

TRUSTEE'S DEED

KNOW ALL BY THESE PRESENTS, that We, Tyler Jay Smith of Washington Depot, County of Litchfield, and State of Connecticut, and Donald S. Hendel of North Haven, County of New Haven, and State of Connecticut, Trustees of **The Averil C. Smith Amended and Restated Revocable Trust Indenture dtd October 6, 2008, as amended**, by the power conferred by law, and every other power, for valuable consideration paid GRANT to M. **VORLICEK ASSOCIATES, LLC**, of Belmont, County of Middlesex and Commonwealth of Massachusetts, whose mailing address is 5 Fieldmont Road, Belmont, MA 02478, its heirs, successors and assigns, the real property located in Portland, County of Cumberland and State of Maine and further described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, I, the said Tyler Jay Smith and Donald S. Hendel have caused these presents to be signed this 11 day of July, 2014.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

[Signature]
Witness
[Signature]
Witness

[Signature]
Tyler Jay Smith, Trustee
[Signature]
Donald S. Hendel, Trustee

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN, SS

July 11, 2014

Then personally appeared the above-named Tyler Jay Smith and Donald S. Hendel, in their said capacity as Trustees of **The Averil C. Smith Amended and Restated Revocable Trust Indenture dtd October 6, 2008, as amended** and acknowledged the foregoing instrument to be their free act and deed, before me,

[Signature]
Notary Public/Attorney at Law
Print name **KELLIE D. SANTILLO**
My comm. expires **Notary Public, State of Connecticut**
My Commission Expires 9/30/2017

EXHIBIT A

A certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Residential Unit #3-14, of Chandler's Wharf Condominium as described in the Declaration of Condominium for Chandler's Wharf Condominium, dated 2/17/1987 and recorded in the Cumberland County Registry of Deeds in Book 7642, Page 294, as amended, and as shown on the Plats and Plans of Chandler's Wharf Condominium, drawn by Archtellic ("the Plats and Plans"), which Plats and Plans are recorded in said Registry of Deeds in Plan Book 161, Page 2, as amended.

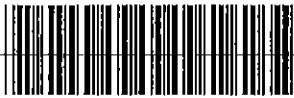
Said Unit is conveyed together with:

1. An undivided 1.00 percent interest in the Common Elements and facilities of the Condominium as set forth in the Declaration;
2. An exclusive right to use the Limited Common Elements appurtenant to the Unit as specified in the Declaration and as shown on the Plats and Plans;
3. All rights and easements as described in the Declaration.

Said Unit is conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration.
2. The provisions of the Declaration, the Plats and Plans and the By-Laws for Chandler's Wharf Owner's Association, as the same may be amended or modified from time to time, 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 an interest or estate in the Unit.

Being the same premises conveyed to the Grantors herein by Warranty Deed of Tyler Jay Smith and Averil C. Smith dated December 19, 2008, and recorded in Cumberland County Registry of Deeds, Book 26533, Page 337.



0599900

RETTD

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**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

DO NOT USE RED INK!

1. COUNTY
CUMBERLAND

2. MUNICIPALITY/TOWNSHIP
PORTLAND

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/
PURCHASER

3a) Name (LAST, FIRST, MI)
M. VORLICEK ASSOCIATES, LLC

3b) SSN or Federal ID
005-56-9175

3c) Name (LAST, FIRST, MI)

3d) SSN or Federal ID

3e) Mailing Address
5 FIELDMONT ROAD

3f) City
BELMONT

3g) State
MA

3h) Zip Code
02478

4. GRANTOR/
SELLER

4a) Name (LAST, FIRST, MI)
SMITH, TYLER JAY, TRUSTEE

4b) SSN or Federal ID
42-7029490

4c) Name (LAST, FIRST, MI)
AVERIL C. SMITH TRUST

4d) SSN or Federal ID

4e) Mailing Address
135 CALHOUN STREET

4f) City
WASHINGTON DEPOT

4g) State
CT

4h) Zip Code
06794

5. PROPERTY

5a) Map Block Lot Sub-Lot
31 - J - 2 - 3

Check any that apply:

- No tax maps exist
- Multiple parcels
- Portion of parcel

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)

5c) Physical Location
UNIT 314 CHANDLER'S WHARF

5d) Acreage: 0.00

6. TRANSFER
TAX

6a) Purchase Price (If the transfer is a gift, enter "0") 6a \$ 540000.00

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value) 6b \$.00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)

MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000

11. OATH

Aware of penalties as set forth by Title 36 54641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee [Signature] Date 7/15/14 Grantor [Signature] Date 7/15/14

Grantee _____ Date _____ Grantor [Signature] Date 7/15/14

12. PREPARER

Name of Preparer Ainsworth, Thelin & Raftice, P.A.

Phone Number 207-767-4824

Mailing Address P. O. Box 2412
South Portland, ME 04116-2412

E-Mail Address _____

SETTLEMENT STATEMENT

BUYER: M. Vorlicek Associates, LLC

SELLER: Averil C. Smith Amended and Restated Revocable Trust

PROPERTY: 314 Chandler's Wharf, Portland, ME

PURCHASE PRICE: \$540,000.00

CLOSING DATE: July 15, 2014

BUYER'S TRANSACTION:

Purchase Price	\$540,000.00
Credit to Seller for July condo fees	\$324.13

AINSWORTH THELIN & RAFTICE, P.A.

Closing/Attorney's Fees	\$395.00
Title Search	\$375.00
Post closing title update/record	\$50.00

Cumberland County Registry of Deeds	\$24.00
Transfer Taxes	\$1,188.00

Reimburse seller for condo assn. credit balance	\$237.00
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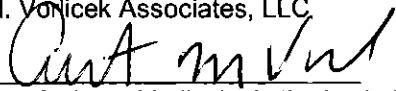
City of Portland - tax research fee (billed to ATR)	\$25.00
TOTAL AMOUNT DUE FROM BUYER	\$542,618.13

Credits to Borrower

Earnest Money Deposit	-\$5,000.00
Credit from seller for real estate taxes	-\$341.81
Amount due from Borrower	\$537,276.32

BUYER:

M. Vorlicek Associates, LLC



By: Anthony Vorlicek, Authorized signer

SETTLEMENT STATEMENT

BUYER: M. Vorlicek Associates, LLC
SELLER: Averil C. Smith Amended and Restated Revocable Trust
PROPERTY: Unit 314 Chandler's Wharf, Portland, ME
PURCHASE PRICE: \$540,000.00
CLOSING DATE: July 15, 2014

SELLERS' TRANSACTION:

Purchase Price	\$540,000.00
Credit from buyer for condo assn. credit balance	\$237.00
Credit from buyer for July condo dues	\$324.13
	\$540,561.13

REDUCTIONS TO SELLER

Transfer Taxes	-\$1,188.00
Broker's Commission	-\$27,000.00
State of Maine REW withholding	-\$13,500.00

Attorney Fees to Ainsworth, Thelin & Raftice, PA	-\$300.00
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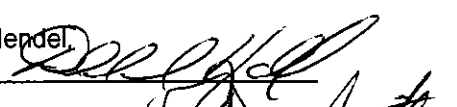

Deed Preparation to Ainsworth, Thelin & Raftice	-\$150.00
Dirigo Mgmt. - resale cert.	-\$85.00

Overnight Fee to Ainsworth, Thelin & Raftice, PA	-\$30.00
Credit to Buyer for Real Estate Taxes	<u>-\$341.81</u>
Amount to Seller	\$497,966.32

SELLER:

Averil C. Smith Amended and Restated Revocable Trust

Donald S. Hendel
Trustee

Tyler Jay Smith, Trustee

INCOMING FUNDS:

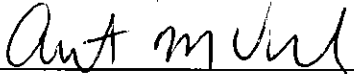
Funds from Buyer	<u>\$537,276.32</u>
	\$537,276.32

CHECKS:

Ainsworth Thelin & Raftice	\$1,325.00
Maine Revenue Services	\$13,500.00
Cumberland County Registry of Deeds	\$2,400.00
Dirigo Management	\$85.00
Averil C. Smith Amended and Restated Revocable Trust	\$497,966.32
The Swan Agency, Sotheby International Realty	\$8,500.00
The Swan Agency, Sotheby International Realty	<u>\$13,500.00</u>
	\$537,276.32

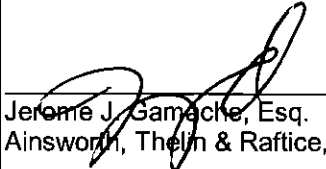
BUYER:

M. Vorlicek Associates, LLC



By: Anthony Vorlicek, Authorized signer

SETTLEMENT AGENT:



Jerome J. Gamache, Esq.
Ainsworth, Thelin & Raftice, P.A.

SELLER:

Averil C. Smith Amended and Restated Revocable Trust

Donald S. Hendel,

Trustee _____

Tyler Jay Smith, Trustee _____

INCOMING FUNDS:

Funds from Buyer \$537,276.32
\$537,276.32

CHECKS:

Ainsworth Thelin & Raftice \$1,325.00
Maine Revenue Services \$13,500.00
Cumberland County Registry of Deeds \$2,400.00
Dirigo Management \$85.00
Averil C. Smith Amended and Restated Revocable Trust \$497,966.32

The Swan Agency, Sotheby International Realty \$8,500.00
The Swan Agency, Sotheby International Realty \$13,500.00
\$537,276.32

BUYER:

M. Vorlicek Associates, LLC

By Martha Vorlicek, Manager

SETTLEMENT AGENT:

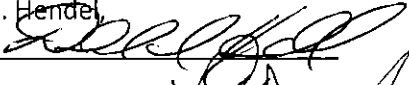


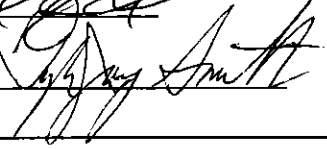
Jerome J. Gamache, Esq.
Ainsworth, Thelin & Raftice, P.A.

