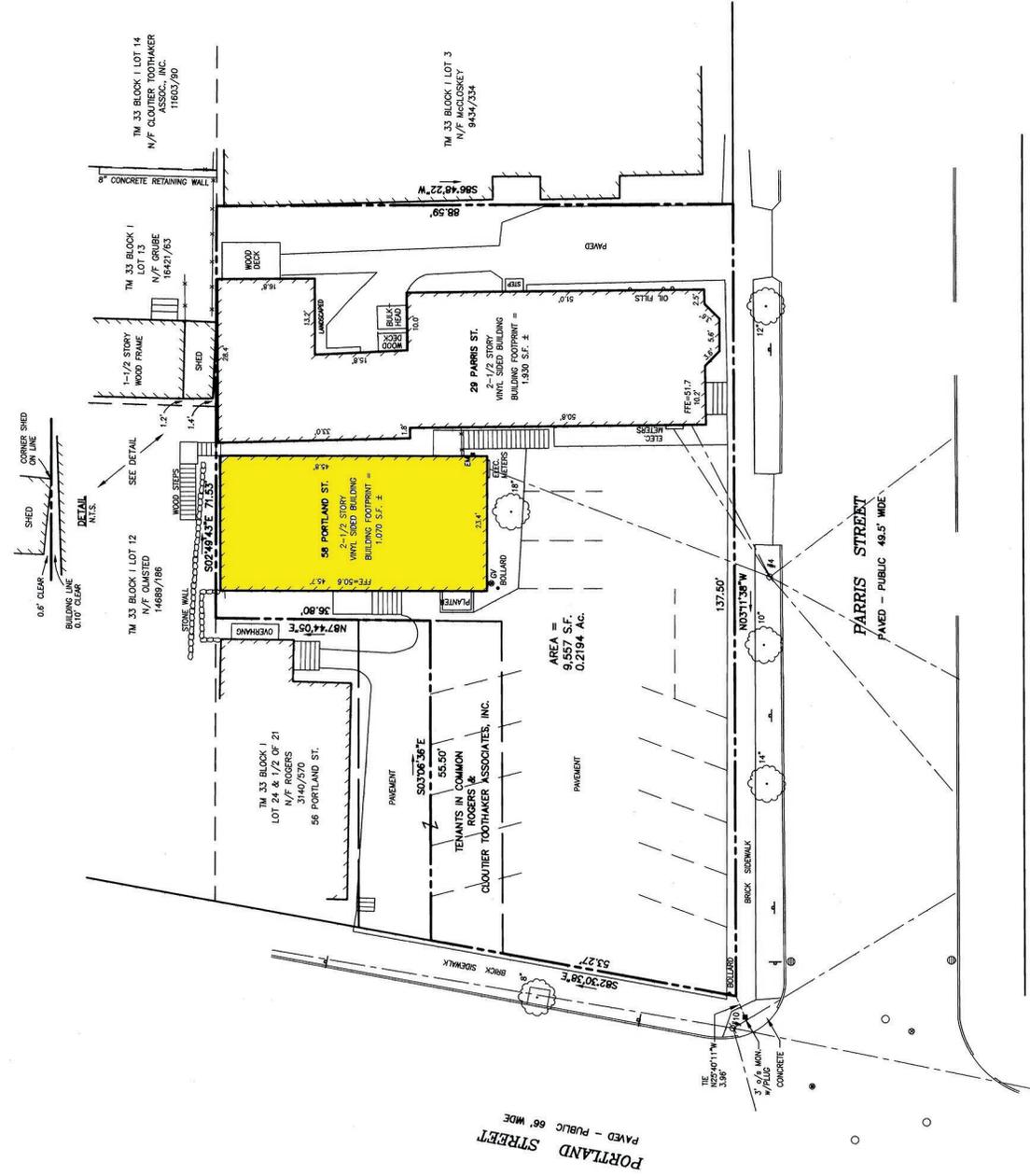
- LEGEND:**
- GRANITE MONUMENT FOUND
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - CONCRETE
 - STONE WALL
 - CURB
 - OVERHEAD UTILITIES

State of Maine, Cumberland SS.
 Registry of Deeds
 at 110 S. State St., Portland, ME 04101
 Plan Book 206, Page 112

