



CASCO BAY CONDO WITH PORTLAND SKYLINE VIEWS SOUTH PORTLAND, ME

Previews:

Interested parties will be notified if scheduled.

Auction Date:

October 7 | 11:00 a.m.

Property Location:

9 Anchorage Place
South Portland, ME 04106

Property #:

AP26060

TRANZON AUCTION PROPERTIES
PO BOX 4508
PORTLAND, ME 04112

MIKE CAREY
P: 207-776-1936
MCAREY@TRANZON.COM



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a disclosed dual agent.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called disclosed dual agency. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) September 2, 2026

To _____
Name of Buyer(s) or Seller(s)

by Michael B. Carey
Licensee's Name

on behalf of Tranzon Auction Properties
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.

NOTICE

ATTENTION PROSPECTIVE BIDDERS

Tranzon Auction Properties is acting solely as agent for the Seller

All information contained in this document, and any and all marketing materials, including advertisements were obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. Neither Tranzon Auction Properties nor its employees, affiliates, or agents (hereinafter "auction company") represent the buyer/bidder. All prospective buyers/bidders must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

All announcements made at the auction take precedence over any other property information or printed terms of sale. Items may be added or deleted. The property and improvements are sold "as is, where is, with all faults" and without representation or warranty of any kind with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. Prospective buyers/bidders should verify all information.

All prospective buyers/bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents. Potential buyers/bidders are encouraged to seek information from professionals regarding any specific issue or concern. Any decision to purchase or not to purchase is the sole and independent business decision of the potential buyer/bidder. No recourse or cause of action will lie against any of the above-mentioned parties should buyer become dissatisfied with its decision, whatever it may be, at a later date.

Auction company and seller have the right to postpone or cancel the auction in whole or in part, in its sole discretion. Auction company and seller reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta ME 04330.

Tranzon Auction Properties is a member company of Tranzon, LLC. All Tranzon companies are independently owned and operated.

AUCTION: Wednesday, October 7, 2026 | 11:00 a.m.

PREVIEWS: Interested parties will be notified if scheduled.

AUCTION LOCATION: On-site

PROPERTY DESCRIPTION

9 Anchorage Place sits at the water's edge in South Portland's Knightville Neighborhood, at the end of a gated private drive off Ocean Street, with Casco Bay on one side and a full-service marina on the other. The views run across the harbor to Portland's peninsula, the shipping channel, and the city skyline.

Inside is 1,478 square feet of single-level floor plan, two bedrooms and two full baths, with laundry on the main level and a primary bedroom with its own bath. An attached one-car garage opens directly into the living space. A 260 square foot patio extends the living area toward the water. The building is wood frame on a poured concrete slab under a pitched asphalt shingle roof, built in 1982, one of five units.

Utilities are public: water, sewer, and natural gas service, with natural gas heat.

Anchorage Place is a waterfront association immediately beside South Port Marine, a full-service marina at 14 Ocean Street, and the property benefits from that adjacency for access to Casco Bay.

Knightville occupies the northeastern tip of South Portland, where the Fore River meets the bay, connected to Portland's peninsula by the Casco Bay Bridge. Bug Light Park, the Portland Breakwater Light and Willard Beach sit to the east, and Fort Williams Park with Portland Head Light in adjacent Cape Elizabeth.

- **Parking:** Attached 1-car garage
- **Building Size:** 1,478± sq. ft.
- **Year Built:** 1982±
- **Stories:** 1
- **Bedrooms:** 2
- **Baths:** 2
- **Condominium Association Information and Fee:** Unit is part of The Anchorage Condominiums Building 1 Owners' Association. The monthly association fee is \$485.00 for fiscal year 2026. The Association prepared a "Future Expense" 5-year assessment plan summary for 9 Anchorage Place (a/k/a Unit C-3) included in this Property Information Package. A copy of the Condominium Documents including Declaration, Bylaws, Rules, Amendments, etc. are available to download in the "Access Property Documents" section of the property listing at www.tranzon.com/AP26060.
- **Past Due Condo Association Fees:** Information will be provided as soon as it becomes available.
- **Construction:** Wood frame
- **Foundation:** Poured concrete slab
- **Roof Cover:** Asphalt shingle
- **Exterior Siding:** Shingle

DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.

PROPERTY SUMMARY (CONTINUED)

PROPERTY DESCRIPTION (CONTINUED)

- **Heat Source:** Natural gas-fired space heater
- **Additional Notes:** Patio
- **Parcel ID:** MBLU = 015-03-091-C
- **Tax Year:** July 1st to June 30th
- **Tax Due Dates:** November 16, 2026 & May 17, 2027
- **Assessed Value (2026 Valuation Year):** \$360,000 (Land) + \$166,700 (Improvements) = \$526,700
- **Annual Taxes (Tax Year 2027):** \$7,263.19
- **Outstanding Taxes (Tax Year 2026):** \$7,583.85, as of August 31, 2026
- **Water & Sewer:** Public – Portland Water District, 207-761-8310, bills to condo association
- **Zoning District:** Per the City's GIS mapping, property is in the Commercial District and Shoreland Area Overlay. At the time of printing this information, the Code Enforcement Office hadn't confirmed this information. Please call Code Enforcement Office at 207-767-7603 to verify. The City's Code of Ordinances and Zoning can be found at <https://www.southportland.gov/408/Charter-Code-of-Ordinances>.

MANDATORY STATE AND FEDERAL DISCLOSURE REGARDING ARSENIC: Per State and Federal Regulations, Tranzon Auction Properties is required to provide you the following information regarding Arsenic: Please note some homes may have unsealed arsenic treated wood or arsenic in well water. The Maine Center for Disease Control and Prevention has a fact sheet for arsenic treated wood and a brochure on how to test your well water. These documents are available to download from our website at www.tranzon.com/AP26060 under the section titled Documents. Please contact our office at [207-775-4300](tel:207-775-4300), if you are unable to download these documents.

SUMMARY OF TERMS

Buyer's Premium: None

Closing: 45-day closing, sold in As-Is condition, no contingencies.

Deposit Amount: \$10,000, in certified funds. Deposit to be increased to ten percent (10%) of purchase price within five (5) business days of auction.

CONTACT

Mike Carey | Co-CEO
207-776-1936 Mobile
mccarey@tranzon.com
ME Auctioneer License #AUC1466
ME RE Lic. #DB919594

MUNICIPAL OFFICE

Website: www.southportland.gov
Tel: 207-767-3201
Assessor: 207-767-7604
Collector: 207-767-7612

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The Anchorage Condominiums – Building 1

(a/k/a Anchorage Place 1 – AP1)

5-Year Assessment Plan Summary and Notes on Unit 9 (a/k/a Unit C-3)

Updated: 9/4/2026

We, the Board of Directors of AP1 respectfully submit the following information to prospective bidders on Unit 9. It is intended to provide them with complete transparency of the Association's 5-year plan for much-needed projects funded by assessments. Many of these projects were delayed by continued lack of payments over many years by Unit 9 representing one of only five total units in the association.

Future projects include complete re-siding and trim of the building exterior, asphalt driveway resurfacing, fire sprinkler repairs and maintenance, "rip-rap" flood shoreline work, and redo of the HOA condo documents to current standards, etc.

It is estimated that **Unit 9 alone will be assessed between \$35-60K over the next 5 years** with the bulk of the charges (**about \$25-40K**) **occurring over the next 2 years**. The ranges of the estimates are due to actual project approvals and the final amount of the settlement, which will help subsidize them. Details of the individual projects and estimates will be provided to the eventual buyer.

