

PROPERTY LOCATED AT: 22 Kingsmark Lane, Portland, ME 04102-1636

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: _____ Are test results available? ... ☐ Yes ☐ No~~
To your knowledge, have any test results ever been reported as unsatisfactory
or satisfactory with notation? ☐ Yes ☒ No
~~If Yes, are test results available? ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION: Location: _____~~

~~Installed by: _____~~

~~Date of Installation: _____~~

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

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

Comments: None

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials _____

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:~~ 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: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))~~

~~Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____~~

~~Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____~~

~~Location: _____ OR ☐ Unknown~~

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

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

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

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

~~Leach Field: _____ ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: _____~~

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

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No~~

~~If Yes, are they available? ☐ Yes ☐ No~~

~~Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown~~

Comments: None

Source of Section II information: Seller

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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	HWBB			
Age of system(s) or source(s)	1988			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Checking...			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	10/01/2025			
Malfunctions per system(s) or source(s) within past 2 years	See attached repair tag			
Other pertinent information	Peerless TW-3 Beckett Burner			

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: Unknown

Date chimney(s) last cleaned: Unknown

Direct and/or 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**

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: _____~~

Buyer Initials _____

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

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

Comments: None

Source of information: 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: No known asbestos

Source of information: Seller

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

~~If applicable, what remedial steps were taken? _____~~

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

Are test results available? ☐ Yes ☒ No

Results/Comments: No known radon tests performed

Source of information: Seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

~~If applicable, what remedial steps were taken? _____~~

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

Are test results available? ☐ Yes ☒ No

Results/Comments: No known radon tests performed

Source of information: Seller

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

Comments: None

Source of information: Seller

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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: None

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: None

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: Protective covenants

Source of information: Deed

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

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/A

Relevant Panel Number: 23005C0687F Year: 2024 (Attach a copy)

Comments: None

Source of Section VI information: Seller and FIRMETTE map

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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: Homestead Exemption is available to most primary occupant owners after 1st year

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: 1989 What year did Seller acquire property? 1989

Roof: Year Shingles/Other Installed: Checking...

Water, moisture or leakage: None known or observed

Comments: None

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: None

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

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

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ 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

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

Comments: None

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

See attached FIRMette map, assessor record, survey, floorplans, GIS Map, tax bill, & deed

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.