"PARRIS TO PORTLAND CONDOMINIUM"
 29 PARRIS STREET & 58 PORTLAND STREET
 PORTLAND, MAINE
 MADE FOR RECORD OWNER

CLOUTIER TOOTHAKER ASSOCIATES, INC.
 P.O. BOX 4271 STATION 1, PORTLAND, MAINE 04101
OWEN HASKELL, INC.
 18 CLARK ST., PORTLAND, ME 04101 (807) 774-9484
 PROFESSIONAL LAND SURVEYORS

| | | | | | |
|-----------|------|---------------|----------|---------|--------|
| Drawn By | EEB | Date | | Job No. | |
| Trace By | JLW | JAN. 17, 2006 | 2005-30P | Drawn | |
| Scale | | | | Sheet | 1 of 2 |
| Block No. | 1029 | | | | |



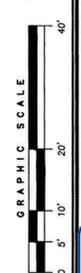
CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND SURVEY AND THAT IT CONFORMS TO THE BOARD OF LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.
 DATE 1/20/06

PLAN REFERENCES:

- "CONDOMINIUM PLAT, 24 HANOVER STREET CONDOMINIUM, #24-28 HANOVER STREET, PORTLAND, MAINE, MADE FOR COLLETTE GRUBE" DATED FEBRUARY 19, 2003 AND REVISED ON AUGUST 31, 2004 BY OWEN HASKELL, INC.
- CITY OF PORTLAND BLUE SHEETS.
- CITY OF PORTLAND'S ASSESSOR'S MAPS.

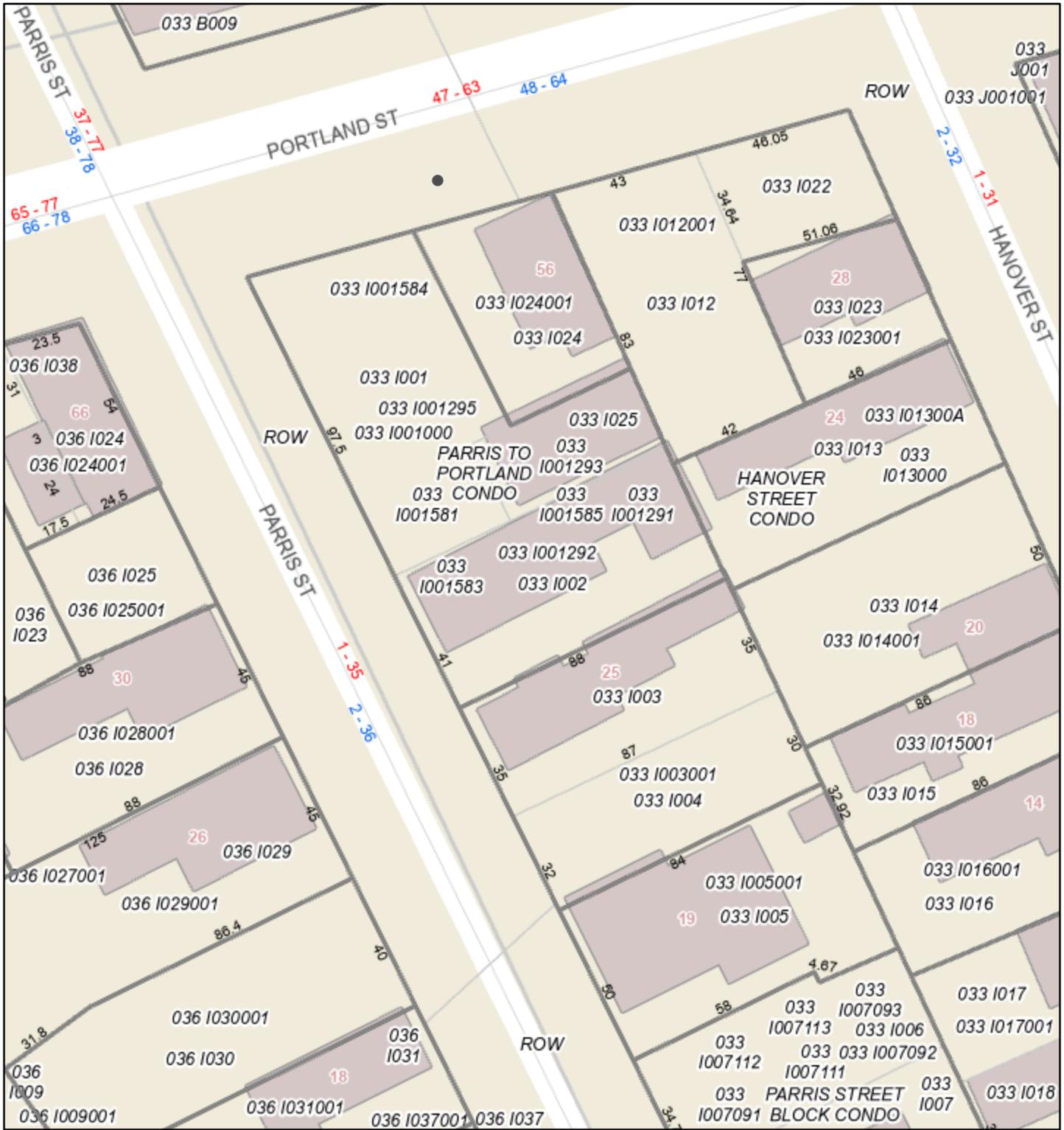
NOTES:

- OWNER OF RECORD IS CLOUTIER TOOTHAKER ASSOCIATES, INC. (C.T.A.), 11125/544, CUMBERLAND COUNTY, REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED ON PLAN REFERENCE 1.
- SUBJECT PROPERTY IS SHOWN AS LOTS 1, 2, 25, AND THE WESTERLY HALF OF 27, BLOCK 1, ON MAP 33 OF THE CITY OF PORTLAND'S ASSESSOR'S OFFICE RECORDS.
- FIELD NOTES FROM THE RECORDS OF H.L. & E.C. JORDAN, AND FOUND MONUMENTS.
- SURVEY PERFORMED UNDER WINTER CONDITIONS.



DS
 N

ArcGIS Web Map

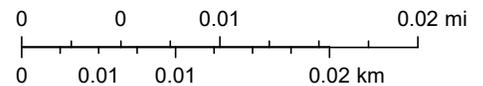


10/29/2025, 6:01:21 PM

tax_parcel

 Tax

1:489



City of Portland, DPS

58 Portland St #4



© All EagleView Technology Corporation

National Flood Hazard Layer FIRMette

70°16'8"W 43°39'41"N



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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, AF
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drain areas of less than one square mile
Zone X₀
- Future Conditions 1% Annual Chance Flood Hazard
Zone X₁
- Area with Reduced Flood Risk due to Levee. See Notes.
Zone X₂
- Area with Flood Risk due to Levee
Zone X₃

OTHER AREAS

- Area of Minimal Flood Hazard
Zone X₄
- Effective LOMR
- Area of Undetermined Flood Hazard
Zone X₅