Also note, AP1 uses a percentage method (based on usable square footage) of calculating the individual units responsibility in assessment and monthly HOA fee calculations (Unit 9 is assigned 14.5%, lowest of all 5 units). It is anticipated that some assessments will actually be divided equally (20%) as opposed to the traditional percentages due to their nature of benefitting the whole community equally. For fiscal year 2026, Unit 9 monthly HOA fee is currently \$485.

Specific Unit 9 Required Remediation Items

1. Back patio facing marina

Patio is currently in a various phases of “de-construction” – entire surface of brick pavers must be re-established/repared matching adjacent neighbor units as per AP1 approval.

2. Windows facing marina

Existing broken curtains/blinds should be removed or replaced. Also, any “privacy material” applied to the windows must be cleaned of all residue.

3. Large roof windows

It is observed that these windows are leaking and must be repaired or replaced. If replaced, the request must be made through the Foreside Management unit owner portal which will thus lead to an official AP1 design approval.

4. Fireplace / Heater

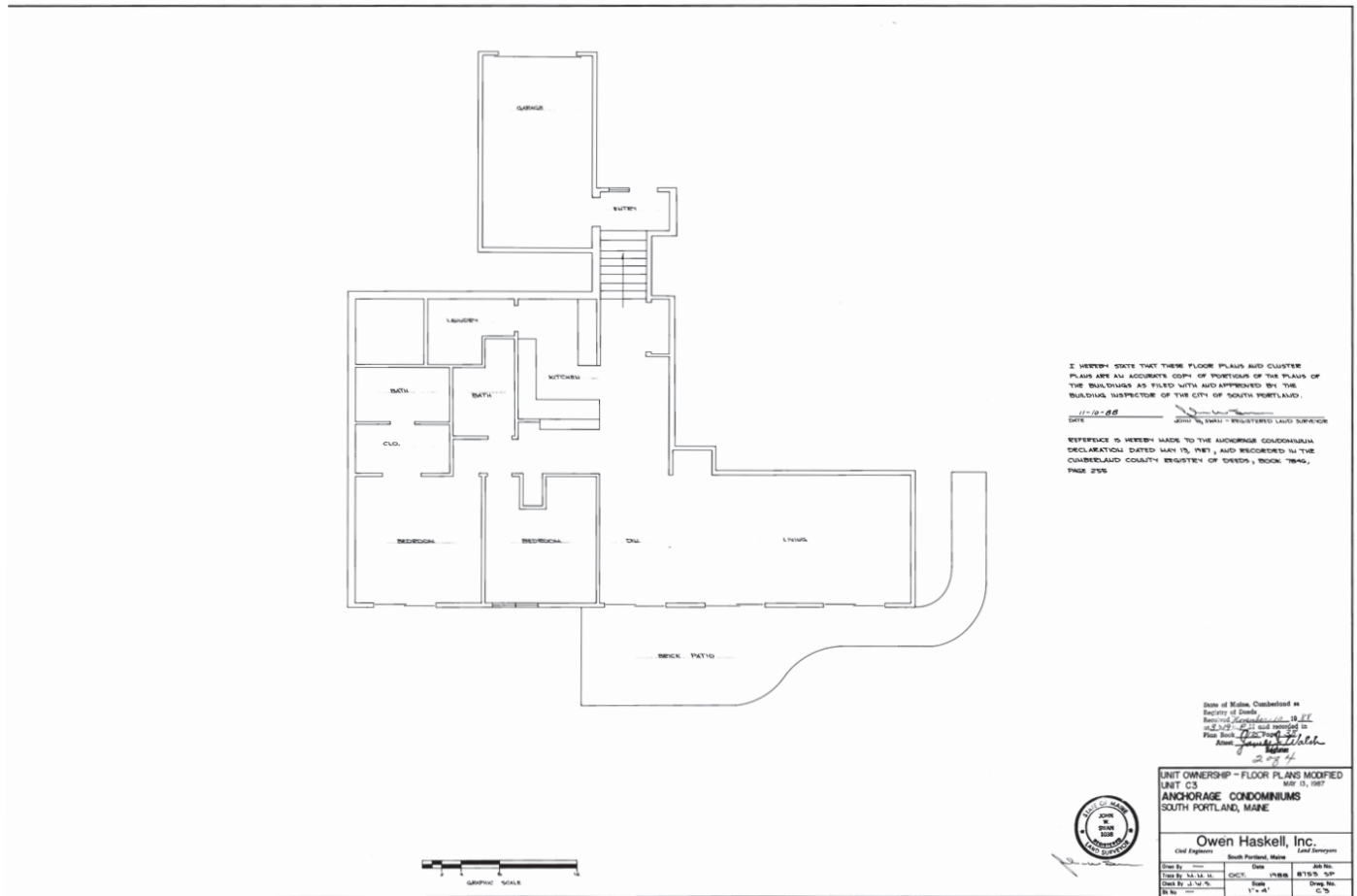
An existing gas fireplace/heat source is vented out over the back patio and exhibiting a large amount of black soot staining above the exhaust. This situation should be addressed immediately, as it is a code violation and safety issue to the whole building.

5. Miscellaneous

Of course, any other health and safety and/or code violations including mold (if any) remediation should be addressed.

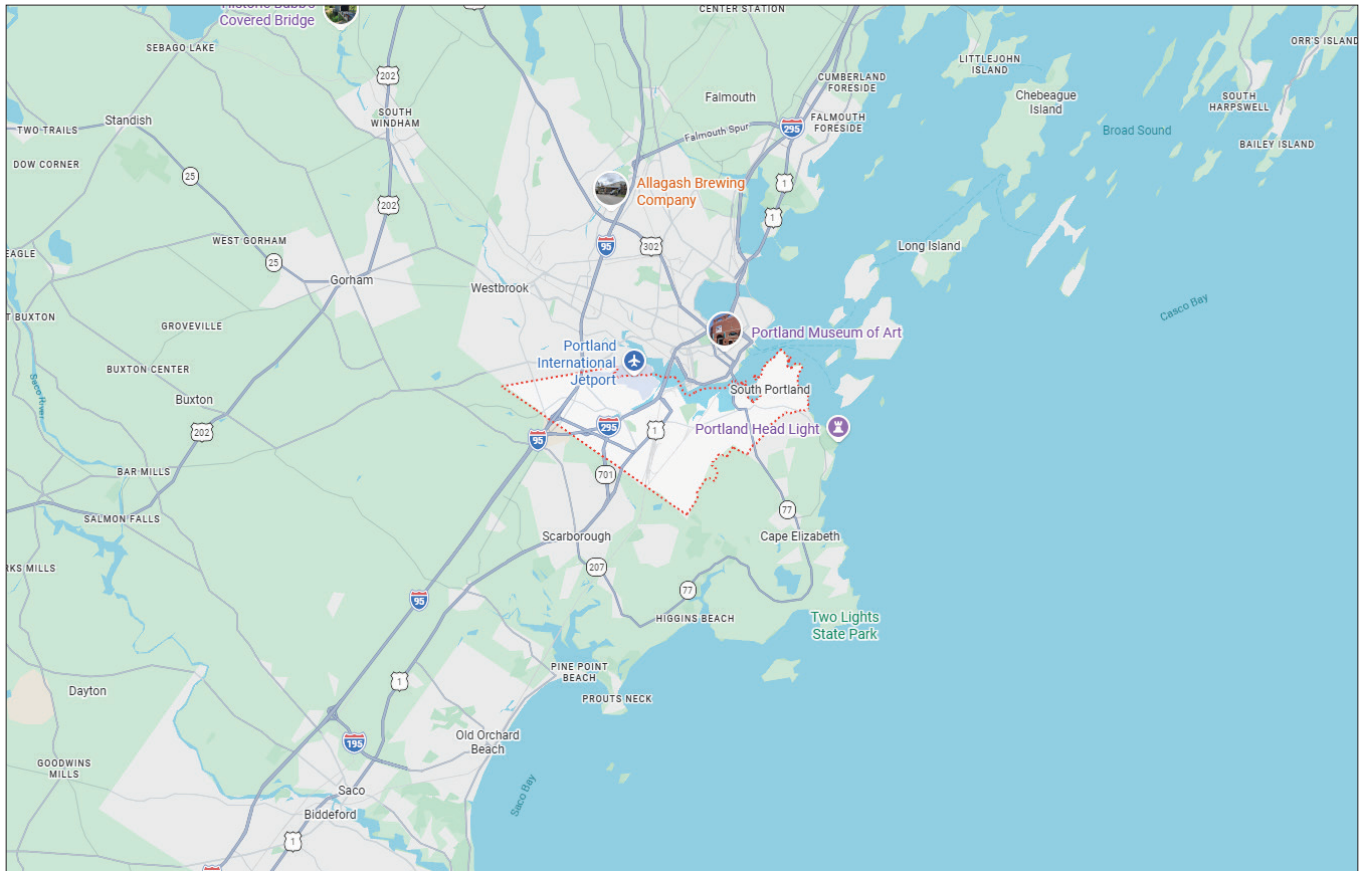
The timeframe of repairs can be discussed with AP1 board but expected to be within approximately 3-months of purchase. After this period, fines will be assessed as outlined in the AP1 Association documents.