SELLER:

Averil C. Smith Amended and Restated Revocable Trust

Donald S. Hendel,

Trustee 

Tyler Jay Smith, Trustee 

M. Vorlicek

Official Receipt for Recording in:

Cumberland County Registry Of Deeds
PO Box 7230
PORTLAND, MAINE 04112

Issued To:

AINSWORTH THELIN & RAFTICE PA
7 OCEAN ST
PO BOX 2412
SOUTH PORTLAND ME 041162412

Recording Fees

Filing Type	Number	Volm	Page	Time	Recording Amount
DEED	31361	31637	00112	03:40:14p	24.00
DR-SMITH TYLER J IN-M VORLICEK ASSOCIATES LLC					
TRANSFER TAX	31361	31637	00112	03:40:14p	2,376.00
DR-SMITH TYLER J IN-M VORLICEK ASSOCIATES LLC					
					2,400.00

Collected Amounts

Payment Type	Amount
CHECK	991
2,400.00	

Total Received :	2,400.00
Less Total Recordings:	2,400.00
Change Due :	.00

Thank You
PAMELA E. LOWLEY - Register of Deeds

By - Mary

Receipt# Date Time
0883223 07/15/2014 03:40p

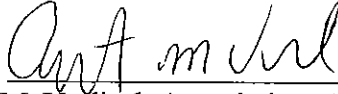
COMPLIANCE AGREEMENT

PURCHASER: M. Vorlicek Associates, LLC
SELLER: AVERIL C. SMITH AMENDED AND RESTATED REVOCABLE TRUST
RE: INDENTURE DTD OCTOBER 6, 2008, AS AMENDED.
Unit #314, Chandler's Wharf, Portland, ME

We agree to the following:

1. To execute any document that should have been signed before or at the closing regarding the above-referenced purchase and sale.
2. To re-execute any document signed before or at the closing in the event that a clerical error was made in the preparation of said documents.
3. Submit any information or documentation relating to the conditions of the loan commitment or any agreed upon post-closing matters.
4. Said request is limited to documents related to the sale and mortgage of the above-referenced property.
5. To allow the closing agent to combine separately executed originals to constitute an original document.

DATED: 7/15/14


M. Vorlicek Associations, LLC, Buyer
By: Anthony Vorlicek, Authorized Signer

Averil C. Smith Amended and Restated
Revocable Trust, Seller

DATED:

Tyler Jay Smith, Trustee

DATED:

Donald S. Hendel, Trustee

CHANDLER'S WHARF OWNERS ASSOCIATION CONDOMINIUM

RESALE CERTIFICATE

◆ THIS RESALE CERTIFICATE IS ACCURATE AS OF JULY 10, 2014 ◆



Chandler's Wharf Owners Association ("The Association") having received a request from the owner of Unit #314 ("the Unit"), hereby certifies pursuant to the provision of Subsection (b) of Section 1604-108 of Title 33 of the Maine Revised statutes:

1. Restrictions upon free alienability: There is no right of first refusal or other option on the Unit to which the Association is a party.
2. Monthly expense assessments: Current monthly common expense assessment on the Unit is \$628.00 per month due on the 1st day of each month. Fees are payable to Chandler's Wharf Owners Association, c/o Dirigo Management Company, One City Center, Portland, Maine 04101. Monthly assessments have been paid through July 31, 2014. As of July 10, 2014, the account has a credit balance of \$237.00.

Note #1: Late fees are assessed if payments are not received by the 15th of the month due.
3. Additional fees payable by Unit owner to Chandler's Wharf Owners Association: The 2014 Special Assessment amount for the Unit is \$1,453.00, payable on January 1, 2014 or in two equal installments payable on April 1, 2014 and September 1, 2014. This has been paid in full.
4. Residential Capital Expenditures anticipated by the Association: There are capital expenditures currently anticipated by the Association in the amount of \$325,882.00 for 2014 (See attached 10-year Capital Reserve Program).
5. Reserves for capital expenditures: As of May 31, 2014, the Association has reserves in the amount of \$188,798.65 for the residential capital expenditures.
6. The balance sheet and income and expense statement of the Association: A copy of the most recent regularly prepared trial balance is attached.
7. Current operating budget of the Association: The current operating budget of the Association is attached.
8. Unsatisfied judgments against the Association and Status of Litigation: The following is a list of unsatisfied judgments against the Association and the status of suits pending in which the Association is a defendant: none.

CHANDLER'S WHARF OWNERS ASSOCIATION
CONDOMINIUM

RESALE CERTIFICATE

Page 2

9. Insurance coverage provided for the benefit of the Unit owners: The Association provides for the following insurance coverage's for the benefit of the unit owners: CONTACT NORTON INSURANCE AT 207-829-3450.
10. Knowledge of the Executive Board as to alterations or improvements to the unit or the limited common elements assigned thereto violative of the provisions of the Declaration:
None known.
11. Knowledge of the Executive Board as to violations of the health or building codes with respect to the Unit, the limited common elements assigned thereto, or any other portion of the condominium: None known.
12. Remaining term of any leasehold estate affecting the condominium and provision having any extensions or renewal thereof: There are no leasehold estates affecting the condominium.
13. Unpaid fees due and payable to Dirigo Management Company, One City Center, Portland, Maine 04101 are: \$85.00, the fee for this Resale Certificate. (Supporting invoice attached.)

The information contained in the Certificate for Resale, issued pursuant to Section 1604-108 of Title 33 the Maine Revised Statutes, as amended, is based on the best knowledge and belief of the Chandler's Wharf Owners Association and is current as of the date hereof.

This resale certificate will not be updated after its delivery to reflect any changes in circumstances or new information – you must request a new certificate and pay the requisite fee.

Chandler's Wharf Owners Association

BY:

Shawn Nielson
Shawn Nielson, Property Manager
Agent for the Chandler's Wharf Owners Association
Dirigo Management Company
One City Center, Portland, ME 04101

DATED: 7-11-14

♦ THIS RESALE CERTIFICATE IS ACCURATE AS OF JULY 10, 2014 ♦

CHANDLER'S WHARF OWNERS ASSOCIATION
CONDOMINIUM

RESALE CERTIFICATE

Page 3

UNIT OWNER CERTIFICATION

In fulfillment of the requirements of 1604-108 of Title 33 of the M.R.S.A., as amended, we certify to the foregoing information.

DATE: 7/16/14

[Signature]
OWNER UNIT #314

OWNER UNIT # 314

PURCHASER ACKNOWLEDGEMENT

I/We acknowledge receipt of this Certificate, a copy of the Declaration, the Bylaws and the Rules and Regulations of the Chandler's Wharf Owners Association. I/we understand that I am/we are not liable for any unpaid assessment or fee greater than the amount set forth in this Certificate. I/we understand that the Unit Owner(s) above is/are not liable to me/us for the failure or delay of the Association to provide this Certificate in a timely manner. I/we also understand that the purchase contract is voidable by me/us until this Certificate has been provided and for 5 days thereafter or until conveyance, whichever occurs first.

DATE: 7/15/14

[Signature]
PURCHASER UNIT # 314

PURCHASER UNIT # 314

◆ THIS RESALE CERTIFICATE IS ACCURATE AS OF JULY 12, 2014 ◆

CHANDLER'S WHARF OWNERS ASSOCIATION
CONDOMINIUM

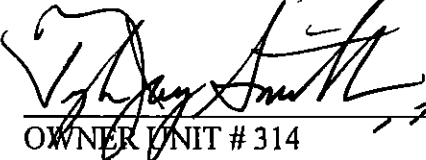
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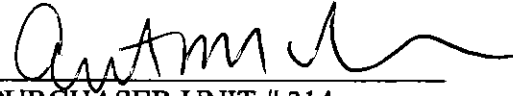

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CHANDLER'S WHARF OWNERS ASSOCIATION CONDOMINIUM

RESALE CERTIFICATE

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CHANDLER'S WHARF OWNERS ASSOCIATION
CONDOMINIUM

RESALE CERTIFICATE

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This resale certificate will not be updated after its delivery to reflect any changes in circumstances or new information – you must request a new certificate and pay the requisite fee.

Chandler's Wharf Owners Association

BY:

Shawn Nielson
Shawn Nielson, Property Manager
Agent for the Chandler's Wharf Owners Association
Dirigo Management Company
One City Center, Portland, ME 04101

DATED:

7-11-14

◆ THIS RESALE CERTIFICATE IS ACCURATE AS OF JULY 10, 2014 ◆

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
	Actual	Actual	Actual	Actual	Actual	Projection	Budget	Projection	Budget	Projection	Budget	Projection	Budget
	2007	2008	2009	2010	2011	2012	2013	2013	2014	2015	2016	2017	2018
06/17 in 07	17,55						7,620						
net gain of RFP													
05/270													
from 702	500	3,815		16,342	17,000	25,500	28,500	5,000					
in the future													
large repairs over arch		18,853	27,291						2,000			20,000	2,000
00/years			51,553				120,253		70,322				
							40,000						
	58,028												
	1,600												
	7,765	3,296	4,500						10,000	10,000	10,000	10,000	10,000
			21,500										
all released except 17 add lighting		5,383	5,872										
			12,885										
			1,971										
deductible													
	284,456	182,063	244,833	323,876	170,038	327,862	372,842	282,588	238,082	115,500	288,000	55,500	212,000
	394,358	182,060	244,833	323,278	169,458	372,842	425,882	282,924	238,082	115,500	317,000	61,050	283,200

CHANDLER'S WHARF-RESIDENT
BALANCE SHEET
For the 5 Months Ending May 31, 2014
Dirigo Management Company

