

PROPERTY LOCATED AT: 57-59 St Lawrence St, Portland, ME 04101**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 NA ☐ Unknown
☐ Drilled ☐ Dug ☐ Other NA

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: NA 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? NA

IF PRIVATE (Strike Section if Not Applicable):

INSTALLATION: Location: NA

Installed by: NA

Date of Installation: NA

USE: Number of persons currently using system: NA

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 APR SB

PROPERTY LOCATED AT: 57-59 St Lawrence St, Portland, ME 04101

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public NA ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☒ No

If Yes, what results: NA

Have you experienced any problems such as line or other malfunctions? ☒ Yes ☐ No

What steps were taken to remedy the problem? Sewer trunk line rusted/broke 6/14/24 see comments

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: NA

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: NA

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: NA

Location: NA OR ☐ Unknown

Date installed: NA Date last pumped: NA Name of pumping company: NA

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

Leach Field: ☐ Yes ☒ No ☐ Unknown

If Yes, Location: NA

Date of installation of leach field: NA Installed by: NA

Date of last servicing of leach field: NA Company servicing leach field: NA

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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: Section replaced with PVC/Basement pumped, cleaned and sanitized by Servpro

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials APR SB

PROPERTY LOCATED AT: 57-59 St Lawrence St, Portland, ME 04101**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	7 Rinnai Heaters	-----	-----	-----
Age of system(s) or source(s)	Various Ages	-----	-----	-----
TYPE(S) of Fuel	Natural Gas	-----	-----	-----
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Paid by Tenant -----	-----	-----	-----
Name of company that services system(s) or source(s)	Dog House Srv	-----	-----	-----
Date of most recent service call	*See Below	-----	-----	-----
Malfunctions per system(s) or source(s) within past 2 years	None	-----	-----	-----
Other pertinent information	All units serviced +/- 5 years ago	-----	-----	-----

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☒ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ UnknownIf Yes, date: NADate chimney(s) last cleaned: NADirect/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: +/- 5 yearsComments: **7 Hotwater heaters vent to metal lined chimney**Source of Section III information: **Seller****SECTION IV - HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☒ UnknownIf no longer in use, how long have they been out of service? NAIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ UnknownAge of tank(s): NA Size of tank(s): NALocation: NA

Buyer Initials _____

Page 3 of 8

Seller Initials APR SB

PROPERTY LOCATED AT: 57-59 St Lawrence St, Portland, ME 04101What materials are, or were, stored in the tank(s)? NAHave you experienced any problems such as leakage: ☐ Yes ☐ No ☒ UnknownComments: None knownSource 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 ☒ UnknownIn the ceilings? ☐ Yes ☐ No ☒ UnknownIn the siding? ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ☐ Yes ☐ No ☒ UnknownOther: NA ☐ Yes ☐ No ☒ UnknownComments: None knownSource of information: Seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ UnknownIf Yes: Date: NA By: NAResults: NAIf applicable, what remedial steps were taken? NAHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: NoneSource of information: Seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ UnknownIf Yes: Date: NA By: NAResults: NAIf applicable, what remedial steps were taken? NAHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: Public WaterSource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☐ No ☒ UnknownComments: NoneSource of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials

Initial
APKDS
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PROPERTY LOCATED AT: 57-59 St Lawrence St, Portland, ME 04101**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: NADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: NAAre you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: NoneSource of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: NoneSource of information: Seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - ACCESS TO THE PROPERTY**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: NASource of information: SellerIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ UnknownIf No, who is responsible for maintenance? NARoad Association Name (if known): NASource of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials

Initial
APRDS
SB

PROPERTY LOCATED AT: 57-59 St Lawrence St, Portland, ME 04101**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 ☐ UnknownIf Yes, explain: NAHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: NAHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: NAHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: NAHas 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 ☐ UnknownIf Yes, indicate the date of each payment: NAIs 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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
NARelevant Panel Number: 23005C0711F Year: 2024 (Attach a copy)Comments: NoneSource of Section VI information: FEMA

Buyer Initials _____

Page 6 of 8

Seller Initials

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PROPERTY LOCATED AT: 57-59 St Lawrence St, Portland, ME 04101**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 ☐ UnknownIf Yes, explain: NAIs 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 ☐ UnknownIf Yes, explain: NAEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Owners rent hot water heaters from UnitilYear Principal Structure Built: 1915 What year did Seller acquire property? 1984Roof: Year Shingles/Other Installed: Roof resealed 2023Water, moisture or leakage: Yes, roof leak winter 2023, roof repair & recoated. See Section VIIIComments: See Section VIII

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☒ Yes ☐ No ☐ UnknownComments: No standing water, damp in extreme conditions/spring thawMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: NA ☐ UnknownComments: NoneHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

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

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

..... ☐ Yes ☐ No ☒ UnknownComments: NoneKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None knownComments: NoneSource of Section VII information: Seller

Buyer Initials _____

Page 7 of 8

Seller Initials APK SB

PROPERTY LOCATED AT: 57-59 St Lawrence St, Portland, ME 04101

SECTION VIII - ADDITIONAL INFORMATION

Updates 2023: 57#3 and 59a#4 had new kitchens installed in 2023. An ice dam on the roof caused a flooding in these apartments. Kitchens were gutted, rewired and rebuilt. Chimney repointed, roof recoated, new front porch roofs, rebuilt front steps. When roof repairs were underway- charred timbers were discovered from fire prior to purchase. An engineer was hired to provide structural evaluation of the roof supports and we were given the go ahead to rebuild by the City of Portland.

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.

Signed by: Anthony Russo 7/2/2025
4907BE10810446C...
57 ST LAWRENCE STREET LLC
 SELLER DATE

DocuSigned by: Susan Baker-Kaplan 7/2/2025
152E56A302634D6...
Hiram Cottage Properties, LLC
 SELLER DATE

 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.

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