TRANZON AUCTION PROPERTIES' DISCLAIMER: This is a portion of recorded condo association plan showing Unit C-3 and is provided for informational purposes only. This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

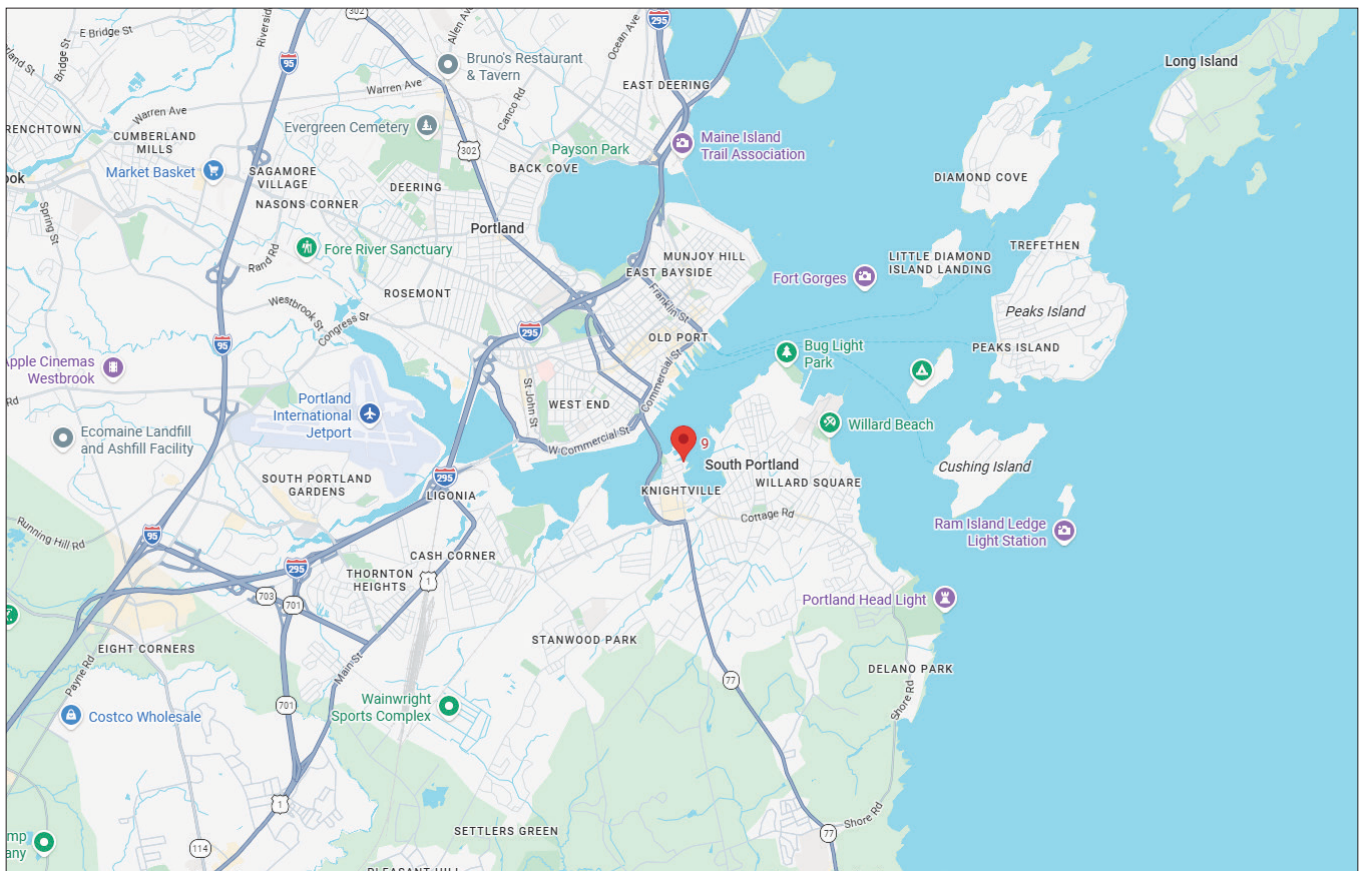


2 of 4 sheets

AREA MAP

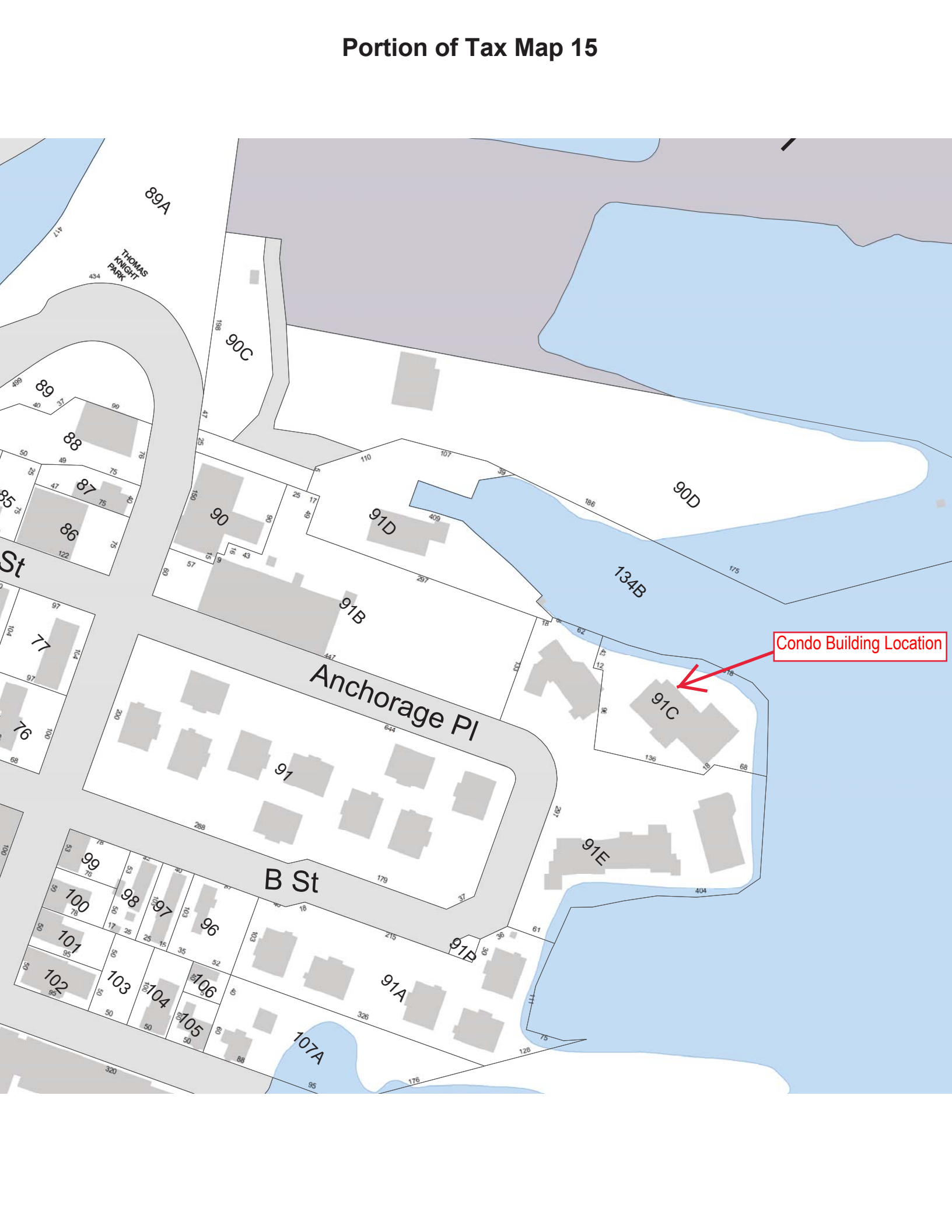


PROPERTY LOCATION MAP



Portion of Tax Map 15

This map shows a portion of Tax Map 15, featuring several streets and land parcels. The streets include Thomas Knight Park, Anchorage Pl, and B St. The parcels are labeled with numbers such as 89A, 89, 88, 87, 86, 90, 91A, 91B, 91C, 91D, 91E, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107A, 134B, and 175. A red arrow points to a specific parcel labeled 91C, which is identified as the 'Condo Building Location'. The map also shows a large body of water to the right and a smaller body of water at the bottom left.



9 ANCHORAGE PL

Location	9 ANCHORAGE PL	Mblu	015/ 03/ 091/C /
Owner	PALAZA, NICOLE C.	Total Market Value	\$526,700
PID	3485	Building Count	1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$166,700	\$360,000	\$526,700

Owner of Record

Owner	PALAZA, NICOLE C.	Sale Price	\$0
Co-Owner		Certificate	
Address	9 ANCHORAGE PL SOUTH PORTLAND, ME 04106	Book & Page	41726/121
		Sale Date	09/16/2025
		Instrument	WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PALAZA, NICOLE C.	\$0		41726/121	WD	09/16/2025
LETTER STREETS, LLC	\$370,000		25898/0068	WD	03/14/2008
PAUL, KATHERINE J.	\$238,000		20727/0309	WD	12/31/2003
WEATHERBIE, LESLIE A.	\$0		15613/0009	DV	07/18/2000
BENNER, ARNOLD H.	\$132,500		10920/0262	Y	08/27/1993

Building Information

Building 1 : Section 1	
Year Built:	1982
Living Area:	1,478
Replacement Cost:	\$260,477
Building Percent Good:	64
Replacement Cost	
Less Depreciation:	\$166,700
Building Attributes	
Field	Description

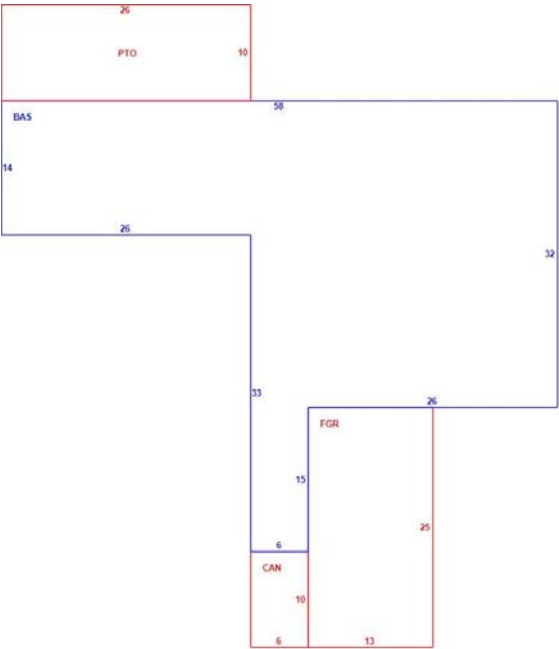
Style:	Condominium
Model	Res Condo
Stories:	1 Story
Grade	Average +20
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Monitor/Rinnai
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	02
Grade	Good
Stories:	2
Residential Units:	5