June 20, 2014 3:33 PM
Page 1

	Account #	YTD Actual
ASSETS		
CAMDEN-CHECKING ACCOUNT	1000.CWOA-	3,072.25
BANK OF AMERICA-CHECKING	1030	100.00
CAMDEN-RESERVE	1005	103,248.03
BANK OF AMERICA-RESERVE	1035	42,179.72
ACCOUNTS RECEIVABLE	1100	38,754.94
ALLOWANCES BAD DEBTS	1200	(1,000.00)
PREPAID EXPENSES	1500	9,541.00
		<hr/>
TOTAL ASSETS		195,895.94
LIABILITIES		
PAYABLES	2000	14,890.61
DUE TO RESERVE FROM OPERATING	2010	14,815.26
		<hr/>
TOTAL LIABILITIES		29,705.87
EQUITY		
FUND BALANCE-RESIDENT RPL	3020	188,798.65
CURRENT YEAR RETAINED EARNINGS		(22,608.58)
		<hr/>
TOTAL EQUITY		166,190.07
		<hr/>
TOTAL LIABILITIES AND EQUITY		195,895.94

CHANDLER'S WHARF-RESIDENT
INCOME STATEMENT-CHANDLER'S
For the 5 Months Ending May 31, 2014
Dirigo Management Company

Budget Comparison to Original Budget

Account #	C U R R E N T M O N T H		Y E A R T O D A T E		Annual Budget
	Actual	Budget	Actual	Budget	
					Variance \$
INCOME					
4030 CONDO ASSOCIATION DUES	49,713.00	49,743.00	248,565.00	248,715.00	(150.00)
4060 GATECARD DEPOSITS	0.00	0.00	70.00	0.00	70.00
4100 LATE FEES	0.00	0.00	146.77	0.00	146.77
TOTAL INCOME	49,713.00	49,743.00	248,781.77	248,715.00	66.77
EXPENSES					
ADMINISTRATIVE EXPENSES					
5010 ACCOUNTING	0.00	0.00	2,184.00	2,028.00	(156.00)
5030 MANAGEMENT FEE	2,400.00	2,400.00	12,000.00	12,000.00	0.00
5040 MISC. ADMINISTRATIVE EXP	1,424.05	329.00	2,761.56	2,106.00	(655.56)
5060 TELEPHONE	301.91	363.00	1,556.66	1,815.00	258.34
TOTAL ADMINISTRATIVE	4,125.96	3,092.00	18,502.22	17,949.00	(553.22)
INSURANCE					
5110 INSURANCE-CONDO PACKAGE	0.00	0.00	23,264.00	22,400.00	(864.00)
5120 INSURANCE-FLOOD	0.00	0.00	4,064.00	5,000.00	936.00
5130 INSURANCE-LIABILITY	0.00	0.00	1,342.38	1,248.00	(94.38)
TOTAL INSURANCE	0.00	0.00	28,670.38	28,648.00	(22.38)
MAINTENANCE					
5200 CONTRACTS REPAIRS	752.25	605.00	8,938.01	4,066.00	(4,872.01)
5210 ELEVATOR SERVICE	146.98	337.00	924.95	1,215.00	290.05
5230 FIRE ALARM MAINTENANCE	0.00	0.00	0.00	600.00	600.00
5240 LANDSCAPING	3,222.00	3,576.00	6,672.00	3,575.00	(3,096.00)

CHANDLER'S WHARF-RESIDENT
INCOME STATEMENT-CHANDLER'S
For the 5 Months Ending May 31, 2014
Dirigo Management Company

Budget Comparison to Original Budget

Account #	C U R R E N T M O N T H			Y E A R T O D A T E			Annual Budget
	Actual	Budget	Variance \$	Actual	Budget	Variance \$	
5245	1,022.00	172.00	(850.00)	1,022.00	172.00	(850.00)	1,030.00
5250	983.00	1,000.00	17.00	983.00	1,000.00	17.00	1,000.00
5260	362.16	971.00	608.84	2,629.89	2,521.00	(108.89)	7,550.00
5265	0.00	0.00	0.00	121.73	144.00	22.27	499.00
5280	0.00	39.00	39.00	0.00	195.00	195.00	468.00
5290	0.00	40.00	40.00	354.94	200.00	(154.94)	480.00
5300	0.00	0.00	0.00	19,727.00	16,829.00	(2,898.00)	24,813.00
5310	0.00	0.00	0.00	795.85	165.00	(630.85)	662.00
5320	0.00	208.00	208.00	1,247.55	1,040.00	(207.55)	2,500.00
TOTAL MAINTENANCE	6,488.39	6,948.00	459.61	43,416.92	31,723.00	(11,693.92)	79,451.00
OPERATING EXPENSES							
5400	866.45	715.00	(151.45)	28,810.51	23,285.00	(5,525.51)	37,512.00
5410	201.24	300.00	98.76	1,177.80	1,650.00	472.20	4,525.00
5420	3,375.61	3,628.00	253.39	13,518.32	15,575.00	2,056.68	38,975.00
TOTAL OPERATING EXPENSES	4,443.30	4,644.00	200.70	43,506.63	40,510.00	(2,996.63)	81,012.00
PAYROLL							
5500	12,568.23	8,853.00	(3,715.23)	49,521.12	44,850.00	(4,671.12)	114,582.00
5600	3,457.43	2,568.00	(889.43)	12,620.06	12,840.00	219.94	30,810.00
5601	771.00	1,014.00	243.00	3,854.00	4,251.00	397.00	9,711.00
5700	4,642.06	3,445.00	(1,197.06)	17,134.02	17,225.00	90.98	41,340.00
TOTAL PAYROLL	21,438.72	15,880.00	(5,558.72)	83,129.20	79,166.00	(3,963.20)	196,443.00
ADDITIONAL EXPENSES							
5830	10,833.00	10,833.00	0.00	54,166.00	54,165.00	0.00	130,000.00
TOTAL ADDITIONAL EXPENSES	10,833.00	10,833.00	0.00	54,166.00	54,165.00	0.00	130,000.00

CHANDLER'S WHARF-RESIDENT
 INCOME STATEMENT-CHANDLER'S
 For the 5 Months Ending May 31, 2014

Budget Comparison to Original Budget

Account #	C U R R E N T M O N T H		Y E A R T O D A T E		Annual Budget
	Actual	Budget	Actual	Budget	
	47,329.37	41,397.00	271,390.35	252,161.00	596,912.00
			(5,932.37)	(5,932.37)	(19,229.35)
TOTAL EXPENSES					
	2,383.63	8,346.00	(22,608.58)	(3,446.00)	0.00
NET PROFIT (LOSS)					
					(19,162.58)

Board Adopted 10-22-13

	2009	2010	2011	2012	2013	2013	2013	2014	% Change
	ACTUAL	Actual	ACTUAL	ACTUAL	Budget	September	Year End Projection	BUDGET	From 2013 Budget
INCOME									
Condo Dues	570,792	596,556	596,355	596,566	596,617	447,417	596,617	596,912	0.0%
Boat Slip Charge									
Electric Reimbursement									
Late Fees	1,290	1,331	1,339	291		380	380		
Interest									
Windfall Account									
Prior Year Surplus (Marina)									
Prior Year Surplus (Residents)									
Other/Miscellaneous	241	140	1,286	35		(125.00)	(125)		
TOTAL INCOME	572,323	598,027	599,180	596,882	596,617	447,672	596,872	596,912	0.0%
EXPENSES									
ADMINISTRATIVE									
Tax Return/Financial Report	1,794	1,872	1,989	2,028	2,028	2,106	2,106	2,028	0.0%
Legal	(564)	366		686		686	686		
Management Fee	27,144	27,960	27,960	27,960	28,797	21,600	28,797	28,797	0.0%
Misc. Admin.	6,353	5,678	4,790	1,918	1,653	5,360	5,606	5,433	16.8%
Office Supplies									
Telephones/cells/beepers	4,332	4,051	4,721	4,182	4,352	2,750	3,701	4,352	0.0%
<i>Subtotal</i>	<i>30,059</i>	<i>39,927</i>	<i>39,460</i>	<i>39,774</i>	<i>39,830</i>	<i>32,302</i>	<i>40,896</i>	<i>40,610</i>	<i>2.0%</i>
INSURANCE									
Condo	20,856	23,092	27,401	29,297	30,576	38,367	38,367	38,400	25.6%
Liability	1,728	1,834	2,012	2,080	2,184	2,441	2,441	2,496	14.3%
Flood	23,718	24,367	25,998	27,627	30,498	28,461	28,461	28,500	3.6%
Marina (Ocean Marine)									
Marina (Wave Wash)									
<i>Subtotal</i>	<i>46,302</i>	<i>49,493</i>	<i>55,411</i>	<i>59,004</i>	<i>60,258</i>	<i>69,269</i>	<i>69,269</i>	<i>69,396</i>	<i>15.2%</i>
MAINTENANCE									
Contract Services	22,944	24,139	20,476	21,848	17,901	10,795	15,634	14,233	-17.7%
Dock Cleaning									
Dock Hand									
Elevator Service	3,580	4,812	2,329	2,785	2,174	11,283	1,658	2,174	-0.8%
Storm damage									
Fire Alarm Maintenance	4,005	1,553	2,075	2,288	2,288	1,844	2,288	2,298	0.0%
Landscaping	24,038	21,521	21,927	22,059	21,754	19,334	21,451	21,754	0.0%
Arborist									
Exterminating	945	945	225	622	1,000	1,205	1,205	1,000	0.0%
Supplies/Maintenance	7,282	7,360	7,157	9,230	8,530	5,207	7,610.50	7,550	-11.7%
Cleaning Supplies	539	818	378	273	611	51	227	499	-18.3%
New Equipment	266	1,893	2,193	753	468	1,161	1,161	468	0.0%
On Call Charges	1,033	549	511	317	480	509	764	480	0.0%
Snow Removal	30,608	24,878	11,327	25,360	24,813	19,935	24,813	24,813	0.0%
Snow Removal Docks									
Sprinkler Maint.	260	760	1,381	1,083	662	750	750	662	0.0%
<i>Subtotal</i>	<i>103,500</i>	<i>88,891</i>	<i>90,378</i>	<i>90,468</i>	<i>83,631</i>	<i>70,769</i>	<i>90,993</i>	<i>79,450</i>	<i>-5.0%</i>
OPERATING									
Electricity	39,030	35,238	37,117	36,434	35,512	28,225	37,674.00	37,512	-3.0%
Trash Removal	3,313	3,678	4,581	5,249	5,342	1,959	4,499	4,525	-15.3%
Water & Sewer	44,737	44,238	44,329	40,242	42,623	29,715	38,534	38,975	-8.6%
Miscellaneous									
<i>Subtotal</i>	<i>87,080</i>	<i>83,154</i>	<i>86,027</i>	<i>81,925</i>	<i>83,477</i>	<i>60,199</i>	<i>81,127</i>	<i>81,012</i>	<i>-2.0%</i>
PAYROLL									
Gatehouse	111,309	109,826	112,200	115,294	119,646	85,571	114,463	114,582	0.8%
Maintenance	32,301	28,896	29,640	29,071	31,200	21,453	29,270	30,810	-1.3%
Cleaning Services	8,424	8,434	8,784	8,474	8,736	7,088	10,882	9,711	11.2%
On Site Manager	38,867	38,992	39,664	40,036	41,340	29,789	40,554	41,340	0.0%
<i>Subtotal</i>	<i>190,901</i>	<i>186,138</i>	<i>190,279</i>	<i>192,916</i>	<i>199,922</i>	<i>143,701</i>	<i>195,169</i>	<i>196,443</i>	<i>0.6%</i>