SELLER	DATE	SELLER	DATE
Estate of Anna F. Bertin			

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

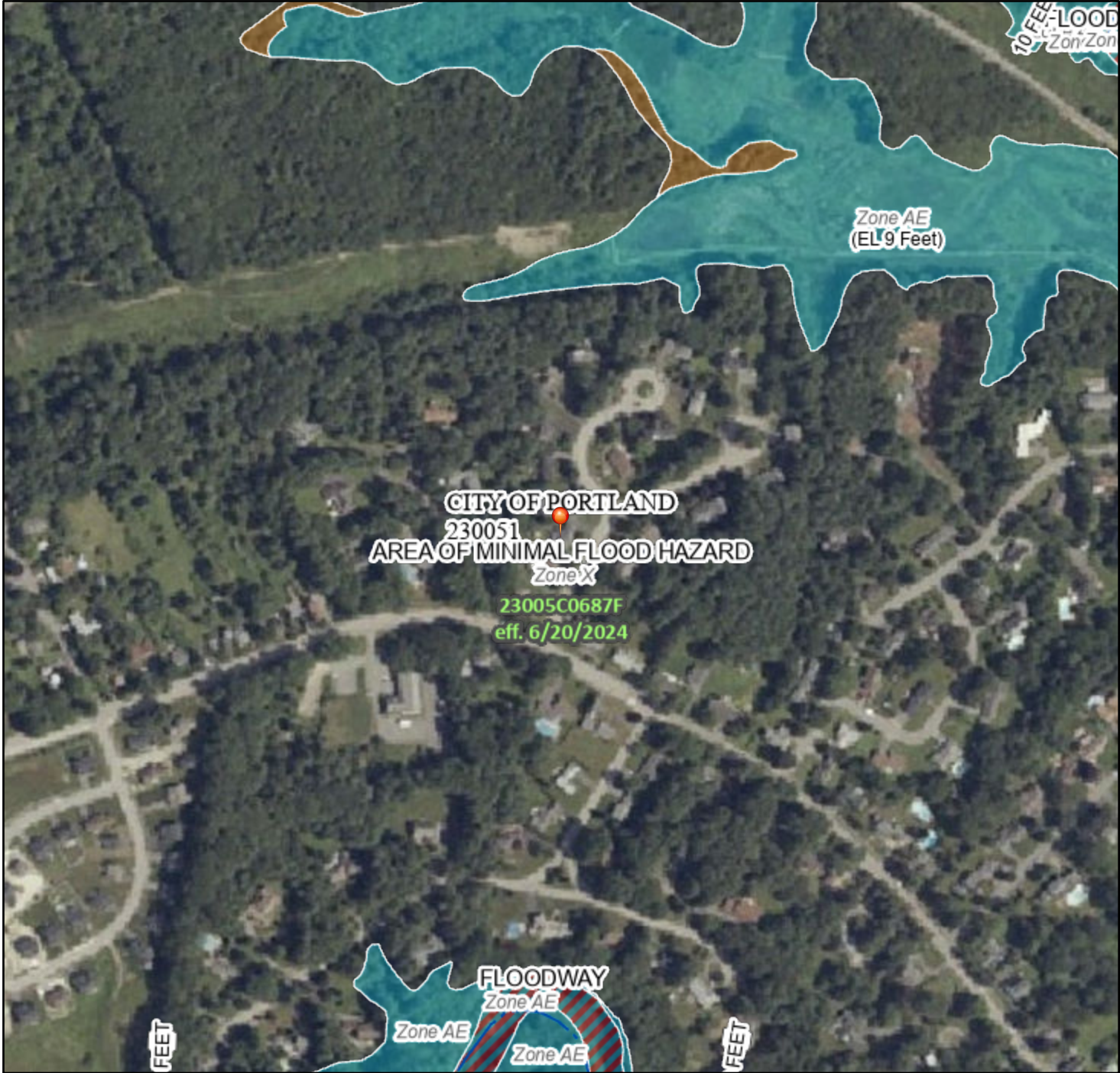
BUYER	DATE	BUYER	DATE



National Flood Hazard Layer FIRMMette



70°19'30"W 43°39'58"N



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

1:6,000

70°18'52"W 43°39'32"N

Basemap Imagery Source: USGS National Map 2023

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, Areas 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
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
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 7/29/2026 at 2:46 AM 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.

010

CHART

227

LETTER

-

BLOCK

I

LOT

006

UNIT NO.

001

CARD NUMBER

01 OF 01

110

NUMBER

22

STREET NAME

KINGSMARK LN

101

CLASS

RI

111

STREET CODE

1001

112

STREET NO.

-

102

LAND USE

11

113

ROUTE

3

OWNER & MAILING ADDRESS

114

DEED BOOK

DEED PAGE

DEED DATE

901

PLUMMER F S CO. INC.

902

25 MECHANIC ST

903

904

GORHAM ME

04038

BERTIN, HENRY S.

QUINA F.

LEGAL DESCRIPTION

227-I-6

KINGSMARK LANE 16-26

SPAR LANE 13135 SF

103

LIVING UNITS

104

ZONE

NC

105

NEIGHBORHOOD

PARTIAL

108

ACCOUNT NO.