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure	Irregular
Roof Cover	Asph/F Gls/Cmp
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(<https://static.vgsi.com/photos/SouthPortlandMEPhotos//\00\01\76\51.jpg>)

Building Layout



([ParcelSketch.ashx?pid=3485&bid=3485](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,478	1,478
CAN	Canopy	60	0
FGR	Garage, Framed	325	0
PTO	Patio	260	0
		2,123	1,478

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1020	Size (Acres)	0.00
Description	CONDO MDL-05	Frontage	0
Neighborhood	ANCI	Depth	0
Alt Land Appr Category	No	Total Market Land	\$360,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$166,700	\$360,000	\$526,700
2025	\$166,700	\$360,000	\$526,700
2024	\$164,600	\$360,000	\$524,600

Real Estate

[Prior unpaid bill\(s\) exist](#) for this parcel.

View Bill

As of	8/21/2026
Bill Year	2027
Bill	2653513
Owner	PALAZA, NICOLE C.
Parcel ID	015+0003+091C

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2026	\$3,631.60	\$0.00	\$3,631.60	\$0.00	\$3,631.60
2	5/17/2027	\$3,631.59	\$0.00	\$3,631.59	\$0.00	\$0.00
TOTAL		\$7,263.19	\$0.00	\$7,263.19	\$0.00	\$3,631.60

Pay Bill

RESIDENTIAL PROPERTY DISCLOSURE

PLEASE NOTE: This transaction is EXEMPT from providing the residential property disclosure requirements of Title 33, Chapter 7, Subchapter 1-A of the Maine Revised Statutes. However, as a licensee, Tranzon Auction Properties has attempted to gather as much information as possible and has completed this form with the information obtained.

Tranzon Auction Properties' client (Seller) has never occupied the property and has little or no direct knowledge of the condition of the property, including, without limitation, its condition, habitability, or any use to which it may be put. Property may be affected by, but not limited to, water damage; mold; lead-based paint; asbestos; environmental conditions; and the condition of mechanical systems, well and/or septic, and structural soundness are unknown. Interested parties should conduct their own investigations and due diligence.

POTENTIAL PURCHASERS ARE ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.