OWNER Name(s): _____

Unit #: _____

Slip #: _____

PRIMARY Mailing Address: _____

Home #: _____ Work #: _____

Cell #: _____ E-Mail(s): _____

Seasonal Address – Yes/No – If yes, from: _____ until: _____

SEASONAL Mailing Address: _____

Vehicle #1: Make: _____ Model: _____ State/Plate #: _____

Vehicle #2: Make: _____ Model: _____ State/Plate #: _____

Vehicle #3: Make: _____ Model: _____ State/Plate #: _____

Boat #1: Make: _____ Model: _____ Reg. #: _____

Boat #2: Make: _____ Model: _____ Reg. #: _____

PERSON TO NOTIFY IN THE EVENT OF AN EMERGENCY:

Name(s): _____ Relationship: _____ Contact #: _____

PET INFORMATION: (Please note- all pets must be licensed and vaccinated as required)

Dog – Y/N _____ Type/Breed: _____

Cat – Y/N _____ Type/Breed: _____

AUTHORIZED GUESTS: ALLOWED INTO MY HOME WITHOUT PRIOR NOTICE (Include service people/companies)

Name(s): _____

RENTER Information: (if applicable)

Name(s): _____

Home #: _____

Work #: _____

Cell #: _____

Address: _____

Signature: _____

Date: _____

**CHANDLER'S WHARF DIRECTORY INFORMATION FORM – Page 2
FOR PUBLICATION IN CWOA DIRECTORY**

The following information will be used in the Chandler's Wharf Owners Association Directory.
(Note: If a response is not provided, only owner name and the Chandler's Wharf address will be used for the directory.)

Use name(s), address, phone numbers, and e-mail address as provided on
Owner Information form (page 1.)

Only include information provided below for the directory:

Name(s): _____

PRIMARY Mailing Address: _____

Unit #: _____

Slip #: _____

Home #: _____

Work #: _____

Cell #: _____

E-Mail(s): _____

Seasonal Address – Yes/No – If yes, from: Until:

SEASONAL Mailing Address:

Signature: _____

Date: _____

Please return the completed form to DIRIGO Management Company, One City Center, 4th Floor, Portland, ME 04101.

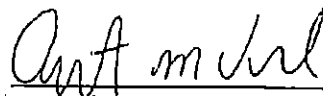
COMPLIANCE AGREEMENT

PURCHASER: M. Vorlicek Associates, LLC
SELLER: AVERIL C. SMITH AMENDED AND RESTATED REVOCABLE TRUST
INDENTURE DTD OCTOBER 6, 2008, AS AMENDED.
RE: Unit #314, Chandler's Wharf, Portland, ME

We agree to the following:

1. To execute any document that should have been signed before or at the closing regarding the above-referenced purchase and sale.
2. To re-execute any document signed before or at the closing in the event that a clerical error was made in the preparation of said documents.
3. Submit any information or documentation relating to the conditions of the loan commitment or any agreed upon post-closing matters.
4. Said request is limited to documents related to the sale and mortgage of the above-referenced property.
5. To allow the closing agent to combine separately executed originals to constitute an original document.

DATED: 7/15/14

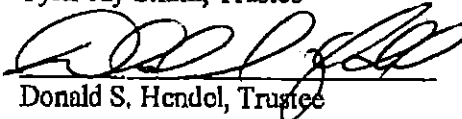


M. Vorlicek Associations, LLC, Buyer
By: Anthony Vorlicek, Authorized Signer

Averil C. Smith Amended and Restated
Revocable Trust, Seller

DATED:

Tyler Jay Smith, Trustee



Donald S. Hendel, Trustee

DATED: 7/16/14

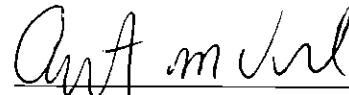
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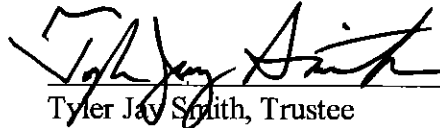
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M. Vorlicek Associations, LLC, Buyer
By: Anthony Vorlicek, Authorized Signer

Averil C. Smith Amended and Restated
Revocable Trust, Seller

DATED:



Tyler Jay Smith, Trustee

DATED:

Donald S. Hendel, Trustee

Ainsworth, Thelin & Raftice, P.A.

Counselors and Attorneys at Law
Seven Ocean Street
South Portland, Maine 04106-2824

Thomas G. Ainsworth
Robert M. Raftice, Jr.
Jerome J. Gamache
Michael F. Vaillancourt
John A. Turcotte

David E. Stearns
Christopher P. Leddy

Paul E. Thelin, Of Counsel
Albert G. Ayre, Of Counsel



Jerome J. Gamache

E-Mail: JGamache@atrlaw.pro
Direct phone: 207-699-4828

Telephone: (207) 767-4824
Telefax: (207) 767-4829

Mailing Address:
P O Box 2412
So. Portland, ME 04116-2412

July 15, 2014

Anthony M. Vorlicek
M. Vorlicek Associates

Dear Mr. Vorlicek:

Resting upon a Personal Representative's Deed from the Estate of Chountai Chee to Central Wharf Associates, dated March 1, 1985, recorded in the Cumberland County Registry of Deeds in Book 6697, Page 169 but limited, insofar as the title was not searched beyond the current owner, as in accordance with the Standards adopted by the Maine State Bar Association, we hereby **CERTIFY** that we have examined, or caused to be examined, records in said Registry of Deeds and said County Registry of Probate, and all instruments of record therein, as reflected by indices, affecting title to the premises described in the aforementioned deed.

In our opinion, as of July 7, 2014, by virtue of a Warranty Deed deed from Tyler Jay Smith and Donald S. Hehdel, Trustees of the Averil C. Smith Amended and Restated Trust Indenture to 314 Chandlers Wharf, LLC, dated September 27, 2013 and recorded in the Cumberland County Registry of Deeds, Book 31096, Page 88, 314 Chandlers Wharf, LLC was the record owner of the premises referred to above in fee simple, with marketable title thereto, free and clear of all encumbrances recorded from March 1, 1985 to present, with the following exceptions:

1. Any exceptions, reservations, restrictions, easements or conditions set out in the attached Exhibit A.
2. Right of way granted to Harris Realty Company as set forth in deed dated 10/12/1945 and recorded in the Cumberland County Registry of Deeds in Book 1797, Page 53.
3. Such state of facts, including but not limited to the notes, as set forth on a plan entitled Central Wharf dated 9/17/85 and recorded in said Registry in Plan Book 152, Page 39.

4. Such state of facts, including but not limited to the notes, as set forth on a plan entitled Chandlers Wharf Condominium dated 9/17/85 and recorded as Plan Book 161, Page 3 as amended and revised by plan recorded in Plan Book 162, Page 30, Plan Book 164, Page 15 and Plan Book 165, Page 63.
5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitation on title, as set forth in the Declaration of Condominium and related By-Laws of the Chandler's Wharf Condominium, recorded 2111187 in Book 7642, Page 294; First Amendment to Declaration of Condominium for Chandler's Wharf Condominium dated 4/22/87 and recorded in Book 7743, Page 187; Second Amendment to Declaration and recorded in Book 7885, Page 280; and Third Amendment to Declaration of Condominium for Chandler's Wharf Condominium dated 12/30/88 and recorded in Book 8613, Page 246 in said Land Evidence Records.
6. Encroachments of a portion of Harris Realty fence encroaching on premises, small section of fence and boardwalk owned by the owners of the premises encroaching onto the property of Harris Realty.
7. Title to and rights of the United States of America, the State of Maine, City of Portland and the public generally in and to that portion of the property lying below the mean high water mark of the Atlantic Ocean.
8. Easement set forth in deed from the so-called Fox Heirs to the Proprietors of Central WarfreCORDED in Book 193, Page 132 and the deed to Proprietors of Long Wharf dated 7/18/1835 and recorded in Book 143, Page 126.
9. Rights and easements granted to Pocahontas Fuel Co. dated 10/24/43 and recorded in Book 1731, Page 62 and 66.
10. Deed conveying a portion of common elements from Chandler's Wharf Owner's Association to Fisherman's Wharf Associates II dated 3/31/87 and recorded in Book 7719, Page 263.
11. Submerged land lease from the State of Maine to Central Wharf Associates dated 7/12/85 and recorded in Book 7047, Page 137, as amended.
12. Board of Harbor Commissioners for the Harbor of Portland Permit dated 3/25/85, as amended 9/11/86 and 11/13/86.