120

FRAME NUMBER

PLANNING DISTRICT

299

DELETE 300-330

LAND DATA & COMPUTATIONS

300

0 NONE

N

ACTUAL FRONTAGE

EFFECTIVE FRONTAGE

EFFECTIVE DEPTH

ACTUAL UNIT PRICE

DEPTH FACTOR

EFFECTIVE UNIT PRICE

INFLUENCE FACTOR

LAND VALUE

301

LOT

1 Regular Lot

2 Apartment Site

L

302

L

303

L

310

SQUARE FEET

1 Primary Site

2 Secondary Site

3 Undeveloped

4 Residual

5 Waterfront

S 1

19,999

SQUARE FEET

0.00

INFLUENCE FACTORS

1 Unimproved

2 Location

3 Topography

4 Size or Shape

5 Economic Misimprovement

6 Restrictions

7 Corner

8 View

9 Traffic

311

S 4

3,135

SQUARE FEET

312

S

315

ACREAGE

1 Primary Site

2 Secondary Site

3 Undeveloped

4 Marshland

5 Waterfront

A

ACRES

316

A

ACRES

317

A

ACRES

325

0 TOTAL

S

SQUARE FEET

330

GROSS

3 Residual

1 Irregular Lot

4 Homesite

2 Site Value

9 Minus R.O.W.

G

MEMORANDUM

FIRE MODEL

PROPERTY FACTORS

401

TOPOGRAPHY

411

UTILITIES

421

STREET/ROAD

441

TRAFFIC

VALUE SUMMARY

PREVIOUS ASSESSMENT

LAND

BUILDING

TOTAL

EXEMPT

LAND

BUILDING

TOTAL

EXEMPT

PORTLAND, MAINE

499

DELETE 505-533

500

V

VACANT

D

DWELLING

O

OTHER

505

STORY HEIGHT

1.0

1.5

2.0

2.5

3.0

506

EXTERIOR WALLS

1 FRAME

4 BLOCK

7 STONE

2 BRICK

5 STUCCO

8 ASBESTOS

3 MAS. & FRAME

6 ALUM./VINYL

9 CONCRETE

507

STYLE

1 RAISED RANCH

7 CONDO

13 MANSION

2 SPLIT LEVEL

8 CONTEMP.

14 GAMBREL

3 RANCH

9 TOWNHSE/ROW

15 GARRISON

4 CAPE

10 COTTAGE

16 OTHER

5 OLD STYLE

11 BUNGALOW

6 COLONIAL

12 DUPLEX

508

AGE

ERECTED 1 98

EST 2 1

REMODELED 19

509

LIVING ACCOMMODATIONS

TOTAL ROOMS 27

BED ROOMS 03

FAMILY ROOMS 1

FULL BATHS 2

HALF BATHS 1

ADD'L FIXT. 0

TOTAL FIXT. 10

510

NO. KITCHEN REMODELED 2

NO. BATH REMODELED 2

511

BASEMENT

1 NONE

2 CRAWL

3 PART

4 FULL

512

HEATING

1 NONE

2 BASIC

3 CENTRAL AIR COND.

513

HEATING FUEL TYPE

1 NONE

2 GAS

3 ELEC

4 OIL

5 COAL

6 SOLAR

514

HEATING SYSTEM TYPE

1 NONE

2 WARM AIR

3 ELEC

4 HOT WATER

5 STEAM

515

INTERIOR CONDITION

1 BETTER

2 SAME

3 POORER

516

PHYSICAL CONDITION

1 EX

2 GD

3 AV

4 FR

5 PR

6 VP

7 UN

517

SFLA

518

CONDO LEVEL

CONDO TYPE

1-INTERIOR

2-CORNER

519

OTHER FEATURES

1 BRICK TRIM

2 STONE TRIM

3 REC ROOM

4 FIN. BSMT LIVING AREA

5 WB FP: STACKS

6 METAL FP: STACKS

7 WOOD COAL BURNING

8 BSMT GARAGE

9 UNFINISHED AREA (-)

10 UNHEATED AREA (-)

520

GROUND FLOOR AREA

531

GRADE FACTOR

AA

A

B

C

D

E

532

COST & DESIGN FACTOR

533

CDU

EX

VG

GD

AV

FR

PR

VP

UN

534

MARKET ADJUSTMENT

RESIDENTIAL

POOLS

ADDITION CODES

DWELLING COMPUTATIONS

799

DELETE 801-810

OTHER BUILDINGS & YARD IMPROVEMENTS

801

TYPE CODE

QTY

YR

SIZE

G

COND

RATE

BASE VALUE

MA

MOD CODES

TRUE VALUE

802

803

804

810

MISCELLANEOUS IMPROVEMENTS

800

1 SEE DETAILED CARD

2 SEE DETAILED REPORT

NOTES

471

472

473

474

BUILDING PERMIT RECORD

461

462

463

464

465

599

DELETE 601-608

ADDITIONS

601

ADD

CD

LWR

1ST

2ND

3RD

AREA

602

603

604

605

606

607

608

BASE PRICE

BASEMENT

HEATING

PLUMBING

ATTIC

ADDITIONS

OTHER FEATURES

SUB TOTAL

x GRADE FACTOR

x C & D FACTOR

= BASE VALUE

x MARKET ADJ.

= TRUE VALUE

TOTAL GROSS VALUE

PRC-360B

Printable page

Parcel	
Parcel ID	227 I006001
Property Location	22 KINGSMARK LN
Unit	
Living Unit	1
Land Use Code	11 - SINGLE FAMILY
	Verify legal use with the Zoning Office
Land Area (acreage)	.3016
Notes	227-I-6
	KINGSMARK LANE 16-26
	SPAR LANE 2
	13135 SF
Utilities	1 - ALL PUBLIC
	-
	-

Owners	
Owner	BERTIN HENRY S KW VET & ANNA F BERTIN JTS
Address	22 KINGSMARK LN
City, State, Zip	PORTLAND ME 04102
Deed Date	19890728
Book	8852
Page	128

Assessed Values	
Land	\$128,700
Building	\$660,100
Total	\$788,800
Homestead / Veterans Exemption	\$31,000
Other Exemptions	\$0
Taxable Value	\$757,800

Sales History					
Date	Price	Grantee	Grantor	Book	Page
07/28/1989	\$0	BERTIN HENRY S KW VET &		8852	128

Residential	
Card	1
Style	COLONIAL
Year Built	1989
Stories	2
Attic	1 - NONE
Fuel Type	4 - OIL
Heat System	4 - HOT WATER
Heat/AC Type	2 - BASIC
Fireplaces	1
Total Rooms	7
Bedrooms	3
Full Baths	2
Half Baths	1
Basement	4 - FULL
Basement Garage Spaces	
Finished Basement Area	0
Basement Rec Room Area	
Unfinished/Cathedral Area	
Living Area	2,340

Outbuildings	
Description	Area/Quantity
RS1-FRAME UTILITY SHED	100

Assessment History						
Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$128,700	\$660,100	\$788,800	\$31,000	\$0	\$757,800

**CITY OF PORTLAND**389 CONGRESS ST
PORTLAND, ME 04101

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

BILL #: 2636777
ACCOUNT #: 21065
PARCEL ID #: 227-I-006-001
LOCATION: 22 KINGSMARK LNBERTIN HENRY S KW VET &
ANNA F BERTIN JTS
22 KINGSMARK LN
PORTLAND, ME 04102Owner of Record as of: April 1, 2025
BERTIN HENRY S KW VET &
ANNA F BERTIN JTS

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	6.270	\$4,751.41
COUNTY	0.450	\$341.01
MUNICIPAL	5.260	\$3,986.03
TOTAL	11.980	\$9,078.44

**THIS IS THE ONLY BILL
YOU WILL RECEIVE**Assessed Property Description:
227-I-6
KINGSMARK LANE 16-26
SPAR LANE 2
13135 SF
Acres: 0.302**FY26 REAL ESTATE TAX BILL**

BILLING INFORMATION	
LAND VALUE	\$128,700
BUILDING VALUE	\$660,100
TOTAL VALUE	\$788,800
EXEMPTIONS	\$31,000
TAXABLE VALUE	\$757,800
TAX RATE	11.980
TOTAL TAX	\$9,078.44
PAYMENTS/CREDITS	\$1,200.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$7,878.44

DATE DUE	AMOUNT DUE
10/17/2025	\$3,339.22
03/20/2026	\$4,539.22

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 #: 2636777
ACCOUNT #: 21065
PARCEL ID #: 227-I-006-001INTEREST AT 7.5%
CHARGED

DATE DUE	AMOUNT DUE
03/20/2026	\$4,539.22

BERTIN HENRY S KW VET &
ANNA F BERTIN JTS

BEGINNING 03/21/2026

AMOUNT PAID \$ _____

208202630263677712600004539227

☐ 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 #: 2636777
ACCOUNT #: 21065
PARCEL ID #: 227-I-006-001INTEREST AT 7.5%
CHARGED