Property: 9 Anchorage Place (Building 1, Unit C-3), South Portland, Maine

Name of Seller(s): The Anchorage Owners Association a/k/a Anchorage I Condominium Association

1. WATER SUPPLY DISCLOSURE Private X Public Not Known

~~If Private System~~

a) ~~Type of system:~~ _____ Not Known

b) ~~Location:~~ _____ Not Known

c) ~~Malfunctions:~~ _____ Not Known

d) ~~Date of installation:~~ _____ Not Known

e) ~~Date of most recent water test:~~ _____ Not Known

f) ~~Have you experienced a problem such as an unsatisfactory water test with notations?~~

_____ Not Known

2. WASTE DISPOSAL SYSTEM DISCLOSURE Private X Public Not Known

~~If Private System~~

a) ~~Type of system:~~ _____ Not Known

b) ~~Size & type of tank:~~ _____ Not Known

c) ~~Location of tank:~~ _____ Not Known

d) ~~Malfunctions of tank:~~ _____ Not Known

e) ~~Date of installation of tank:~~ _____ Not Known

- f) Location of leach field: _____ Not Known
- g) Malfunctions of leach field: _____ Not Known
- h) Date of installation of leach field: _____ Not Known
- i) Date of most recent servicing of system: _____ Not Known
- j) Name of contractor who services system: _____ Not Known
- k) Is system located in a Shoreland Zone: Yes _____ No _____ Not Known _____
- k (a) If system is in Shoreland Zone, has a written inspection report been performed within last 3 years?
 Yes _____ No _____ Unknown _____

If Public System

- a) Has there been any system or line malfunctions: _____ X Not Known

3. HEATING DISCLOSURE

- a) Type of system(s): _____ X Not Known
- b) Age of system/source(s): _____ X Not Known
- c) Name of Company who services system/source(s): _____ X Not Known
- d) Date of most recent service call: _____ X Not Known
- e) Annual consumption per system/source (i.e. gallons, kilowatt hours, cords):
 _____ X Not Known
- f) Malfunctions per system/source within the past 2 years:
 _____ X Not Known
- g) Date of the most recent inspection of the chimneys and vents for the heating system/source.
 _____ X Not Known

4. KNOWN HAZARDOUS MATERIALS DISCLOSURE

The Seller is making representations contained herein. Do you, the Seller, have knowledge of the following materials currently or previously on subject property?

- | | | | |
|----------------------------------|-----|----|--------------------|
| Asbestos: _____ | Yes | No | <u>X</u> Not Known |
| Lead Based Paint: _____ | Yes | No | <u>X</u> Not Known |
| Radon: _____ | Yes | No | <u>X</u> Not Known |
| Underground Storage Tanks: _____ | Yes | No | <u>X</u> Not Known |
| Methamphetamine: _____ | Yes | No | <u>X</u> Not Known |
| Other: _____ | Yes | No | <u>X</u> Not Known |

5. KNOWN MATERIAL DEFECTS:

☒ Yes No Not Known

If yes, describe: Please see Future Expense Disclosure provided by the condo association and included in the Property Information Package.

6. ACCESS TO PROPERTY:

Is property accessed by a public way owned and maintained by the State, a county or a municipality, over which the general public has a right to pass? Yes ☒ No Not Known

If "No", who is responsible for maintenance of access road/way, including road association, if applicable? The Anchorage Owners Association.

7. 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 cause 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 ☒ Not Known
If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No ☒ Not Known
If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No ☒ Not Known
If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No ☒ Not Known
If Yes, indicate the dates of each claim _____

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 ☒ Not Known
If Yes, indicate the date of each payment _____

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 ☒ Not Known

If Yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number : 23005C0694F Year : 2024 (Attach a Copy)

Comments: See attached Flood Hazard map. Based on map property appears to be in Zone X but abuts Special Flood Hazard Area AE. Flood maps are searchable by entering the property address on FEMA's Flood Map Service Center at <https://msc.fema.gov/portal/home>. Interested parties are encouraged to confirm provided flood map information.

8. SHORELAND ZONING VIOLATIONS:

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

*Tranzon Auction Properties asked Code Enforcement Office, but CEO hasn't responded.

If Yes, explain: _____

A copy of the Lead Disclosure (if applicable) was provided by Tranzon Auction Properties. Additionally, instructions on how to download the Lead Paint Pamphlet (if applicable), the water test for arsenic information sheet, and arsenic treated wood information sheet from Tranzon Auction Properties' website or by contacting Tranzon Auction Properties has been provided in the Property Information Package.

National Flood Hazard Layer FIRMMette

70°15'27"W 43°38'43"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 70°14'50"W 43°38'17"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
OTHER AREAS		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		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
MAP PANELS		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 8/31/2026 at 2:28 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.

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SALE/LEGAL DOCS



NOTICE OF PUBLIC SALE
9 Anchorage Place, South Portland, Maine
14 M.R.S.A. § 6323

Notice is hereby given that in accordance with a Judgment of Foreclosure and Sale and Order entered by the Cumberland County Superior Court, dated October 8, 2025 and entered in the Court's Docket on October 17, 2025, in the action entitled *The Anchorage Owners Association a/k/a Anchorage I Condominium Association v. Letter Streets, LLC*, Docket No. PORSC-RE-2021-113, wherein the Court adjudged a foreclosure of a condominium lien recorded on March 24, 2021 in the Cumberland County Registry of Deeds at Book 37971, Page 194, the statutory ninety-day redemption period having expired, a public sale of the property described in said mortgage will be held on Wednesday, October 7, 2026 at 11:00 A.M. at 9 Anchorage Place, South Portland Maine, being all and singular the premises described in said mortgage. For a more particular description please refer to the lien.

Terms of Sale: The property will be sold by public auction on the above date and time at the above location subject to all outstanding municipal assessments and encumbrances. Tranzon Auction Properties will conduct the auction and will accept bids on the property. A deposit, in cash or certified funds, is required in order to bid. The deposit to bid is Ten Thousand Dollars (\$10,000.00), with an additional deposit within five business days of the auction date to equal ten percent (10%) of the purchase price. Certified checks must be made payable to Tranzon Auction Properties. The deposit of the successful bidder will be retained by the Anchorage Owners Association a/k/a Anchorage I Condominium Association ("Anchorage") as a non-refundable, non-interest bearing down payment to be applied to the purchase price. Anchorage reserves the right to submit a junior bid. The high bidder must also sign a purchase and sale agreement which requires a closing to take place within forty-five (45) days of the public sale, at which time the remaining balance of the purchase price will be paid in cash or certified funds. Upon receipt of the full purchase price, Anchorage will deliver an executed quitclaim deed without covenant conveying all its right, title and interest in and to the above-described property. The property is being sold "**AS IS, WHERE IS, WITHOUT RECOURSE**" and no representations are made as to the condition of the property by Anchorage or its agents. Anchorage expressly reserves the right to modify the terms of the sale set forth above and to add additional terms as it so wishes. All other terms and conditions of the sale will be available from the auctioneer. Further information regarding the property may be obtained by contacting Tranzon Auction Properties at (207) 775-4300 or visiting www.tranzon.com.

Dated: August 25, 2026

**LIENHOLDER'S FORECLOSURE SALE
PROPERTY OF LETTER STREETS, LLC
9 ANCHORAGE PLACE, SOUTH PORTLAND, MAINE
Wednesday, October 7, 2026 at 11:00 AM**

TERMS OF SALE

This Sale is being held pursuant to 14 Maine Revised Statutes Annotated § 6323 and in accordance with an Order and Judgment of Foreclosure and Sale entered on October 17, 2025, wherein the Court adjudged a foreclosure of the condominium lien recorded on March 24, 2021 in the Cumberland County Registry of Deeds at Book 37971, Page 194 (hereinafter the "**Lien**").

1. The real property consists of a certain lot or parcel of land with buildings thereon, situated at **9 Anchorage Place, South Portland, Maine**, more specifically described in the above-referenced Lien.