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

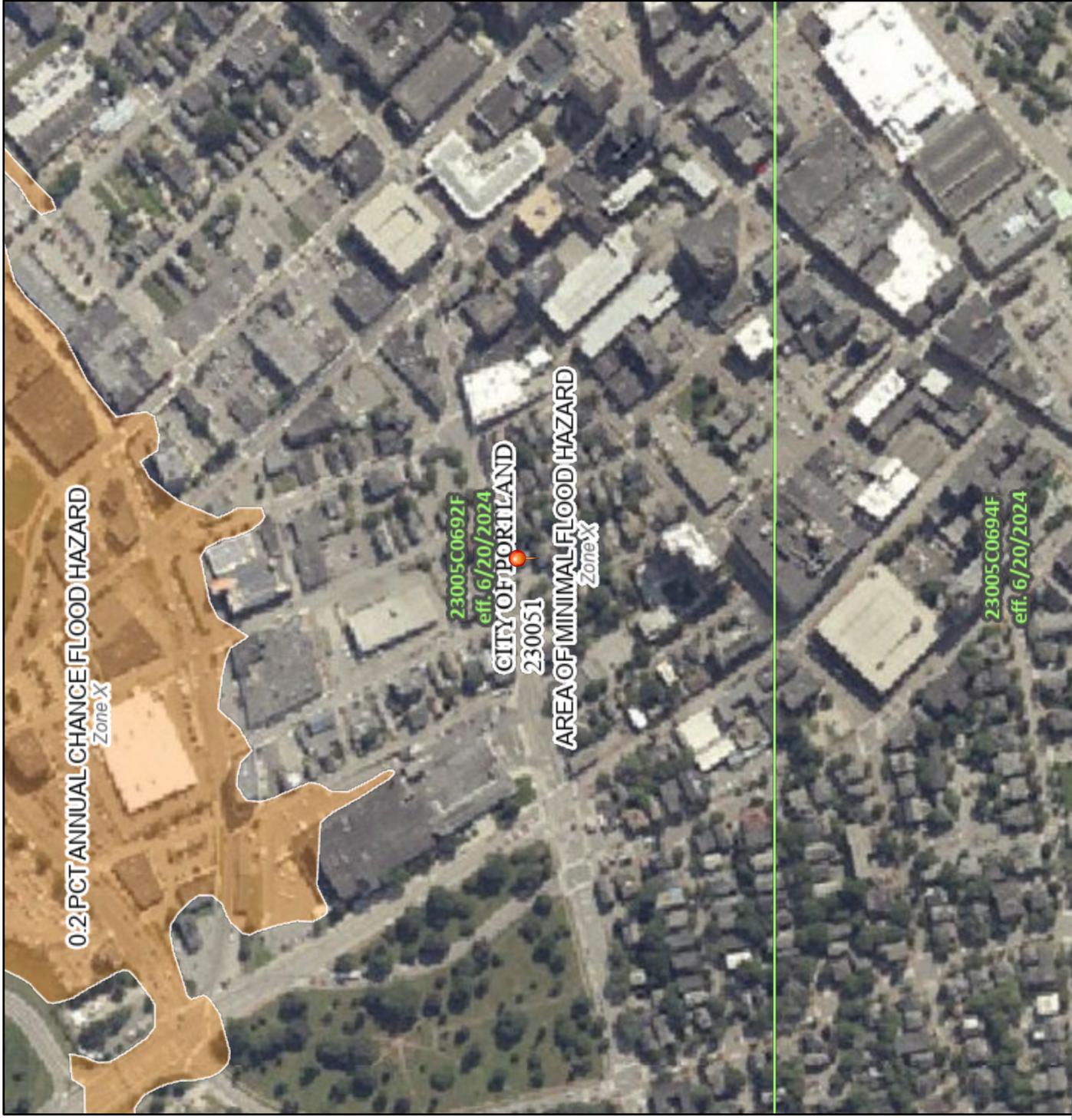
- Digital Data Available
- No Digital Data Available
- Unmapped

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 10/29/2025 at 2:21 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.



70°15'31"W 43°39'15"N

Basemap Imagery Source: USGS National Map 2023

PARID: 033 I001584
 CONTE JAMES

58 PORTLAND ST

Parcel

| | |
|---------------------|---|
| Parcel ID | 033 I001584 |
| Property Location | 58 PORTLAND ST |
| Unit | 584 |
| Living Unit | 1 |
| Land Use Code | 10 - CONDOMINIUMS |
| | Verify legal use with the Zoning Office |
| Land Area (acreage) | 0 |
| Notes | 33-I-1-2-25 PORTLAND ST 58-64 PARRIS ST 27-35 PARRIS TO PORTLAND CONDO # 584 |
| Utilities | 1 - ALL PUBLIC - - |

Owners

| | |
|------------------|--------------------|
| Owner | CONTE JAMES |
| Address | 58 PORTLAND ST # 4 |
| City, State, Zip | PORTLAND ME 04101 |
| Deed Date | 2023/09/29 |
| Book | 40398 |
| Page | 130 |

Assessed Values

| | |
|--------------------------------|------------------|
| Land | \$40,300 |
| Building | \$161,300 |
| Total | \$201,600 |
| Homestead / Veterans Exemption | \$0 |
| Other Exemptions | \$0 |
| Taxable Value | \$201,600 |