13. Subdivision and Site Plan Approval for the City of Portland dated 8/13/85 revised Site Plan dated 12/16/86.
14. State of Maine Department of Environmental Protection Site Location Order for Central Wharf Associates dated 8/16/85 and recorded in Book 6886, Page 29-30, as revised by Minor Revision dated 4/14/86 and recorded in Book 6949, Page 337.
15. State of Maine Department of Environmental Protection Site Location Development Alteration of Coastal Wetlands and Water Quality Certification Minor Revision for Central Wharf Associates dated 12/9/87 and recorded in Book 8145, Page 11.
16. State of Maine Department of Environmental Protection Alteration of Coastal Wetlands and Water Quality Certifications #L-010903-02-A-N, #L-010903-87-D-A and #L-010903-03-E-M dated 10/7/85, 4/14/86 and 5/19/86 respectively.
17. State of Maine Department of Environmental Protection Alteration of Coastal Wetlands Permits #03-7784-05170 and 03-6194-05170 dated 11/27/82 and 12/15/83, respectively.
18. Department of Conservation, Bureau of Public Lands Submerged Lands Lease dated 7/12/85, as amended 6/23/86.
19. U.S. Army Corps of Engineers Permit #ME-PORW -82-128, dated 4/20/82 amended by letter dated 3/27/86.
20. U.S. Army Corps of Engineers Permit #CT-PORW-86-109, dated 6/19/86.
21. U.S. Army Corps of Engineers Permit #ME-PORE-85-208, dated 11/16/85.
22. Right of way Relocation Agreement between Central Wharf Associates and Fisherman's Wharf Associates dated 2/19/87 and recorded in Book 7642, Page 290, as modified by Confirmation of Relocation of Right of Way between Fisherman's Wharf Associates II and Central Wharf Associates dated 10/5/87 and recorded in Book 8005, Page 203.
23. Rights and easements granted to New England Telephone and Telegraph Company recorded 9/16/77 in Book 4097, Page 219.
24. Rights and easements granted to Central Maine Power Company as set forth in an instrument dated 4/3/86 and recorded in Book 7265, Page 78.

25. Any liens, whether presently existing or hereafter arising on account of any indebtedness or liability to the State of Maine, arising pursuant to the provisions of the Maine Hazardous Waste Lien Law, 38 M.R.S.A. §1361 through 1371.
26. There are certain possible or latent defects in some titles to real property that a title examiner cannot discover from a search of Registry records. For this reason, the following matters are excepted from this Title Opinion:
 - a) Any conditions or state of facts that would be disclosed by inspection of the premises and/or an accurate engineering survey (including the exact geographic location of the premises).
 - b) Persons in possession and those claiming under leases for a term of less than two years.
 - c) Our examination indicates that there is no mechanic's or labor liens of record against the premises, but liens of this nature may be perfected within 120 days from the last day that services are rendered or materials furnished by contractors and/or suppliers.
 - d) Questions as to possible encroachments, whether or not the buildings and improvements are located entirely within the described premises, whether or not the roadway serving the premises is accepted or is private and availability of public water supply, septic or storm drainage and other utilities to the premises.
 - e) Any bankruptcy proceedings other than those of the immediate Grantor and any and all provisions of any private laws, departmental orders, municipal ordinances, regulations or rulings promulgated thereunder or in relation thereto, affecting the disposition, use and/or occupancy of the premises.
 - f) Any disability of the grantor in the chain of title, any forgery of any instrument in the chain of title, any fraudulent or mistaken identity of a record title holder due to similar or identical names, any Registry errors of record, the rights, if any, of disclosed heirs, any exercise of a power of attorney after death or disability of the creator of the power, and any defects in conveyance in the chain due to lack of delivery.
 - g) Any and all local, state, and federal laws and regulations affecting the conveyance, use, development or division of the premises or posing potential liability to the owner thereof as the result of present or future conditions existing thereon, such as the existence of hazardous wastes or hazardous substances as defined under local, state and/or federal laws and regulations.

Page 5 July 15, 2014 Title Opinion Letter to
Anthony M. Vorlicek
M. Vorlicek Associates

This opinion DOES NOT constitute a guaranty of title.

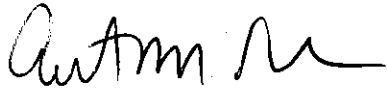
THIS OPINION IS TO BE USED FOR THE CURRENT TRANSACTION REGARDING THIS PROPERTY AND MAY NOT BE RELIED UPON FOR ANY OTHER PURPOSE. THE BUYER UNDERSTANDS THAT THIS SEARCH WAS BASED ON A CURRENT OWNER SEARCH AND NOT THE FULL 40 YEARS SEARCH PER TITLE STANDARDS AND THAT THIS SHORTENED SEARCH WAS AT THE BUYER'S REQUEST TO REDUCE COSTS. BUYER HAS SEPARATE LEGAL COUNSEL AND UNDERSTANDS AND ASSUMES LIABILITY HEREUNDER.

Sincerely,


Jerome J. Gamache, Esq.

JJG/dr

Seen and Agreed to



Anthony M. Vorlicek
M. Vorlicek Associates

CONDO DUES PRORATION WORKSHEET

RE: 314 Chandler's Wharf, Portland, ME

Association: Chandler's Wharf Homeowner's Assn.

Dues paid: monthly

Amt. due per period: \$628.00

Last payment made: June 3, 2014

Payment covered period: June 1, 2014 to June 30, 2014

Currently due for July 1, 2014 in the amount of \$628.00

Number of days in period: 31

Paid or unpaid?: PAID

Per diem rate (amt. ÷ no. of days): \$20.258

No. of days, sellers: 15

No. of days, buyers: 16

Amount due from sellers (no. of days sellers x per diem): 303.87

Amount due from buyers (no. of days buyers x per diem): 324.13

Sellers contribution (rounded off): \$303.87

Buyers contribution (rounded off): \$324.13

Total assessment: \$628.00

SELLER(S):

BUYER(S):

Averil C. Smith Amended and Restated
Revocable Trust

M. Vorlicek Associates, LLC

Tyler Jay Smith, Trustee



Anthony Vorlicek, Authorized Signer

Donald S. Hendel, Trustee

CONDO DUES PRORATION WORKSHEET

RE: 314 Chandler's Wharf, Portland, ME

Association: Chandler's Wharf Homeowner's Assn.

Dues paid: monthly

Amt. due per period: \$628.00

Last payment made: June 3, 2014

Payment covered period: June 1, 2014 to June 30, 2014

Currently due for July 1, 2014 in the amount of \$628.00

Number of days in period: 31

Paid or unpaid?: PAID

Per diem rate (amt. ÷ no. of days): \$20.258

No. of days, sellers: 15

No. of days, buyers: 16

Amount due from sellers (no. of days sellers x per diem): 303.87

Amount due from buyers (no. of days buyers x per diem): 324.13

Sellers contribution (rounded off): \$303.87

Buyers contribution (rounded off): \$324.13

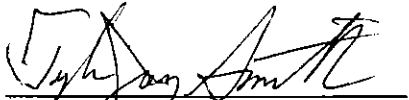
Total assessment: \$628.00

SELLER(S):

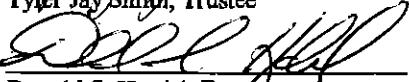
BUYER(S):

Averil C. Smith Amended and Restated
Revocable Trust

M. Vorlicek Associates, LLC


Tyler Jay Smith, Trustee

Martha Vorlicek, Manager


Donald S. Hendel, Trustee

TAX PRORATION WORKSHEET

Buyer(s): M. Vorlicek Associates, LLC
Seller: Averil C. Smith Amended and Restated Revocable Trust
Indenture dtd 10/6/08, as amended.
Property: Unit 314 Chandler's Wharf, Portland ,Maine
Closing Agent: AINSWORTH, THELIN & RAFTICE, PA
Closing Date: July 15, 2014

Municipality: City of Portland

Full tax year from/to: July 1, 2014 to June 30, 2015

Annual amount due: \$8,317.20 (based on 2013/2014 tax rate)

Payment covers tax period: July 1, 2014 to June 30, 2015

Number of days in period: 365

Paid or unpaid?: UNPAID

Per diem rate (amt. of assessment ÷ no. of days): \$22.7868

No. of days, sellers: 15 No. of days, buyers: 350

Amount due from sellers (no. of days sellers x per diem): \$341.81

Amount due from buyers (no. of days buyers x per diem): \$7,975.39

Sellers contribution (rounded off): \$341.81

Buyers contribution (rounded off): \$7,975.39

Total tax: \$8,317.20

SELLER(S):

BUYER(S):

Tyler Jay Smith, Trustee


Anthony Vorlicek, Authorized Signer
M. Vorlicek Associates, LLC

Donald S. Hendel, Trustee

NOTES: City of Portland has not yet set the 2014/15 tax rate.

TAX PRORATION WORKSHEET

Buyer(s): M. Vorlicek Associates, LLC
Seller: Averil C. Smith Amended and Restated Revocable Trust
Indenture dtd 10/6/08, as amended.
Property: Unit 314 Chandler's Wharf, Portland ,Maine
Closing Agent: AINSWORTH, THELIN & RAFTICE, PA
Closing Date: July 15, 2014

Municipality: City of Portland

Full tax year from/to: July 1, 2014 to June 30, 2015

Annual amount due: \$8,317.20 (based on 2013/2014 tax rate)

Payment covers tax period: July 1, 2014 to June 30, 2015

Number of days in period: 365

Paid or unpaid?: UNPAID

Per diem rate (amt. of assessment ÷ no. of days): \$22.7868

No. of days, sellers: 15 No. of days, buyers: 350

Amount due from sellers (no. of days sellers x per diem): \$341.81

Amount due from buyers (no. of days buyers x per diem): \$7,975.39

Sellers contribution (rounded off): \$341.81

Buyers contribution (rounded off): \$7,975.39

Total tax: \$8,317.20

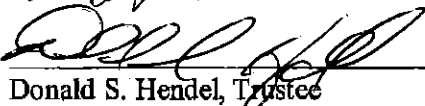
SELLER(S):

BUYER(S):



Tyler Jay Smith, Trustee

Martha Vorlicek, Member
M. Vorlicek Associates, LLC



Donald S. Hendel, Trustee

NOTES: City of Portland has not yet set the 2014/15 tax rate.