2. The Anchorage Owners Association a/k/a Anchorage I Condominium Association ("**Seller**") agrees to convey its interest in the property by Quitclaim Deed Without Covenant to be delivered at closing subject to easements, restrictions and other matters of record. Buyer acknowledges that the property is being sold "**AS IS, WHERE IS, WITHOUT RECOURSE**" and that no representations are made by Seller or its representatives as to the marketability of title.

3. The property shall be sold subject to utility fees, Association assessments, and real estate taxes assessed by and due and payable to the Town of South Portland, Maine, plus interest, fees and costs, and assessments and charges including, but not limited to, sewer and water charges, now or hereafter due.

4. No representation is made by Seller as to the priority or validity of any liens or claims which may be superior to or subordinate to the Lien described herein.

5. The risk of loss or damage to the property by fire or otherwise from and after the date of public sale to the date of closing is assumed by Seller.

6. All of the above-described property is sold on an "**AS IS, WHERE IS, WITHOUT RECOURSE**" basis. Buyer acknowledges that he/she/it has had the opportunity to and has made such physical and title inspection as he/she/it sees fit, and that no representations or warranties concerning the title to the property or its compliance with any applicable zoning or land use regulations, laws, or ordinances were made, have been made, or are being made by Seller, or any of its agents or representatives.

7. The Buyer shall, at his/her/its cost, pay all applicable real estate transfer taxes, including any transfer tax assessed to The Anchorage Owners Association a/k/a Anchorage I Condominium Association as Seller, so that Buyer shall pay Four and 40/100 Dollars (\$4.40) per thousand dollars or fraction thereof of the bid at closing.

8. Buyer, at closing, shall reimburse Seller for all real estate taxes, including taxes for the current year, and any water or sewer charges paid by Seller within sixty (60) days of the date of the public sale.

9. If the property has a subsurface wastewater disposal system located within an area designated as a shoreland zone by the property's municipality or the State of Maine, the Buyer shall be solely responsible, if required, to comply with 30-A MRSA § 4216, Transfers of Shoreland Property. This obligation is not and shall not be a contingency of sale.

10. In the event any withholding of tax is required for this sale pursuant to 36 M.R.S. § 5250-A, Seller hereby notifies, and Buyer hereby acknowledges, that Buyer is responsible for withholding such tax and that the amount of the tax to be withheld, if any, is equal to the lesser of the excess of the purchase price over the amount of the secured debt or 2.5% of the purchase price.

11. While descriptions are believed to be correct, Tranzon Auction Properties and The Anchorage Owners Association a/k/a Anchorage I Condominium Association make no warranties or guarantees, expressed or implied, as to genuineness, authenticity, or defects, and will not be held responsible for advertising discrepancies or inaccuracies. Everything is sold **"AS IS", "WHERE IS", WITHOUT RECOURSE"** except as expressly made or set forth in writing.

12. In the case of disputed bidding, Tranzon Auction Properties shall be the sole and absolute judge of such dispute.

13. Tranzon Auction Properties acts only as agent for Seller. Seller reserves the right to bid without making the required deposit and, if Seller is the successful bidder, it may pay the purchase price with a credit against the indebtedness owed to it by the Mortgagor.

14. In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.

15. At approximately 11:00 a.m. Eastern Standard Time, the sale will be commenced by Tranzon Auction Properties.

16. Immediately after the reading of the Notice of Public Sale and the Terms of Sale, Tranzon Auction Properties will declare the Sale to be open to all persons who may wish to bid. The Notice of Sale is attached hereto and incorporated herein.

17. The property will be sold **"AS IS, WHERE IS, WITHOUT RECOURSE"** to the highest bidder, who must submit prior to the beginning of the auction a deposit for the real property of Ten Thousand Dollars (\$10,000.00) in cash, certified funds, or cashier's check payable to Tranzon Auction Properties, which sum will be retained as a nonrefundable, non-interest-bearing down payment to be applied to the purchase price, and an additional deposit to be made within five (5) business days of the auction in cash, certified funds or cashiers check that, when added to the \$10,000.00 deposit, equals ten percent (10%) of the purchase price, and

the balance of the purchase price is due at the time of the closing in cash, certified check or cashier's check. Certified checks should be made payable to "Tranzon Auction Properties." No bid will be accepted unless the bidder shall have first registered with Tranzon Auction Properties and deposited with them the required earnest money deposit. The bids will be made orally. Tranzon Auction Properties reserves the right to control the increments of the bids. Any bid not in compliance with the terms of the sale may be rejected. The highest bidder must also sign a purchase and sale contract with Seller calling for a closing within forty-five (45) days of the public sale at which time the balance will be due in cash, cashier's check or certified funds payable to Seller, which will then deliver a duly executed Quitclaim Deed Without Covenant.

18. The sale will be made without warranties and subject to: (i) prior liens or any conditions a title search would reveal, including but not limited to, (a) relevant state, municipal, Federal laws, regulations and ordinances, (b) any conditions or state of facts, which would be disclosed by inspection of the premises and/or an accurate engineering survey (including the exact geographic location of the premises), (c) persons in possession and those claiming under leases for a term less than two years, (d) unrecorded mechanics liens, (e) the existence of any violation of State, Municipal or Federal environmental laws or ordinances and the existence of any liens resulting therefrom which are not recorded within the chain of title in the Registry of Deeds for the county in which the real estate is located, (f) the Buyer shall be responsible for compliance with, application for, renewal and transfer of any and all approvals, orders, and permits issued by the State of Maine and the Town of South Portland, if applicable. Seller makes no representations or warranties of any kind with respect to the validity, existence, renewability, transferability, or necessity of any such permits, order, or approvals, (g) taxes assessed and payable that may or may not be lien'd and which are not yet due and payable, and for subsequent years, (h) title to and rights of the public and others entitled thereto in and to those portions of the lots lying within the bounds of adjacent streets, roads, and ways, (i) all rights, restrictions, encumbrances, covenants, rights of way, easements, reservations, conditions, agreements, and limitations as described in the instruments recorded in the Cumberland County Registry of Deeds, (j) rights of tenants, if any; (k) all obligations of Buyer pursuant to 30-A MRSA § 4216; (l) any unpaid taxes or assessments; and (m) any facts which an accurate survey of the premises might show. Other terms and conditions of sale, including additions to or modifications of the terms set forth above, may be announced at the sale. This foreclosure sale may be adjourned from time to time as Tranzon Auction Properties may determine.

19. In the event the highest bidder fails to close within forty-five (45) days of the date of the public sale, Seller reserves the right to sell the property to any of the other registered bidders including itself, or resell the premises at a re-advertised public sale. The highest bidder will be responsible for any costs or expenses incurred on such resale or any litigation resulting from the failure to close, including reasonable attorneys' fees.

20. **PLEASE NOTE:** You have signed a written, binding contract agreeing to the terms and conditions of sale and understanding any bid you make falls under the Statute of Frauds. If you do not agree to the terms and conditions of sale, please return your bidding card to Tranzon Auction Properties.

The undersigned hereby registers to bid, agreeing to the terms and conditions of sale set forth above and/or announced prior to the taking of bids, and intending to be bound thereby.

Dated: _____, 2026

Bidder

PURCHASE AND SALE AGREEMENT
9 ANCHORAGE PLACE, SOUTH PORTLAND, MAINE

THIS AGREEMENT made this 7th day of October, 2026, by and between The Anchorage Owners Association a/k/a Anchorage I Condominium Association (“**Seller**”), with a mailing address of _____, and _____ with a mailing address of _____ (“**Buyer**”).