Sales History

| Date | Price | Grantee | Grantor | Book | Page |
|------------|-----------|------------------------------|----------------------------|-------|------|
| 09/29/2023 | \$205,000 | CONTE JAMES | JAMES & JUNE REALTY II LLC | 40398 | 130 |
| 06/09/2015 | \$0 | JAMES & JUNE REALTY II LLC | HARANAS PETER | 32334 | 303 |
| 08/25/2014 | \$50,000 | HARANAS PETER | DEUTSCHE BANK NATIONAL | 31731 | 055 |
| 02/28/2014 | \$74,590 | DEUTSCHE BANK NATIONAL | THOMITS JAMIE L | 31359 | 043 |
| 01/30/2006 | \$139,900 | THOMITS JAMIE L | | 23627 | 089 |
| 11/23/1994 | \$0 | CLOUTIER TOOTHAKER ASSOC INC | | 11727 | 001 |

Residential

| | |
|---------------------------|-------------------------------|
| Card | 1 |
| Style | CONDO |
| Year Built | 1910 |
| Stories | 1 |
| Attic | 1 - NONE |
| Fuel Type | 4 - OIL <--Not accurate |
| Heat System | 4 - HOT WATER <--Not accurate |
| Heat/AC Type | 2 - BASIC |
| Fireplaces | 0 |
| Total Rooms | 3 |
| Bedrooms | 1 |
| Full Baths | 1 |
| Half Baths | |
| Basement | 1 - NONE |
| Basement Garage Spaces | |
| Finished Basement Area | 0 |
| Basement Rec Room Area | |
| Unfinished/Cathedral Area | |
| Living Area | 448 |

Assessment History

| Year | Land | Building | Total | Standard Exemption | Other Exemption | Taxable Value |
|------|----------|-----------|-----------|--------------------|-----------------|---------------|
| 2025 | \$40,300 | \$161,300 | \$201,600 | \$0 | \$0 | \$201,600 |
| 2024 | \$27,180 | \$108,720 | \$135,900 | \$0 | \$0 | \$135,900 |
| 2023 | \$27,180 | \$108,720 | \$135,900 | \$0 | \$0 | \$135,900 |

| | | | | | | |
|------|----------|-----------|-----------|-----|-----|-----------|
| 2022 | \$27,180 | \$108,720 | \$135,900 | \$0 | \$0 | \$135,900 |
| 2021 | \$27,180 | \$108,720 | \$135,900 | \$0 | \$0 | \$135,900 |
| 2020 | \$22,400 | \$89,600 | \$112,000 | \$0 | \$0 | \$112,000 |
| 2019 | \$22,400 | \$89,600 | \$112,000 | \$0 | \$0 | \$112,000 |
| 2018 | \$22,400 | \$89,600 | \$112,000 | \$0 | \$0 | \$112,000 |
| 2017 | \$22,400 | \$89,600 | \$112,000 | \$0 | \$0 | \$112,000 |
| 2016 | \$22,400 | \$89,600 | \$112,000 | \$0 | \$0 | \$112,000 |



CITY OF PORTLAND

389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2025 to June 30, 2026

BILL #: 2623329
ACCOUNT #: 107169
PARCEL ID #: 033-I-001-584
LOCATION: 58 PORTLAND ST 584

| CURRENT BILL RATE DISTRIBUTION | | |
|--------------------------------|--------|------------|
| SCHOOL | 6.270 | \$1,264.03 |
| COUNTY | 0.450 | \$90.72 |
| MUNICIPAL | 5.260 | \$1,060.42 |
| TOTAL | 11.980 | \$2,415.17 |

THIS IS THE ONLY BILL YOU WILL RECEIVE

FY26 REAL ESTATE TAX BILL

| BILLING INFORMATION | |
|---------------------|------------|
| LAND VALUE | \$40,300 |
| BUILDING VALUE | \$161,300 |
| TOTAL VALUE | \$201,600 |
| EXEMPTIONS | \$0 |
| TAXABLE VALUE | \$201,600 |
| TAX RATE | 11.980 |
| TOTAL TAX | \$2,415.17 |
| PAYMENTS/CREDITS | \$0.00 |
| ABATEMENT/ADJUST | \$0.00 |
| TAX DUE | \$2,415.17 |