MAINE REVENUE SERVICES
REAL ESTATE WITHHOLDING RETURN
FOR TRANSFER OF REAL PROPERTY



2014

1209800

By sellers that are trusts or estates

TO BE COMPLETED BY THE BUYER OR OTHER TRANSFEREE REQUIRED TO WITHHOLD

For MULTIPLE SELLERS, complete a separate Form REW-1 for each seller receiving proceeds.

1. Check box below to indicate whether the seller is:

Grantor Trust	Other Trust	<input checked="" type="checkbox"/> Estate	Check here if installment sale
---------------	-------------	--	--------------------------------

2. Name of seller subject to withholding. Trusts must enter federal ID number on line 3.

Seller's Last Name (estates) _____ First Name _____ M.I. _____

Averil C. Smith Amended and Restated Revocable Trust Indenture dtd 10/6/08, as amended.
If seller is a trust, enter Trust Name

3. Enter the seller's social security number (estate) or federal ID Number (trust).

Seller's social security number _____ Federal ID Number 46-7029490

4. Address of seller

135 Calhoun Street
Number and street

Washington Depot
City

CT 06794
State ZIP Code

5. Enter name and telephone number of tax matters/contact person or firm.

Name: Tyler Jay Smith Telephone: 860-868-8066

6. Date of transfer <u>7/14/2014</u>	7. Total consideration <u>\$540,000</u>	8. Percentage of total gross proceeds received by this seller <u>100</u> %
---	--	---

9. Physical location and use of property <u>Unit 314 Chandler's Wharf, Portland, ME</u>	10. Date property acquired by seller <u>12/19/2008</u>
--	---

11. Rate of withholding <input checked="" type="checkbox"/> a. 2.5% of sales price <input type="checkbox"/> b. Less than 2.5% - attach withholding certificate (Enter certificate number _____)	12. Amount withheld for this seller: \$ <u>13,500</u> .00 DO NOT SEND CASH - Make check payable to: Treasurer, State of Maine. Write seller's social security number or federal ID number on the check.
---	--

13. Name of buyer (withholding agent or other transferee) <u>M. Vorlicek Associates, LLC</u>	14. Address of buyer/withholding agent <u>5 Fieldmont Rd.</u> Number and street
---	---

15. Social security number/federal ID number of withholding agent	<u>Belmont</u> City	<u>MA</u> <u>02478</u> State ZIP Code
---	------------------------	--

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct and complete.

Signature of buyer
[Signature]
Signature of real estate escrow person

Date 7/15/14
Date 7/15/14

N/A
Signature of buyer's spouse if property held jointly _____ Date _____
005-56-9175
Real estate escrow person's EIN or social security number
5 Fieldmont Road, Belmont, MA 02478
Real estate escrow person's address

Real estate escrow person's daytime phone number
860-868-8066
Seller's daytime phone number

NOTE: Payments received by Maine Revenue Services will not be refunded prior to filing of the taxpayer's Maine income tax return.
(Any claim for refund of an overpayment of this withholding must be filed within three years from the time the return was filed or three years from the time the tax was paid, whichever expires later.)

Mail this form and check to: Maine Revenue Services, Income/Estate Tax Division - REW, P.O. Box 9101, Augusta, ME 04332-9101
Overnight delivery address: Maine Revenue Services, Income/Estate Tax Division - REW, 51 Commerce Drive, Augusta, ME 04330
Telephone: 207-626-8473 Fax: 207-624-5082 realestate.withholding@maine.gov Rev. 9/13

GENERAL INSTRUCTIONS

PURPOSE OF FORM: 36 M.R.S.A. § 5250-A requires a buyer to withhold state income tax when real property located in Maine is acquired from a nonresident of Maine. The buyer must withhold and remit to the state tax assessor 2.5% of the consideration received by the transferor (seller) on the transfer. A completed Form REW-1-1040 (for sellers who are individuals or sole proprietors), Form REW-1-1041 (for sellers that are trusts or estates), and /or Form REW-1-1120 (for sellers that are corporations) must accompany the remittance.

WHO MUST FILE: A buyer (individual, firm, partnership, association, society, club, corporation, estate, trust, business trust, receiver, assignee or any other group or combination acting as a unit) of a Maine real property interest who is required to withhold tax must file the applicable REW-1 forms. If two or more persons are joint transferees, each must withhold the required amount. However, the obligation of each will be met if one of the joint transferees withholds and remits to Maine Revenue Services the total amount required.

If there are multiple sellers, complete a separate REW-1 form for each seller receiving proceeds from the sale. For example, if the seller is a partnership, complete a separate REW-1 form for each partner receiving proceeds from the disposition. If the partners are individuals, complete forms REW-1-1040. Be sure to complete the appropriate REW-1 form for each seller: REW-1-1040 (individuals, sole proprietors), REW-1-1041 (trusts, estates), REW-1-1120 (corporations).

EXCEPTIONS: The buyer is not required to withhold or file this return if any of the following applies:

- a. The seller furnishes to the buyer written certification stating, under penalty of perjury, that as of the date of transfer the seller is a resident of Maine;

- b. The seller or the buyer has received from the state tax assessor a certificate of waiver 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 for the property is less than \$50,000; or,
- d. Written notification of the withholding requirements has not been provided to the buyer. The real estate escrow person is liable for the withholding tax unless it is shown that the failure to notify is due to reasonable cause.

WITHHOLDING CERTIFICATE ISSUED BY THE STATE TAX ASSESSOR: A withholding certificate may be issued by the state tax assessor to reduce or eliminate withholding on transfers of Maine real property interests by nonresidents. The certificate may be issued if:

1. No tax is due on the gain from the transfer; or,
2. Reduced withholding is appropriate because the 2.5% amount exceeds the seller's maximum tax liability.

If one of the above is applicable, apply for the certificate no later than five business days prior to closing.

WHEN TO FILE: A buyer must report and remit the tax withheld to Maine Revenue Services within 30 days of the date of transfer of the property.

WHERE TO FILE: Send Form REW-1-1040 with payment directly to: Maine Revenue Services, Income/Estate Tax Division - REW, P.O. Box 9101, Augusta, ME 04332-9101 (do not send payment or Form REW-1-1040 with the real estate transfer tax form). Provide one copy of Form REW-1-1040 to the real estate escrow person, one copy to the buyer, and two copies to the seller.

SPECIFIC INSTRUCTIONS

Block 2. Enter the name of the seller and the seller's spouse.

Block 3. Enter the social security number(s) of the seller and the seller's spouse.

Block 4. Enter the address of the seller and the seller's spouse.

Block 5. Enter seller's daytime telephone number.

Block 6. Enter the date of this transfer.

Block 7. Enter the total consideration (see 36 MRSA § 5250-A(1)(A) for definition).

Block 8. Enter the percentage of total proceeds received by this seller.

Block 9. Enter the location of the property, including town and street address. Specify use before the transfer, such as principal residence, vacation home, condominium, rental property, commercial, or vacant land.

Block 10. Enter the date the property was acquired by the seller.

Block 11. Check the appropriate space to indicate the amount withheld. If the parties obtained a withholding certificate from the state tax assessor authorizing a reduced rate of withholding, enter the certificate number and attach a copy of the certificate to this return.

Block 12. Enter the dollar amount withheld for the seller in block 2.

Block 13. Enter the name of the withholding agent (buyer).

Block 14. Enter the address of the withholding agent (buyer).

Block 15. Enter the social security number or federal ID number of the withholding agent (buyer).

Seller's Filing Requirement: Generally, a seller who is a nonresident individual must file a Maine income tax return for the year in which the sale of the Maine property occurred. A return is not required if the seller is a trust, estate, or corporation. However, a Maine tax return must be filed if the seller is a nonresident individual who is not a resident of Maine for the year of the sale. The seller must attach a copy of the REW-1 form to the Maine income tax return. For more information on the Maine filing requirements, see Maine State Tax Department's Form NR-1040 or NRH at www.maine.gov/revenue.

STATE OF MAINE
BUREAU OF TAXATION
Income Tax Division - REW
P. O. Box 1068
Augusta, Maine 04332-1068
Tel. (207) 626-8473

NOTIFICATION TO BUYERS OF WITHHOLDING TAX REQUIREMENT

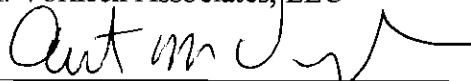
36 M.R.S.A. §5250-A provides that every buyer of real property in Maine must withhold tax in an amount equal to 2½% of the consideration. Any buyer who fails to withhold the tax is personally liable for the tax. The withholding required by §5250-A must be transmitted to the State Tax Assessor within thirty (30) days of the transfer of the real property. A buyer is **not** required to withhold tax if:

- a. The seller furnishes to the buyer a certificate stating that under penalty of perjury that 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 property is less than \$50,000.00;
- d. Written notification of the withholding requirements of 36 M.R.S.A. §5250-A has not been provided to the buyer; or
- e. The property is being transferred pursuant to a foreclosure sale when the consideration paid does not exceed the debt secured by the property held by a mortgagee or lienholder, or a mortgagor conveys the property to a mortgagee in lieu of foreclosure and with no additional consideration.

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

BUYER:

M. Vorlicek Associates, LLC



Anthony Vorlicek, Authorized Signer

**Request for Taxpayer
 Identification Number and Certification**

Give form to the
 requester. Do not
 send to the IRS.

Print or type
 See Specific Instructions on page 2.