1. **REAL PROPERTY**: Seller hereby agrees to sell, pursuant to the authority granted to it through the Declaration and Bylaws of The Anchorage Owners Association a/k/a Anchorage I Condominium Association as well as the statutory authority of the Condominium Act and the Order and Judgment of Foreclosure and Sale entered on October 17, 2025, wherein the Court adjudged a foreclosure of the condominium lien recorded on March 24, 2021 in the Cumberland County Registry of Deeds at Book 37971, Page 194 (hereinafter “Lien”) and Buyer hereby agrees to buy a certain lot or parcel of land with the buildings thereon, situated at 9 Anchorage Place, South Portland, Maine, being the same premises as referenced in the above Lien.

2. **CLOSING**: Buyer and Seller agree to close this contract at the offices of Seller, or such other location agreed upon by Seller and Buyer within forty-five (45) days of the date of the public sale, with Buyer delivering the balance of the purchase price to Seller in cash, cashier’s check or certified funds. Buyer shall, at his/her/its cost, pay all applicable real estate transfer taxes, including any transfer tax assessed to Seller, so that Buyer shall pay Four and 40/100 Dollars (\$4.40) per thousand dollars or fraction thereof of the bid at closing.

3. **TITLE**: Seller agrees to convey its interest in the property by Quitclaim Deed Without Covenant, to be delivered at closing subject to all existing easements, restrictions, encumbrances or other matters which may or may not be of record. Buyer acknowledges that the property is being sold “**as is, where is, without recourse**” and that no representations are made by Seller or its representatives as to the marketability or insurability of title and the condition of the improvements on the property. Buyer acknowledges it is purchasing the property subject to the following encumbrances:

- a. Relevant state, municipal, Federal laws, regulations and ordinances.
- b. Any conditions or state of facts, which would be disclosed by inspection of the premises and/or an accurate engineering survey (including the exact geographic location of the

premises).

c. Persons in possession and those claiming under leases for a term less than two years.

d. Unrecorded mechanics liens.

e. The existence of any violation of State, Municipal or Federal environmental laws or ordinances and the existence of any liens resulting therefrom which are not recorded within the chain of title in the Registry of Deeds for the county in which the real property is located.

f. The Buyer shall be responsible for compliance with, application for, renewal and transfer of any and all approvals, orders, and permits issued by the State of Maine and the Town of South Portland, if applicable. Seller makes no representations or warranties of any kind with respect to the validity, existence, renewability, transferability, or necessity of any such permits, order, or approvals.

g. Taxes assessed and payable that may or may not be liened and which are not yet due and payable, and for subsequent years, and any other assessments.

h. Title to and rights of the public and others entitled thereto in and to those portions of the lots lying within the bounds of adjacent streets, roads, and ways.

i. All rights, restrictions, encumbrances, covenants, rights of way, easements, reservations, conditions, agreements, and limitations as described in the instruments recorded in the Cumberland County Registry of Deeds.

j. Rights of tenants, if any.

k. All obligations of Buyer pursuant to 30-A MRSA § 4216.

4. **PURCHASE PRICE:** Buyer hereby agrees to pay the sum of _____ Dollars (\$_____) as follows:

- Ten Thousand Dollars (\$10,000.00) at the time of the execution of this Agreement, in cash, certified check, or cashier's check, which is a non-refundable Down Payment;
- _____ Dollars (\$_____) within five (5) business days of the execution of this Agreement in cash, certified check or cashier's check, which when added to the \$10,000.00 down payment equates to ten (10) percent of the Purchase Price; and
- The remainder of the Purchase Price, due at the time of closing in cash, certified check or cashier's check.

Should Buyer fail to make payment of the additional deposit or payment of the balance due by the closing date, the down payment shall be retained by Seller as damages and Seller may pursue other damages if appropriate.

5. **BUYER OBLIGATIONS, REAL ESTATE TAXES AND ASSESSMENTS, ETC.:** All unpaid taxes, utility fees and assessments, plus interest fees and costs including, but not limited to, real property taxes, sewer and water assessments, condominium assessments and all applicable real estate transfer taxes including any transfer tax assessed to Seller are the responsibility of the Buyer. If the property has a subsurface wastewater disposal system located within an area designated as a shoreland zone by the property's municipality or the State of Maine, the Buyer shall be solely responsible, if required, to comply with 30-A MRSA § 4216, Transfers of Shoreland Property. This obligation is not and shall not be a contingency of sale.

6. **WITHHOLDING OF TAX:** In the event any withholding of tax is required for this sale pursuant to 36 M.R.S. § 5250-A, Seller hereby notifies, and Buyer hereby acknowledges, that Buyer is responsible for withholding such tax and that the amount of the tax to be withheld, if any, is equal to the lesser of the excess of the purchase price over the amount of the secured debt or 2.5% of the purchase price. Buyer further acknowledges that Seller has provided Buyer with Maine Revenue Services Form REW-4, which is attached hereto.

7. **REIMBURSEMENT OF SELLER:** Buyer at closing shall reimburse Seller for all real estate and personal property taxes, including taxes for the current year, and any water or sewer charges paid by Seller within sixty (60) days of the date of the public sale.

8. **RISK OF LOSS:** The risk of loss or damage to the property by fire or otherwise until the closing is assumed by Seller.

9. **BROKER:** Seller and Buyer herein agree that there is no real estate broker involved in this transaction, and that no one is due a commission for this sale.

10. **BACK-UP CONTRACT:** Buyer acknowledges Seller may enter into a back-up contract or contracts with other bidders at auction. If Buyer fails to close as required under this Agreement, Seller, at its option, may then sell the property to the party that was the next highest bidder at auction. In the event that the Buyer and any backup contract shall not close, Seller reserves the right to purchase the property.

11. **DEFAULT:** In the event Seller defaults under this Agreement, Buyer's sole remedy at law and equity shall be the return of its down payment. In the event Buyer defaults under this Agreement, Seller shall have all available rights and remedies at law and equity.

12. **NO REPRESENTATIONS:** No representations or warranties of any kind are made with respect to the property, including, without limitation, its condition or any use to which it may be put. The property is being sold on an "**as is**", "**where is**", "**without recourse**", "**with all defects**" basis, and any and all warranties, express, implied or otherwise, including, without limitation, the warranties of habitability, merchantability, marketability, insurability and fitness for any purpose, are hereby disclaimed. No representation or warranty is made as to the compliance of the property with any laws, rules, regulations or ordinances, including zoning, environmental, or hazardous waste laws. Seller, its agents and attorneys shall have no responsibility or liability for the loss of use of the property, loss of time, inconvenience, commercial loss and/or any incidental or consequential damage, loss or injury. Buyer is not entitled to rely on any representations or warranties regarding the property not embodied in this Agreement, and any such representations or warranties have not been authorized by Seller or its agents and attorneys.

13. **POSSESSION:** Buyer shall be entitled to possession of the property at closing, or as otherwise agreed to in writing by Seller.

14. **ENFORCEMENT AND CHOICE OF LAW:** This instrument is to be construed and interpreted under the laws of the State of Maine and sets forth the entire agreement between the parties. The determination of any claim, dispute or disagreement, which may arise out of the interpretation, performance or breach of this Agreement, shall be resolved in the courts of Oxford County, State of Maine. In the event Buyer breaches the terms of this agreement and Seller hires an attorney to enforce its rights under this agreement, Buyer shall be liable to Seller for its attorney's fees and costs.

IN WITNESS WHEREOF, the parties have signed this Agreement in duplicate original on the day and year written above.