CONTE JAMES
58 PORTLAND ST # 4
PORTLAND, ME 04101

Assessed Property Description:
33-I-1-2-25
PORTLAND ST 58-64
PARRIS ST 27-35
PARRIS TO PORTLAND CONDO # 584
Acres: 0.000

Owner of Record as of: April 1, 2025
CONTE JAMES

| DATE DUE | AMOUNT DUE |
|------------|------------|
| 10/17/2025 | \$1,207.59 |
| 03/20/2026 | \$1,207.58 |

INTEREST AT 7.5% PER ANNUM CHARGED BEGINNING 10/18/2025 AND 03/21/2026.

TAXPAYER'S NOTICE

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.
For this tax bill, that date is April 1, 2025.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.
THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

INFORMATION

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 13.5% higher. The current City and School bonded indebtedness is \$349,230,508.
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

REMITTANCE INSTRUCTIONS

THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.
Please make check or money order payable to City of Portland and mail to:

**City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533**

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

FY26 REAL ESTATE TAX BILL

THIS STUB MUST BE RETURNED WITH YOUR SECOND PAYMENT

**CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243**

BILL #: 2623329
ACCOUNT #: 107169
PARCEL ID #: 033-I-001-584

INTEREST AT 7.5%
CHARGED
BEGINNING 03/21/2026

| DATE DUE | AMOUNT DUE |
|------------|------------|
| 03/20/2026 | \$1,207.58 |

CONTE JAMES

AMOUNT PAID \$ _____

208202630262332962600001207588

OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

FY26 REAL ESTATE TAX BILL

THIS STUB MUST BE RETURNED WITH YOUR FIRST PAYMENT

**CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243**

BILL #: 2623329
ACCOUNT #: 107169
PARCEL ID #: 033-I-001-584

INTEREST AT 7.5%
CHARGED
BEGINNING 10/18/2025

| DATE DUE | AMOUNT DUE |
|------------|------------|
| 10/17/2025 | \$1,207.59 |

CONTE JAMES

AMOUNT PAID \$ _____

208202630262332961800001207596

OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.



MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Statutory Short Form

DLN: 1002340250896

KNOW ALL BY THESE PRESENTS, That **James & June Realty II, LLC**, a Massachusetts Limited Liability Company, whose mailing address is **10 Oak Hill Road, Natick, MA 01760**, for consideration paid, grant to **James Conte** whose mailing address is **1 Grant Street, Portland, ME 04101**, with Warranty Covenants, the real property in the City of **Portland**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

Unit 4, in Parris to Portland Condominium located in the City of Portland, County of Cumberland and State of Maine, all as more specifically described in the Declaration of Condominium, dated January 12, 2006, and recorded in the Cumberland County Registry of Deeds in Book 23604, Page 250; and as shown on the plat recorded in said Registry in Plan Book 206, Page 46; and floor plans recorded in Plan Book 206, Page 47.

Said unit is conveyed subject to and with the benefit of all terms, conditions, provisions, and encumbrances set forth or referred to in the **Maine Condominium Act and Declaration, said Plat and Plans, the By-Laws of Parris to Portland Condominium Association and the Rules and Regulations of said Condominium Association.**

Meaning and intending to convey and conveying a portion of the real property described in a deed to **James & June Realty II, LLC** dated June 4, 2015 and recorded with the Cumberland County Registry of Deeds in Book 32334, Page 303.

Witness my hand and seal this 09 day of September, 2023.

Witness:

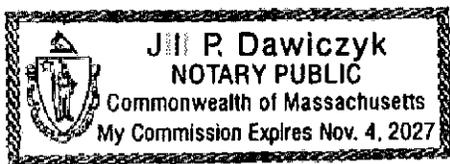
[Handwritten signature]

James & June Realty II, LLC

By: *[Handwritten signature]*
Peter Haranas, Manager

STATE/Commonwealth of MASS
COUNTY OF Middlesex, ss. September 09, 2023

Personally appeared on the above date, the above-named **Peter Haranas, Manager of James & June Realty II, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of **James & June Realty II, LLC**.



Before me,
[Handwritten signature]
Notary Public/Attorney at Law
Print name: _____
Exp: _____