DATE DUE	AMOUNT DUE
10/17/2025	\$3,339.22

BERTIN HENRY S KW VET &
ANNA F BERTIN JTS

BEGINNING 10/18/2025

AMOUNT PAID \$ _____

208202630263677711800003339223

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

036059

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that F. S. PLUMMER CO., INC., a Maine corporation having a place of business at Gorham, County of Cumberland and State of Maine, for consideration paid, grants to HENRY S. BERTIN and ANNA F. BERTIN, both of Portland, in the County of Cumberland and State of Maine, with a mailing address of: 737 Congress Street, Portland, Maine 04101, with warranty covenants, as joint tenants, the land in Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land with all buildings thereon situated in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as Lot 17 delineated on Plan entitled "Stroudwater Point, Kingsmark Lane, Portland, Maine," dated September 23, 1987, revised through December 15, 1987, made by Owen Haskell, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 168, Page 28.

This conveyance is made subject to and with the benefit of the following items:

1. Terms and conditions noted on said Plan.
2. Terms and conditions of Declaration of Protective Covenants and Common Easements by Berma Partnership dated August 11, 1988, and recorded in said Registry of Deeds in Book 8425, Page 250.
3. Terms and conditions contained in the deed to Berma Partnership by Lawrence C. Butler dated December 23, 1987, and recorded in said Registry of Deeds in Book 8119, Page 251.

Being the same premises conveyed to F. S. Plummer Co., Inc. by deed of Berma Partnership dated October 7, 1988 and recorded in said Registry of Deeds in Book 8509, Page 171.

IN WITNESS WHEREOF, the said F. S. Plummer Co., Inc. has caused this instrument to be executed by Mark S. Plummer, its

MAINE REAL ESTATE TAX PAID

BK 8852 PG 0129

-2-

President, thereunto duly authorized, this 28th day of
July, 1989.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

F. S. PLUMMER CO., INC.

SEAL

Jeffrey A. Nathanson

By: Mark S. Plummer
Mark S. Plummer
Its President

STATE OF MAINE
CUMBERLAND, ss

July 28, 1989

Then personally appeared the above-named Mark S. Plummer,
President of F. S. Plummer Co., Inc., and acknowledged the
foregoing instrument to be his free act and deed in his said
capacity, and the free act and deed of F. S. Plummer Co., Inc.

Before me,

SEAL

John B. Peverada III
Notary Public
Attorney at Law
JOHN B. PEVERADA III
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 31, 1993
Printed Name

RECEIVED
RECORDED AND INDEXED DEEDS

1989 AUG -3 PM 12:25

CUMBERLAND COUNTY

Robert J. [Signature]

BK 8425 PG 0250

(1)

040261

STROUDWATER POINT

DECLARATION OF PROTECTIVE COVENANTS AND COMMON EASEMENTS

BY

BERMA PARTNERSHIP

WITNESS THIS DECLARATION OF PROTECTIVE COVENANTS AND COMMON EASEMENTS made this 11th day of August, 1988, by Berma Partnership, a Maine general partnership with a place of business in Portland, Maine (hereinafter called "Declarant"); and

WHEREAS, Declarant owns certain real property located in Portland, Cumberland County, Maine (the "Property") shown upon a certain plan entitled "Stroudwater Point", prepared by Owen Haskell, Inc., dated September 23, 1987, and revised through December 15, 1987 and recorded in the Cumberland County Registry of Deeds in Plan Book 168, Page 28 (hereinafter called the "Plan"); and

WHEREAS, Declarant desires to assure quality standards for the wholesome development of the Property and to promote the interest and welfare of each owner of a part of the Property (the "Owners") and therefore desires to subject the Property to protective covenants and common easements as set forth hereinafter;

NOW, THEREFORE, Declarant hereby declares that the Property is and shall be held, occupied, improved, transferred, leased and otherwise used and disposed of subject to the protective covenants and common easements set forth herein, all of which are declared to be in furtherance of a uniform scheme of mutual equitable servitudes upon each and every portion thereof, in favor of each and every other portion thereof, and to create reciprocal rights and privity of contract and estate between all persons acquiring or owning an interest in any portion thereof, which protective covenants and common easements shall be determined to run with the land and be a burden and benefit upon and to, and be enforceable by, all persons having any interest in any portion of the Property.

ARTICLE I

PROTECTIVE COVENANTS AND RESTRICTIONS

Each conveyance of a numbered lot shown upon the Plan (the "Lot") shall henceforth be subject to the following protective covenants and restrictions:

1. Residential Uses: Subject to the rights of the Declarant to develop and sell the Lots and such other rights of the Declarant as

are set forth in this Declaration, each Lot shall be used only as a single family residence, and no commercial enterprise of any nature or description shall be conducted or maintained thereon.

2. Residential Buildings: No building other than a single family residence and related accessory structures shall be constructed, maintained or occupied on any Lot and no more than one such single family residence shall be maintained at any time on any Lot. Such single family residence shall have a minimum above ground living area exclusive of any porches, garages or basements, of 2,000 square feet, if a two story residence, and of 1,750 square feet, if a one story residence. Such residences shall be erected with a continuous foundation and shall include a heating system for year-round occupancy.

3. Exterior of Buildings and Roofs: No building erected on any Lot shall be covered with tar paper, asphalt siding or corrugated metal siding, but shall be covered with clapboards, shingles, brick, vinyl siding, or similar suitable materials. Roofs of all buildings erected on the Lots shall be pitched. Further, any building erected on any Lot shall be constructed in compliance with all applicable federal, state and local building ordinances and codes, including, but not limited to any building setbacks.