Witness:

The Anchorage Owners Association
a/k/a Anchorage I Condominium
Association

By:
Its:

Address:

Social Security #: _____

Telephone No.: _____

Buyer:

By: _____

Its: _____

(DRAFT)
QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR

KNOW ALL BY THESE PRESENTS, THAT **The Anchorage Owners Association a/k/a Anchorage I Condominium Association**, with a mailing address of _____, acting pursuant to a Judgment of Foreclosure and Sale entered on October 17, 2025 in the Cumberland County Superior Court located in Portland, Maine, Docket No. PORSC-RE-2021-00113 under 14 M.R.S.A. §§ 6321 *et seq.* for the foreclosure of a condominium lien recorded on March 24, 2021 in the Cumberland County Registry of Deeds at Book 37971, Page 194, in consideration of One Dollar (\$1.00) and other valuable consideration paid by _____, with a mailing address of _____, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim without covenant unto the said _____, his/her heirs and assigns forever:

*A certain lot or parcel of land, together with the buildings thereon, situated at 9 Anchorage Place, South Portland, Cumberland County, Maine, being more particularly described in the attached **Exhibit A**.*

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating time, place and terms of the sale was published on September 3, 10, and 17, 2026 in *The Portland Press Herald*, which is a newspaper of general circulation in Cumberland County, the county where the premises are located. The statutory redemption period

expired on March 18, 2026 with the statutory time to advertise and hold the sale extended as a result of a bankruptcy filing. The public sale was held on October 7, 2026. The grantee(s) was the highest bidder.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said _____, his/her heirs and assigns forever.

IN WITNESS WHEREOF, The Anchorage Owners Association a/k/a Anchorage I Condominium Association has caused this instrument to be signed in its corporate name by _____, its _____, on this _____ day of _____, 2026.

Signed and Delivered in the Presence of:

The Anchorage Owners Association a/k/a
Anchorage I Condominium Association

By:
Its:

STATE OF MAINE

COUNTY OF _____, ss.

_____, 2026

Then personally appeared the above _____, _____ of The Anchorage Owners Association a/k/a Anchorage I Condominium Association, and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of The Anchorage Owners Association a/k/a Anchorage I Condominium Association.

Before me,

Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT 'A'

The unit known and designated as Unit C-3 in The Anchorage Condominiums - Building 1, located in the City of South Portland, County of Cumberland and State of Maine, as shown on survey entitled The Anchorage Condominium by Owen Haskell, Inc. and filed in the Cumberland County Registry of Deeds in Unit Ownership File No. 85, and floor plans by John H. Leasure, Architect, entitled Anchorage Condominium and filed in the Cumberland County Registry of Deeds, Unit Ownership File No. 85, and specific reference is made to the Anchorage Condominiums - Building 1 Condominium Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560 et seq., which Declaration is dated October 7, 1982 and recorded in said Registry of Deeds in Book 5043, Page 80, as amended by First Amendment to the Anchorage Condominiums - Building 1 Condominium Declaration dated May 13, 1987 and recorded in said Registry of Deeds in Book 7846, Page 255.

Reference is hereby made to plan entitled "The Anchorage Condominium" by Owen Haskell, Inc. dated September 13, 1982 and recorded in the Cumberland County Registry of Deeds in Plan Book 175, Page 38.

Excepting from this conveyance the applicable percentage interest in that portion of the limited common area that was conveyed by deed from The Anchorage Owners Association to Anchorage Development Corporation dated May 13, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7846, Page 274, but including in this conveyance, however, those rights and easements reserved therein.

Said unit is conveyed together with:

1. An undivided Fourteen and Five Tenths (14.5) percent interest in the common areas and facilities of the condominium described in the Declaration attributable to the unit as stated in Appendix 2 of the Declaration, and as set forth in amendments thereto.
2. An exclusive right to use the limited common areas appurtenant to the unit as specified in the Declaration, and shown on said survey and said floor plans.
3. An easement for the continuance of all encroachments by the unit on any adjoining units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of building, or as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of The Anchorage Owners Association.
4. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the unit.
5. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Appendix 1 to the Declaration.
6. All appliances, motors, storm windows and fixtures of any kind now placed in or on said unit.

7. An easement in common with Marineast Associates II, its successors and assigns and others, for pedestrian access to the marina entrance located on the easterly end of the property of Marineast Associates II as shown on said Plan, at a location to be determined by Marineast Associates II, which locations may be changed from time to time.

8. Declaration of Covenants and Restrictions by Marineast Associates II, dated October 11, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6589, Page 39.

Said unit is conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration, including, but not limited to, those contained in the description of property attached as Appendix 1 to the Declaration.

2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the unit, now existing as a result of construction of the building, or as a result of repair or restoration of the building or of any adjoining unit of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain or proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the Anchorage Owners Association.

3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the unit or elsewhere on the property and serving such other units.

4. Exclusive rights in favor of the owner of any unit to use the limited common areas appurtenant to such unit.

5. The provisions of the Declaration and appendices thereto, bylaws and floor plans of the Anchorage Condominiums - Building 1 recorded and filed simultaneously with and as part of the Declaration, as the same may be amended or modified from time to time by instrument recorded or filed in the Cumberland County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, his family, servants and visitors, as if those provisions were recited and stipulated at length herein.

6. Provisions in Department of Environmental Protection Site Location Order dated January 19, 1981 and recorded in said Registry of Deeds in Book 4737, Page 250.

Reference is hereby made to a deed from Leslie A. Weatherble to Katherine J. Paul, recorded on December 31, 2003 in said Registry of Deeds as Book 20727, Page 309.



Form REW-4
Maine Revenue Services
Income/Estate Tax Division - REW
Email: realestate.withholding@maine.gov

Notification to Buyer(s) of Withholding Tax Requirement

36 M.R.S. § 5250-A provides that every buyer of real property in Maine must withhold tax in an amount equal to 2.5% of the consideration. Any buyer who fails to withhold the tax is personally liable for the tax. The withholding required by § 5250-A must be transmitted to the State Tax Assessor with the appropriate REW-1 form within 30 days of the transfer of the real property.

A buyer is not required to withhold tax if:

- (a) The seller furnishes the buyer with a certificate stating that, under penalty of perjury, as of the date of the transfer, the seller is a resident of the State of Maine;
- (b) The seller or the buyer has received from the State Tax Assessor, a certificate stating that no tax is due on the gain from the transfer or that the seller has provided adequate security to cover the liability;
- (c) The consideration from the transfer of the property is less than \$100,000;
- (d) Written notification of the withholding requirements of 36 M.R.S. § 5250-A has not been provided to the buyer;
- (e) The seller is the State or an agency or a political subdivision of the State, the federal government or an agency of the federal government, an organization exempt from income taxes pursuant to the Internal Revenue Code, § 501(a), an insurance company exempt from Maine income taxes or a subsidiary of an insurance company described in 24-A M.R.S., § 1157 (5)(B)(1) that is exempt from Maine income taxes; or
- (f) The property is being transferred via a foreclosure sale. Foreclosure sale means a sale of real property incident to a foreclosure and includes a mortgagee's sale of real estate owned property of which the mortgagee, or third-party entity, retained or took ownership as the result of an unsuccessful attempt to sell the property at the time of a previous foreclosure auction.

The undersigned buyer(s) acknowledge(s) receipt of this notification of the withholding tax requirements of 36 M.R.S. § 5250-A.

Buyer:

Real estate escrow person:

Name: _____

Name: _____

Signature: _____

Signature: _____

Date: _____

Title: _____

Buyer's Spouse (if applicable):

Date: _____

Name: _____

Signature: _____

Date: _____

Note: The buyer, or real estate escrow person, must retain the signed original affidavit. MRS will request a copy of this form if needed.

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