Name
Averil C. Smith Amended and Restated Revocable Trust Indenture dtd 10/6/2008, as amended

Business name, if different from above

Check appropriate box: Individual/Sole proprietor Corporation Partnership Other **Trust** Exempt from backup withholding

Address (number, street, and apt. or suite no.)
135 Calhoun Street

City, state, and ZIP code
Washington Depot, CT 06794

List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see **How to get a TIN** on page 3.

Note: If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number								
4	6	7	0	2	9	4	9	0
or								
Employer identification number								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here Signature of U.S. person  Trustee Date **7/10/14**

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Foreign person. If you are a foreign person, use the appropriate Form W-8 (see **Pub. 515**, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien.

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement that specifies the following five items:

- The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
- The treaty article addressing the income.
- The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
- The type and amount of income that qualifies for the exemption from tax.
- Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Request for Taxpayer Identification Number and Certification

**Give form to the
 requester. Do not
 send to the IRS.**

Print or type
 See Specific Instructions on page 2

Name M. Vorlicek Associates, LLC	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶ LLC	
<input type="checkbox"/> Exempt from backup withholding	
Address (number, street, and apt. or suite no.) 5 Fieldmont Road	Requester's name and address (optional)
City, state, and ZIP code Belmont, MA 02478	
List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). **However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3.** For other entities, it is your employer identification number (EIN). If you do not have a number, see **How to get a TIN** on page 3.

Social security number								
0	0	5	5	6	9	1	7	5

or

Employer identification number								

Note: If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), **and**
2. I am not subject to backup withholding because: **(a)** I am exempt from backup withholding, or **(b)** I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or **(c)** the IRS has notified me that I am no longer subject to backup withholding, **and**
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here	Signature of U.S. person ▶	Date ▶ 7/15/14
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Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
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If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

NOTICE PURSUANT TO 38 M.R.S.A. §563(6)

Averil C. Smith Amended and Restated Revocable Trust Indenture dated 10/6/08, as amended as seller of the real property located at Unit #314 Chandler's Wharf, Portland, ME (the Premises), hereby files this written notice with M. Vorlicek Associates, LLC as purchaser of the Premises, in accordance with 38 M.R.S.A. §563(6). (Check A or B, as appropriate, and if B is checked, complete the information in B(1) and B(2)).

- A. To the best of my knowledge, no underground storage facility for the storage of oil or petroleum products exists on the Premises.
- B. An underground oil storage facility exists on the Premises.
- B1. The State of Maine Registration numbers for all oil storage facilities on the Premises are as follows:

No. _____

No. _____

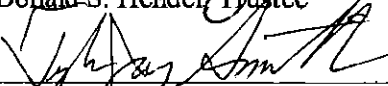
(use additional page if necessary)

- B2. (check one) The oil storage facilities _____ have _____ have not been abandoned in place (out of service for more than 12 months), pursuant to 38 M.R.S.A. §566—A.
- B3. The facility is subject to regulation, including registration requirements, by the Maine Department of Environmental Protection under 38 M.R.S.A. §~561 et seq.

DATED: July 15, 2014



Donald S. Hendel, Trustee



Tyler Jay Smith, Trustee

**IMPORTANT NOTICE ABOUT PROPERTY TAXES FOR
BUYERS AND SELLERS**

1. UNDER MAINE LAW PAYMENT OF PROPERTY TAXES IS THE RESPONSIBILITY OF THE PERSON WHO OWNS THE PROPERTY ON APRIL 1ST.

2. THE BUYER AND SELLER MAY AGREE TO DIVIDE THE TAXES BETWEEN THEM, BUT IF ANY PART OF THE TAXES IS NOT PAID, A LIEN WILL BE FILED IN THE NAME OF THE PERSON WHO OWNED THE PROPERTY ON APRIL 1ST.

PLEASE BE AWARE

IF YOU ARE THE SELLER -- EVEN IF YOU NO LONGER OWN THE PROPERTY, A LIEN MAY HAVE A NEGATIVE EFFECT ON YOUR CREDIT RATING.

IF YOU ARE THE BUYER -- IF A LIEN IS FILED IN THE SELLER'S NAME, THE MUNICIPALITY MAY FORECLOSE ON YOUR PROPERTY UNLESS THE TAXES ARE PAID.

3. MUNICIPALITIES HAVE DIFFERENT FISCAL YEARS AND TAX DUE DATES.

4. MAKE SURE YOU UNDERSTAND THE BUYER'S AND SELLER'S OBLIGATIONS WITH REGARD TO PROPERTY TAXES AND WHAT MAY HAPPEN IF TAXES ARE NOT PAID AS AGREED.

5. IF YOU FEEL A LIEN HAS BEEN FILED INCORRECTLY IN YOUR NAME;
A. OBTAIN A COPY OF THE LIEN FROM THE REGISTRY OF DEEDS; AND

B. DISCUSS THE MATTER WITH YOUR MUNICIPALITY.

IF YOUR CREDIT REPORT IS INCORRECT, CONTACT THE BUREAU OF CONSUMER CREDIT PROTECTION AT 1-800-DEBT-LAW TO DETERMINE WHAT REMEDIES ARE AVAILABLE TO YOU TO CORRECT YOUR CREDIT REPORT.

THESE POTENTIAL TAX LIEN PROBLEMS CAN BE AVOIDED BY PROVIDING THAT FUNDS ARE SET ASIDE IN ESCROW AT THE TIME OF CLOSING TO ENSURE THAT PROPERTY TAXES WILL BE PAID.

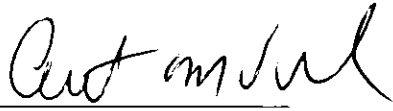
SELLER

BUYER

Averil C. Smith Amended and
Restated Revocable Trust Indenture
Dtd 10/6/08, as amended

M. Vorlicek Associates, LLC

Seller: _____
Donald S. Hendel, Trustee

Buyer: 
Anthony Vorlicek, Authorized Signer

Tyler Jay Smith, Trustee

Date: _____

Date: 7/15/14

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4. MAKE SURE YOU UNDERSTAND THE BUYER'S AND SELLER'S OBLIGATIONS WITH REGARD TO PROPERTY TAXES AND WHAT MAY HAPPEN IF TAXES ARE NOT PAID AS AGREED.
5. IF YOU FEEL A LIEN HAS BEEN FILED INCORRECTLY IN YOUR NAME;
 - A. OBTAIN A COPY OF THE LIEN FROM THE REGISTRY OF DEEDS; AND
 - B. DISCUSS THE MATTER WITH YOUR MUNICIPALITY.


IF YOUR CREDIT REPORT IS INCORRECT, CONTACT THE BUREAU OF CONSUMER CREDIT PROTECTION AT 1-800-DEBT-LAW TO DETERMINE WHAT REMEDIES ARE AVAILABLE TO YOU TO CORRECT YOUR CREDIT REPORT.

THESE POTENTIAL TAX LIEN PROBLEMS CAN BE AVOIDED BY PROVIDING THAT FUNDS ARE SET ASIDE IN ESCROW AT THE TIME OF CLOSING TO ENSURE THAT PROPERTY TAXES WILL BE PAID.

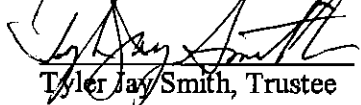
SELLER

Averil C. Smith Amended and
Restated Revocable Trust Indenture
Dtd 10/6/08, as amended

Seller:



Donald S. Hendel, Trustee



Tyler Jay Smith, Trustee

Date:

7/1/17

BUYER

M. Vorlicek Associates, LLC

Buyer:

Martha Vorlicek, Manager

Date:



Certification of Smoke and Carbon Monoxide Alarms

I (we), M. VORLICEK, ASSOC. LLC do hereby
(buyers name(s) printed)

certify, to the best of my (our) knowledge, in accordance with 25 M.R.S.A. § 2464,
subsection 10, that as of 07/15/2014 this building, located at
(mo./day/year)

314 Chandler's Wharf, Ptd. has been provided with operational smoke
(street address and town)

detectors. I (we), further certify in accordance with 25 M.R.S.A. § 2468, subsection 6,
this building is, if applicable, provided with operational carbon monoxide detector(s).

M. Vorliceck, Associates, LLC By: Anthony Vorliceck, Authorized signer

A handwritten signature in black ink, appearing to read "Anthony Vorliceck".

Buyer Signature

Buyer Signature



JOHN EIAS BALDACCI
GOVERNOR

STATE OF MAINE
Department of Public Safety
Office of State Fire Marshal
52 State House Station
Augusta, ME 04333-0052

ANNE H. JORDAN
COMMISSIONER

JOHN C. DEAN
STATE FIRE MARSHAL

What the new Maine Smoke Detector and Carbon Monoxide Law Means

Due primarily to the increased frequency of CO related poisonings in Maine over the past five years the 124th Maine Legislature passed "An Act To Protect Maine Residents from Home Fires and Carbon Monoxide." The portions of the law mandating installation and maintenance of CO detectors are entirely new while those dealing with smoke detectors are changes to an existing statute. Let's look at what the portions of the law dealing with smoke detectors mean to a current or potential owner of a single-family dwelling or apartment first, and then do the same with the portions of the law dealing with CO detectors. I've italicized what we believe to be significant changes.

Smoke Detectors

- Owners of single-family or multifamily occupancies are required to have a working smoke detector, photoelectric or ionization, in each area within or giving access to bedrooms.
- After October 31, 2009 *smoke detectors installed in a multifamily or newly constructed single-family occupancy must be powered by both the electrical service in the building or dwelling and by battery*. Batteries act as a backup to regular electrical service.
- In an apartment occupied under the terms of a rental agreement or under month-month tenancy, smoke detectors are to be in place and in working order. Upon a tenant's written notification of any deficiencies in the smoke detectors, the landlord shall repair or replace the smoke detector.
- *Tenants shall keep the smoke detectors working condition, test them periodically to ensure that they work and refrain from disabling them*.
- After October 31, 2009 any person acquiring by sale or exchange either a single-family dwelling or multiapartment building shall certify at closing that the dwelling or multiapartment building is provided with smoke detectors in accordance with this statute. The certification must be signed and dated by the purchaser.
- Any smoke detector located within 20 feet of a kitchen or a bathroom containing a tub or shower *must be a photoelectric-type smoke detector*.