4. Construction of Residences: All exterior construction of buildings on any Lot shall be completed within one (1) year from the date that construction, as evidenced by excavation of the foundation, commences. All landscaping and grading and construction of a paved or crushed gravel driveway shall be completed within six months of occupancy by the initial Owner.

5. Temporary Structures: No building of a temporary character, whether trailer, tent, shack, garage, barn or other outbuilding shall be maintained or used on any Lot at any time as a residence, either temporarily or permanently, provided, however,

(i) Declarant reserves to itself, its successors and assigns, the exclusive right to erect, place and maintain such facilities in or upon any portion of the Property as in its sole discretion may be necessary or convenient while selling other Lots in the subdivision. Such facilities include, but are not limited to, sales and construction offices, storage areas, model units, signs, and portable toilet facilities.

(ii) One dog house is permitted on each Lot, so long as said dog house is not of unreasonable size and is placed on the Lot so as not to be visible from the front street side of the residence on the Lot.

6. Campers, Motor Homes and Boats. Trucks, campers, motor homes, trailers, and other such vehicles (whether or not operable) may

be parked, kept or stored on any Lot only if parked in an enclosed garage, but may be parked on any street for not more than forty-eight (48) hours during any seventy-two (72) hour period. Boats (whether powered, sail or otherwise) may not be parked, kept or stored forward of the back building line of any Lot. No junk vehicles or other vehicles which do not display a current state motor vehicle registration may be kept or maintained on the Property. All-terrain vehicles, trail bikes, snowmobiles and similar vehicles shall not be operated on the Property. Except in the development and sale of the Lots by the Declarant, no business or commercial vehicles or vehicle of similar nature shall be brought upon, or be maintained, or be permitted to remain on the Property except that a business or commercial vehicle normally used by an Owner in his or her occupation may remain on the Property provided said vehicle is parked in an enclosed garage.

7. Animals: No poultry, swine, livestock or other animals shall be kept on the Property, except household pets of the kind and number normally housed in a residence. All pets shall be restrained so as not to become noisome or offensive to neighbors and shall not be allowed off of their owner's Lot, except on a leash or other restraining device.

8. Rubbish and Debris: Rubbish and debris shall be stored between pickups in sanitary receptacles constructed of metal, plastic or masonry materials with sanitary covers or lids or as otherwise required by the City of Portland. All such receptacles shall be kept in clean and sanitary condition. No rubbish or debris shall be permitted to accumulate on any Lot beyond a reasonable accumulation between pickups.

9. Television Antennae. No radio or television aerial wires, satellite disk or antennae shall be maintained on any portion of any Lot forward of the back building line of any Lot nor shall any free-standing antennae of any style be permitted to extend more than twenty (20) feet above the roof of the principal building on the Lot. No radio or television aerial wires or antennae shall be installed or maintained in airspace over any Lot adjoining such Owner's Lot.

10. Maintenance of Buildings. Each Owner shall maintain the exterior of the buildings on the Lot in an attractive manner and shall not permit the paint, roof, rain gutters, downspouts, exterior walls, windows, screens, doors, walks, driveways, parking areas and other exterior portions of such buildings to deteriorate. Each Owner shall at all times keep all weeds and grass on the Lot cut in a sanitary, healthful and attractive manner and shall not permit weeds or grass to grow to a height greater than six (6) inches upon the Lot.

11. Drying of Clothes and Storage. Clothes shall not be hung to dry on any line, or otherwise, forward of the front building line of any Lot. The Owner of any Lot at the intersection of streets where

the side or rear of the Lot beyond the front building line is visible to the public shall construct and maintain a drying yard or other suitable enclosure to screen from public view the drying of clothes, the storage of yard equipment, and the keeping of woodpiles or similar storage piles.

12. Signs. No signs, billboards, posters, or advertising of any character shall be erected, permitted or maintained on the Lot except (i) one sign of not more than two (2) square feet showing the name of the Owner or occupant and the name or number of the Lot and (ii) one sign, advertising the Lot for sale or rent. Under no circumstances shall any projecting signs, or any neon or brightly lit or internally lit signs be permitted on the Lot.

13. Damage or Destruction. Any building on any Lot which is destroyed or damaged in whole or in part by fire, windstorm or other casualty must be rebuilt or all debris removed and the affected portion of the Lot restored to its natural condition without delay.

14. Compliance with Governmental Regulations. Owners shall occupy and maintain the Lots in accordance with the rules, regulations, ordinances and statutes duly enacted by the City of Portland and other governmental entities having jurisdiction over the Property. By way of example, and not by way of limitation, all siting, construction, excavation, sewage disposal, water supply and storm water drainage shall be accomplished in accordance with such applicable rules, regulations, ordinances and statutes.

15. Erosion Control. Owners shall occupy and maintain the Lots in accordance with the Erosion Sedimentation Control Program prepared by DeLuca-Hoffman Associates, Inc., dated September 14, 1987, with amendments thereto dated September 22, 1987.

16. Single Driveway. No Owner of any Lot may construct more than one driveway on his Lot.

17. Protective Zones. The "protective zones" shown on the Plan shall be subject to the following additional restrictions:

- a. No Owner or other person may add, remove, or transfer earth materials within the protective zones, unless for the purpose of drainage improvement, and then only with the prior approval of the City Engineer of the City of Portland.
- b. No cutting of trees or shrubs, whether living or dead, shall be permitted within 25 feet of the property lines of Lots 8, 9, 10, 11 and 12 abutting the Stroudwater Sanctuary.

