

STATE OF MAINE

PROBATE COURT
CUMBERLAND, SS.

PORTLAND, MAINE
DOCKET NO. 2012-1076

In re: **The Morningstar Real Estate Trust**
u/a dated May 12, 2005

~~Proposed~~ Order

Petitioner, Virginia D. Dorler, the Settlor of the Morningstar Real Estate Trust u/a dated May 12, 2005, having filed her Petition for Trust Modification; and all interested persons having been given proper notice of said petition; and all interested persons having filed waivers of notice and consents to the petition, the Court ORDERS as follows:

The Morningstar Real Estate Trust u/a dated May 12, 2005 is hereby AMENDED as follows:

- A. Virginia D. Elliott is removed as Trustee and replaced by Ronald J. Dorler, Sr. as the sole trustee.
- B. Paragraph IV-C is hereby revoked and replaced with a new Paragraph IV-C to read as follows:

F. Distributions to Beneficiaries

During the term of the Trust, and after making any payment provided for in Paragraph IV-B, the Trustee shall pay or apply the net income and principal of this Trust to or for the use and benefit of the Donor's husband, Ronald J. Dorler, Sr., in convenient installments at any time and from time to time, in such amounts (including the entirety of the Trust principal) and in such manner as the Trustee shall deem for the best interests of the Donor's husband. The Trustee shall accumulate any undistributed income and add the same to principal.

- C. Paragraph V is hereby revoked and replaced with a new Paragraph V to read as follows:

V. DISPOSITION OF ASSETS AT END OF TERM

Upon the termination of the Trust pursuant to Paragraph IV-A hereinabove, the entire remaining net trust estate shall be distributed to the Donor's husband, Ronald J. Dorler, Sr., if he is then surviving, or if he is

not then surviving, to his issue then surviving, or if there is no such issue then surviving, to the estate of the Donor's issue said husband.

- D. Paragraph VI is hereby revoked with no new language in its place.
- E. Paragraph IX-B is hereby revoked and replaced with a new Paragraph IX-B to read as follows:

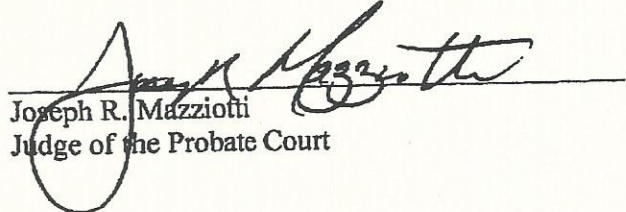
B. Successor Trustees

If the said RONALD J. DORLER, SR., becomes incapacitated, dies or is for any other reason unable or unwilling to continue to serve as the Trustee hereunder, the successor Trustee shall be a person named by the most recent written nomination signed by the Donor's said husband and stored with the original Trust Agreement; but if there is no such nomination, the then President of the law firm of LeBlanc & Young, of Portland, Maine, or its successor law firm, shall designate a successor Trustee to serve hereunder. Such successor Trustee may, but need not be an attorney in said law firm.

The Register shall enter the following on the docket: The Order dated August _____, 2012 is incorporated in the docket by reference. This entry is made in accordance with the Maine Rules of Probate Procedure 79(a) at the specific direction of the Court.

Dated:

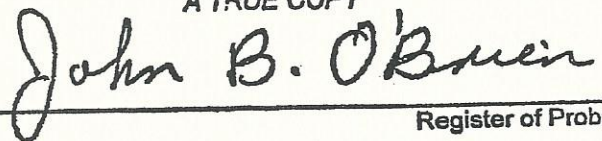
October 5, 2012


Joseph R. Mazziotti
Judge of the Probate Court

STATE OF MAINE, COUNTY OF CUMBERLAND SS.:
REGISTRY OF PROBATE & PROBATE COURT

A TRUE COPY

Attest:


Register of Probate

Register of Probate



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Assessor's Department

Richard W. Blackburn, Tax Assessor

August 19, 2014

Ronald J Dorler Trustee
220 Riverside Ind. Pkwy.
Portland, Maine 04103

**NOTICE OF ACTION ON APPLICATION FOR
ABATEMENT OF REAL ESTATE TAX**

ACCOUNT ID #52096
LOCATION: Morningstar Lane CBL #385A A033001

Dear Mr. Dorler,

Your application for abatement of property taxes for FY2015 on the above described property was granted on August 19, 2014.

REASON: Overvaluation

Where an abatement has been granted in whole or in part, we have included a computation showing your new valuation and tax liability.

You have 60 days from the date of this notice to appeal this decision. An appeal may be taken to the Portland Board of Assessment Review, (Telephone # 874-8480, mailing address: Portland City Hall, 389 Congress Street, Room 211, Portland, Maine 04101).

ORIGINAL VALUATION: \$73,400
NEW VALUATION: \$58,700

ORIGINAL TAX: \$1,468.00
NEW TAX: \$1,174.00

If you have any further questions please feel free to call the Assessor's office at 874-8486

Sincerely,

Richard W. Blackburn
Tax Assessor

RWB/lac

REAL ESTATE PROPERTY TAX STATEMENT



52092

CBL:

385 - C-011-001

ACRES:

0.3132

Assessed Property Description:

385-C-11
MORNING STAE LN
13645 SF
LOT 1

For Fiscal Year 2015

July 1, 2014 - June 30, 2015

Owner of Record as of April 1, 2014

DORLER RONALD J TRUSTEE

220 RIVERSIDE IND PKWY
PORTLAND ME 04103

CURRENT BILLING DISTRIBUTION

Education	\$754.95
Public Safety	\$213.36
Debt Service	\$199.93
Public Services	\$119.36
General Government	\$28.35
Recreation & Facil. Mgmt	\$35.81
County Tax	\$47.74
Library	\$35.81
Metro	\$23.87
Health & Human Services	\$32.82

CURRENT BILLING INFORMATION

Land Value	\$74,600.00
Building Value	\$0.00
Total Value	\$74,600.00
Exemptions	\$0.00
Homestead	\$0.00
Taxable Value	\$74,600.00
Tax Rate	\$20.00
TOTAL TAX	\$1,492.00
AMOUNT PAID	\$0.00

Change of Ownership

Date of Sale: / /

Former Owner Name:

New Owner Name:

New Owner Address:

Remittance Instructions

Please make check or money order payable to: **CITY OF PORTLAND.**

Remit To: CITY OF PORTLAND, MAINE
TREASURY DIVISION
P O BOX 544
PORTLAND, ME 04112-0544

See reverse side for important payment information.
Use right top margin for change of address.