Carbon Monoxide Detectors

- *Carbon Monoxide detectors are required in each area giving access to bedrooms in*
 - Each apartment in any building of multifamily occupancy;
 - Any addition to or restoration of an existing single-family dwelling that adds at least one bedroom to the dwelling unit; and
 - Any conversion of a building to a single-family dwelling.
- *CO detectors must be powered by a battery and the electrical service (plugged in or hardwired) in the building.*
- *Upon the request of a deaf or hard of hearing occupant, the owner of a dwelling unit shall provide an approved CO detector within the dwelling unit. If the owner does not provide a suitable CO detector, the occupant may purchase, install and maintain a suitable CO detector for themselves and deduct from the rent the cost.*
- *Those building a new single-family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.*
- *In an apartment occupied under the terms of a rental agreement or under month-month tenancy, CO detectors are to be in place and operational at the time of each occupancy. Upon a tenant's written notification of any deficiencies in the CO detectors, the landlord shall repair or replace the smoke detector.*
- *Tenants shall keep the CO detectors in working condition by keeping charged batteries in place and refrain from disabling them.*
- *After October 31, 2009 any person acquiring by sale (buying) or exchange either a single-family dwelling or multiapartment building shall certify at closing that the dwelling or multiapartment building is provided with CO detectors in accordance with this statute. The certification must be signed and dated by the purchaser.*
- *The Commissioner of Public Safety shall adopt rules pertaining to CO detectors.*
- *The Department of Public Safety, Office of the State Fire Marshal shall develop a plan to determine standards for substantial compliance and carbon monoxide education programs designed to achieve substantial compliance.*
- *25 MRSA § 2464 contains provisions which impose fines and or forfeiture of up to \$500 per violation of this section.*

We encourage you to contact the Fire Marshal's Office at 626-3873 if you have any further questions with regard to this new law. Thank you for helping make Maine a safer place.

Ainsworth, Thelin & Raftice, P.A.

Counselors and Attorneys at Law
Seven Ocean Street
South Portland, Maine 04106-2824

Thomas G. Ainsworth
Robert M. Raftice, Jr.
Jerome J. Gamache
Michael F. Vaillancourt
John A. Turcotte



David E. Stearns
Christopher P. Leddy

Paul E. Thelin, Of Counsel
Albert G. Ayre, Of Counsel

NOTICE TO BUYERS AND SELLERS REGARDING ASSESSMENTS

RE: Unit 314, Chandler's Wharf, Portland, ME 04101

Please be advised that in preparation for the closing on the above referenced property, this office has contacted by phone the applicable municipality and/or water/sewer district and/or condominium or homeowners association with regard to real estate taxes and/or water and sewer assessments and/or association assessments (if relevant). The information provided to us by these offices may be reflected in the Closing Statement. However, you should be aware that though we make every effort to assure that the information is accurate, in the past this information has *occasionally* proven unreliable due to inaccurate and/or non-current record keeping on the part of the offices contacted. Therefore, we cannot be responsible for discrepancies in these figures which are reflected in the Closing Statement, or which may result in any unpaid bills.

ALSO in preparation for this closing, it may be necessary for us to payoff an existing mortgage(s) or other outstanding obligations(s) that may constitute a lien or encumbrance in order that clear title is being passed. Please be advised that figures required to satisfy such a debt may have been received over the phone and may be incorrect. In order to insure prompt receipt of payoff and satisfaction of lien(s), it will be necessary for us to send the funds via overnight mail service. In the event the payment is claimed to have not been received in a timely fashion due to a delay or loss in transit, not of our doing, we will NOT BE RESPONSIBLE for any additional interest or charges which may be claimed by such creditor.

In the event we are requested to issue a check(s) from the Seller/Borrower proceeds in payment of a debt that does not involve or constitute a lien or encumbrance against the subject property, we will do so, but you will also be named as payee on such check and the responsibility of transmission of such check(s) to the creditor will be yours.

I/We have read and agreed to the above.

M. Vorlicek Associates, LLC

Averil C. Smith Amended and Restated Rev. Trust
Indenture dtd 10/6/08, as amended

By: Anthony Vorlicek, Authorized Signer

Donald S. Hendel, Trustee

Tyler Jay Smith, Trustee

Ainsworth, Thelin & Raftice, P.A.

Counselors and Attorneys at Law
Seven Ocean Street
South Portland, Maine 04106-2824

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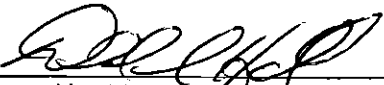
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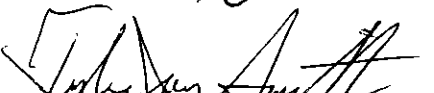
I/We have read and agreed to the above.

M. Vorlicek Associates, LLC

By: Martha Vorlicek, Manager

Averil C. Smith Amended and Restated Rev. Trust
Indenture dtd 10/6/08, as amended


Donald S. Hendel, Trustee


Tyler Jay Smith, Trustee

FIRPTA CERTIFICATION

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by the Averil C. Smith Amended and Restated Revocable Trust Indenture dtd 10/6/08, as amended ("Seller"), the undersigned certifies the following on behalf of Seller:

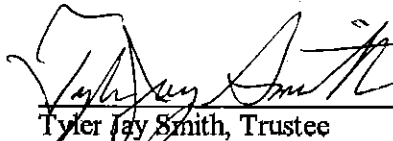
1. Seller is not a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and income tax regulations).

2. Seller's U.S. tax identification number(s) is: 46-7029490

Seller understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief that is true, correct and complete and I further declare that I have authority to sign this document as Seller or on behalf of Seller.

DATED: July 15, 2014


Tyler Jay Smith, Trustee


Donald S. Hende, Trustee

**INFORMATION FOR REAL ESTATE
1099-S REPORT FILING**

This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

PREPARER'S NAME, ADDRESS, CITY, STATE, AND ZIP CODE:

Assurance Title, P. O. Box 2412, Seven Ocean Street, South Portland, ME 04116

NAME OF SELLER(S) TAXPAYER ID NUMBER INTEREST PERCENT:

Averil C. Smith Amended and Restated 46-7029490
Revocable Trust 100%

MAILING ADDRESS AS OF JANUARY 31 OF NEXT YEAR:

135 Calhoun St.
Street or P.O. Box
Washington Depot CT 06794
City State Zip Code

TRANSACTION INFORMATION:

CLOSING DATE: July 15, 2014
CONTRACT SALES PRICE: \$540,000.00
PROPERTY: 314 Chandler's Wharf, Portland Maine
CREDIT TO SELLER FOR TAXES ONLY PAID IN ADVANCE: \$0.00


SOLICITATION:

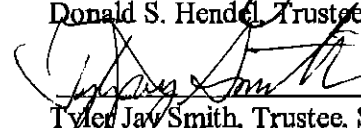
You are required by law to provide the above named preparer with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

CERTIFICATION:

By signing this statement, under penalties of perjury, I certify the number shown on this statement is my correct Taxpayer Identification Number.

DATED: July 11, 2014



Donald S. Hendel, Trustee, Seller


Tyler Jay Smith, Trustee, Seller

I, Martha D. Vorlicek, Managing Member of M. Vorlicek Associates, LLC (the "Company"), hereby certify that the Company is duly organized and existing under the laws of the state of Delaware and that the following is a true copy of a resolution duly adopted by me on April 4, 2007, as Managing Member of the Company, and that the same has not been repealed or amended and remains in full force and effect.

WHEREAS, under section 2.3 of the Limited Liability Company Operating Agreement the Managing Members may (a) authorize by written action any person to enter into and perform any agreement on behalf of the Company, and (b) appoint individuals (including one or more Managing Members), with such titles as they may select, as officers, employees or agents of the Company to act on behalf of the Company, for such reasonable compensation as the Managing Members shall determine, and with such power and authority as the Managing Members may delegate from time to time to any such person, and

WHEREAS, under section 2.3 of the Limited Liability Company Operating Agreement, any such persons, individuals, officers, employees and agents (an "Authorized Person") may be removed by the Managing Members at any time and from time to time, with or without cause,

NOW THEREFORE, the undersigned, as Managing Member of the Company, hereby appoints Anthony M. Vorlicek to serve as an Authorized Person.

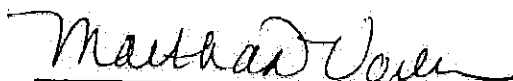
Certified on this day, July 14, 2014



Martha D. Vorlicek
Managing Member

I, Martha D. Vorlicek, Managing Member of M. Vorlicek Associates, LLC (the "Company"), hereby certify that under section 2.5 of the Amended and Restated Limited Liability Company Operating Agreement the Managing Members and any Authorized Person shall have the right to act for and bind the Company and may execute documents, instruments and contracts in the name of and on behalf of the Company. Any person or entity dealing with the Company, the Members, the Managing Members or any Authorized Person may rely upon a certificate signed by the Managing Members as to the identity of the Members, the Managing Members or such Authorized Person and as to the authority of the Managing Members or such Authorized Person to execute and deliver any agreement or other instrument or document on behalf of the Company. No person dealing with the Managing Members need inquire into the validity or propriety of any agreement, instrument or document executed in the name of the Company by the Managing Members, or as to the authority of the Managing Members executing the same.

Certified on this day, July 14, 2014



Martha D. Vorlicek
Managing Member

MASSACHUSETTS

DRIVER'S
LICENSE

USA
MA



9a END NONE 4d NUMBER S35985165
3 DOB 01-08-1959
15 SEX M

1 ANTHONY M
2 ANTHONY M
3 5 FIELDMONT RD
4 BELMONT, MA 02478

Anthony M. Voth

5 DD 12-12-2013 Rev 07-15-2009