- c. Selective removal of trees between 3 inches and 6 inches dbh shall be permitted within the protective zones, but shall be limited to thirty-three percent (33%) of the existing growth in any 10-year period. Selective removal of trees between 6 inches and 12 inches dbh shall be permitted within the protective zones, but shall be limited to 10 percent of the existing growth within any 10-year period.
- d. Selective pruning or thinning of lower limbs of existing trees and shrubs in the protective zones shall be permitted as follows:
 - (i) Dead, dying or diseased trees or shrubs shall be removed only as determined by the Declarant's landscape architect, a certified forester or the arborist of the City of Portland;
 - (ii) Removal of mature specimen growth by Declarant and the Owners shall be limited to those trees that need to be removed for construction purposes in accordance with the Plan; and
 - (iii) Selective limbing or pruning of mature growth by Declarant and the Owners shall be permitted only under the guidance of Declarant's landscape architect, a certified forester or the arborist of the City of Portland.

18. Additional Covenants Applicable to Part of Protective Zone. The portion of the protective zone located on Lots 13, 14, 15, 16 and 18 shown on the Plan shall be subject to those restrictions applicable to the protective zones set forth in Paragraph 17 of this Article I, and shall be subject to the additional restriction that no construction machinery or equipment shall be permitted thereon during development of the Property by Declarant. No structure shall be erected within such portion of the protective zone, except that (a) erection of playground equipment for non-commercial use by the Owner of the Lot affected, his heirs, successors or assigns, (b) construction of wooden or metal fences not to exceed five (5) feet in height and (c) planting of shrubs and trees shall be permitted within such portion of the protective zone.

ARTICLE II

EASEMENTS

1. Creation of Easements. The following easements are hereby created:

- (a) The Declarant reserves the right to use any Lots owned or leased by the Declarant as models, management offices, sales offices for this and other projects or customer service

offices, and the Declarant reserves the right to relocate the same from time to time within the Property; upon relocation, the furnishings thereof may be removed. The Declarant further reserves the right to maintain on the Property such advertising signs as may comply with applicable governmental regulations, which may be placed in any location on the Property and may be relocated or removed, all at the sole discretion of the Declarant. This easement shall continue until the Declarant has conveyed all Lots to Owners other than the Declarant.

(b) The Property shall be, and hereby is, made subject to easements in favor of the Declarant, appropriate utility and service companies, cable television companies and governmental agencies or authorities for such utility and service lines and equipment as may be necessary or desirable to serve any portion of the Property. The easements created by this Section (b) shall include, without limitation, rights of the Declarant, or the providing utility or service company, or governmental agency or authority to install, lay, maintain, repair, relocate and replace gas lines, pipes and conduits, water mains and pipes, sewer and drain lines, drainage ditches and pump stations, telephone wires and equipment, television equipment and facilities (cable or otherwise), electrical wires, conduits, and equipment and ducts and vents over, under, through, along and on the Property. Notwithstanding the foregoing provisions of this Article, any such easement through a Lot shall be located either in substantially the same location as such facilities or similar facilities existed at the time of first conveyance of the Lot by the Declarant or so as not to materially interfere with the use or occupancy of the Lot by its occupants.

(c) The Declarant reserves for as long as it owns any Lot, an easement on, over and under those portions of the Property not located within a building for the purpose of maintaining and/or correcting drainage of surface water in order to maintain reasonable standards of health, safety and appearance. The easement created by this Section (c) expressly includes the right to cut any trees, bushes, or shrubbery, to grade the soil, or to take any other action reasonably determined to be necessary. The Declarant shall restore the affected property as closely to its original condition as is practicable.

(d) The Lots shall be and hereby are made subject to an easement in favor of the Declarant and the agents, employees and independent contractors thereof for the purpose of the inspection, upkeep, maintenance, repair and replacement, if applicable, of the Lots and any improvements and fixtures located thereon, pursuant to its rights to enforce the provisions of this Declaration.

(e) All easements, rights and restrictions described and mentioned in this Article II are easements appurtenant, running with the land and the Property, and (except as expressly may be otherwise provided herein or in the instrument creating

the same) shall continue in full force and effect until the termination of this Declaration.

2. Reservation of Easement Rights. So long as the Declarant has title to any other portion of the Property, the Declarant reserves the right to grant to any third party any license or easement in, on, over or through the Property, in addition to and not in limitation of those set forth above, which license or easement is determined by the Declarant, in its reasonable judgment, to be necessary or desirable for the development or improvement of the Property. Any such license or easement granted hereunder may be recorded by the Declarant at its sole cost and expense.

ARTICLE III

DURATION

The protective covenants and common easements and the other provisions of this Declaration as set forth herein and as may be amended from time to time, shall run with and burden the Property and shall inure to the benefit of and be enforceable by the Declarant, and any other Owners of any portion of the Property, their respective legal representatives, heirs, successors or assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time all of said provisions shall be automatically extended for successive periods of five (5) years unless an instrument signed by the Owners of three-quarters (3/4) of the Lots has been recorded, agreeing to terminate this Declaration as of a specified date following such recording date.

ARTICLE IV

SUPPLEMENTAL DECLARATIONS

This Declaration may be amended from time to time by a Supplemental Declaration duly executed by the Declarant or the Owners of three-quarters (3/4) of the Lots, except that so long as the Declarant is the Owner of ten percent (10%) or more of the Lots, it may in its sole discretion and without joinder of any Owner amend, revise or abolish any one or more of the provisions of this Declaration by instrument duly executed and recorded in the Cumberland County Registry of Deeds. No such amendment shall render invalid any use or subdivision of and within the Property existing in accordance with this Declaration at the time of recording such Supplemental Declaration, and any such amendment shall be reasonably consistent with the uniform scheme of development established by this Declaration.

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ARTICLE V

DISPUTES

In the event a dispute arises between two or more Owners, such Owners shall submit the dispute to arbitration in accordance with the rules of the American Arbitration Association and the result thereof shall be binding and conclusive upon the parties. Upon the written request of either party to the dispute, each party to the dispute shall appoint one person as an arbitrator to hear and determine the dispute and if two arbitrators so chosen shall be unable to agree, then they shall select a third arbitrator whose decision shall be final and conclusive upon the parties. The expenses of such arbitration shall be borne by the losing party, or in such proportion as the arbitrators shall decide. The arbitration shall be conducted in accordance with the rules of the American Arbitration Association.

ARTICLE VI

DECLARANT'S RIGHTS

The conveyance of the Lots to Owners shall be subject to the following reserved rights:

1. The Declarant reserves the right until the construction, marketing and sale of all Lots is completed to:

(a) Change the size, number and location of Lots and other improvements, and the size, layout, and location of any Lot for which a purchase and sale agreement has not been executed by the Declarant or with respect to which the purchaser is in default under a purchase and sale agreement. The change or changes shall be effective upon the recording by the Declarant of an amendment to this Declaration and/or the recording by the Declarant of a modified site plan indicating the changes made.

(b) Locate on the Property, even though not depicted on the survey, and grant and reserve easements and rights of way for the installation, maintenance, repair, replacement and inspection of, utility lines, wires, pipes, conduits, and facilities, including, but not limited to, water, electric, telephone, fuel oil and sewer.

(c) Connect with and make use of utility lines, wires, pipes and conduits located on the Property for construction and sale purposes, provided that the Declarant shall be responsible for the cost of service so used.

(d) Use the ways shown on the Plan for ingress and egress and use the Property for the storage of construction materials and equipment used in the completion of the project.

(e) Install and maintain signs and lighting for sales purposes.

(f) With respect to any Lots remaining unsold by Declarant, Declarant may let or lease such Lots to any person or persons as Declarant sees fit.

This Article VI shall not be amended without the consent of the Declarant so long as the Declarant owns any part of the Property.

ARTICLE VII

GENERAL PROVISIONS

1. Enforcement. By the acceptance of the deed to his Lot, each Owner covenants and agrees for himself, his heirs and assigns to comply with the covenants and restrictions set forth in this Declaration. Any failure to so comply shall be grounds for an action against the Owner, his heirs or assigns, to recover damages or for injunctive relief or both. Such action may be maintained by the Declarant or by any aggrieved Owner.

2. Waiver. No delay or omission on the part of Declarant or any Owner in enforcing the covenants set forth herein shall be construed as a waiver of any right to enforce or to seek such remedy or acquiescence in such breach.

3. Severability. In the event any one or more of the provisions of this Declaration shall be found for any reason by a Court of competent jurisdiction to be unenforceable or null and void, such judgment or decree shall not in any manner whatsoever affect, modify, change, abrogate or nullify any other provision of this Declaration.

4. Perpetuities. If any of the covenants, restrictions or other provisions of this Declaration shall be unlawful, void or voidable because of the Rule against Perpetuities, then such provision or provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

5. Pronouns. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

000425PG0259

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IN WITNESS WHEREOF, the said Berma Partnership has caused this Declaration of Protective Covenants and Common Easements to be executed, on the date and year first above written.

WITNESS:

BERMA PARTNERSHIP

BY:

Mark S. Plummer
Mark S. Plummer
Its Partner

STATE OF MAINE
CUMBERLAND, ss

August 11, 1988

Then personally appeared the above-named Mark S. Plummer, Partner of Berma Partnership and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Berma Partnership.

Before me,

Melissa Hanley Murphy
Notary Public

MELISSA HANLEY MURPHY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 11, 1991

Printed name

SEAL

RECORDED
INDEXED
AUG 15 1988
CUMBERLAND, MAINE
NOTARY PUBLIC
MELISSA HANLEY MURPHY

22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
Maine, United States, 04102



Total Area: 2355 sq. ft

Basement: 0 sq. ft, 1st Floor: 1415 sq. ft, 2nd Floor: 940 sq. ft
Excluded: Basement 1292 sq. ft, Hall 43 sq. ft, Storage 54 sq. ft, Garage 583 sq. ft, Deck 295 sq. ft, Embeddedwindow 11 sq. ft, Fireplace 11 sq. ft, Open to below 8 sq. ft

Property summary

 **3** Floors

 **3** Bedrooms

 **2** Bathrooms

Home data report

**22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
Maine, United States, 04102**



1
Half baths



1
Garages

Home data report

22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
Maine, United States, 04102



Room dimensions

Floor 1 Below grade Total:0sqft Excluded: 1389sqft

#		Dimensions	sqft	Counted as living area
1	Storage	8'3" x 5'4"	44 sq. ft	No
2	Basement	33'9" x 36'3"	1198 sq. ft	No
3	Hall	2'11" x 3'8"	34 sq. ft	No

Home data report

22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
Maine, United States, 04102



Room dimensions

Floor 2 Total:1415sqft Excluded: 900sqft

#		Dimensions	sqft	Counted as living area
4	Family Room	13'2" x 20'0"	262 sq. ft	Yes
5	Bath	6'1" x 6'7"	37 sq. ft	Yes
6	Garage	25'4" x 21'7"	542 sq. ft	No
7	Laundry	5'3" x 7'3"	38 sq. ft	Yes
8	Foyer	9'3" x 15'6"	117 sq. ft	Yes
9	Dining Room	11'10" x 13'7"	161 sq. ft	Yes
10	Kitchen	15'11" x 15'7"	209 sq. ft	Yes
11	Hall	7'2" x 7'9"	45 sq. ft	Yes
12	Hall	6'10" x 7'7"	44 sq. ft	Yes
13	Living Room	15'6" x 16'6"	240 sq. ft	Yes
14	Breakfast Nook	9'2" x 11'7"	96 sq. ft	Yes

Home data report

22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
Maine, United States, 04102

#		Dimensions	sqft	Counted as living area
15	Pantry	4'4" x 7'9"	30 sq. ft	Yes
16	Deck	27'1" x 13'11"	295 sq. ft	No

Home data report

22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
Maine, United States, 04102



Room dimensions

Floor 3 Total:940sqft Excluded: 8sqft

#		Dimensions	sqft	Counted as living area
17	Primary Bedroom	15'6" x 18'9"	271 sq. ft	Yes
18	W.I.C.	8'10" x 7'10"	54 sq. ft	Yes
19	W.I.C.	11'3" x 4'1"	46 sq. ft	Yes
20	Bath	8'0" x 5'7"	42 sq. ft	Yes
21	Bath	8'1" x 5'7"	40 sq. ft	Yes
22	Open To Below	0'10" x 10'2"	8 sq. ft	No
23	Hall	7'6" x 7'10"	71 sq. ft	No
24	Bedroom	11'3" x 11'9"	132 sq. ft	Yes
25	Bedroom	14'7" x 10'7"	154 sq. ft	Yes

1 Floor 1 - Storage



Dimensions: 8'3" x 5'4"
Area: 44 sq. ft
Counted as living area: No

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

2 Floor 1 - Basement



Dimensions: 33'9" x 36'3"
Area: 1198 sq. ft
Counted as living area: No

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

22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
Maine, United States, 04102

3 Floor 1 - Hall



Dimensions: 2'11" x 3'8"
Area: 34 sq. ft
Counted as living area: No

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

4 Floor 2 - Family Room



Dimensions: 13'2" x 20'0"
Area: 262 sq. ft
Counted as living area: Yes

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

5 Floor 2 - Bath



Dimensions: 6'1" x 6'7"
Area: 37 sq. ft
Counted as living area: Yes

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

22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
Maine, United States, 04102

6 Floor 2 - Garage



Dimensions: 25'4" x 21'7"
Area: 542 sq. ft
Counted as living area: No

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

7 Floor 2 - Laundry



Dimensions: 5'3" x 7'3"
Area: 38 sq. ft
Counted as living area: Yes

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

8 Floor 2 - Foyer



Dimensions: 9'3" x 15'6"
Area: 117 sq. ft
Counted as living area: Yes

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

22 Kingsmark Lane, Stroudwater, Portland, Cumberland County,
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9 Floor 2 - Dining Room



Dimensions: 11'10" x 13'7"
Area: 161 sq. ft
Counted as living area: Yes

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

10 Floor 2 - Kitchen



Dimensions: 15'11" x 15'7"
Area: 209 sq. ft
Counted as living area: Yes

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

11 Floor 2 - Hall



Dimensions: 7'2" x 7'9"
Area: 45 sq. ft
Counted as living area: Yes

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

12 Floor 2 - Hall



Dimensions: 6'10" x 7'7"
Area: 44 sq. ft
Counted as living area: Yes

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

13 Floor 2 - Living Room



Dimensions: 15'6" x 16'6"
Area: 240 sq. ft
Counted as living area: Yes

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

14 Floor 2 - Breakfast Nook



Dimensions: 9'2" x 11'7"
Area: 96 sq. ft
Counted as living area: Yes

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

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15 Floor 2 - Pantry



Dimensions: 4'4" x 7'9"
Area: 30 sq. ft
Counted as living area: Yes

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

16 Floor 2 - Deck



Dimensions: 27'1" x 13'11"
Area: 295 sq. ft
Counted as living area: No

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

17 Floor 3 - Primary Bedroom



Dimensions: 15'6" x 18'9"
Area: 271 sq. ft
Counted as living area: Yes

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

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Maine, United States, 04102

18 Floor 3 - W.I.C.



Dimensions: 8'10" x 7'10"
Area: 54 sq. ft
Counted as living area: Yes

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

19 Floor 3 - W.I.C.



Dimensions: 11'3" x 4'1"
Area: 46 sq. ft
Counted as living area: Yes

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

20 Floor 3 - Bath



Dimensions: 8'0" x 5'7"
Area: 42 sq. ft
Counted as living area: Yes

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

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21 Floor 3 - Bath



Dimensions: 8'1" x 5'7"
Area: 40 sq. ft
Counted as living area: Yes

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

22 Floor 3 - Open To Below



Dimensions: 0'10" x 10'2"
Area: 8 sq. ft
Counted as living area: No

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

23 Floor 3 - Hall



Dimensions: 7'6" x 7'10"
Area: 71 sq. ft
Counted as living area: No

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

24 Floor 3 - Bedroom



Dimensions: 11'3" x 11'9"
Area: 132 sq. ft
Counted as living area: Yes

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

25 Floor 3 - Bedroom



Dimensions: 14'7" x 10'7"
Area: 154 sq. ft
Counted as living area: Yes

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