

GRAY SENIOR HOUSING INC - TENANT IN COMMON  
AVESTA MEADOWVIEW II LP - TENANT IN COMMON  
307 CUMBERLAND AVE  
PORTLAND ME 04101

B40492P330

Previous Owner  
GRAY SENIOR HOUSING INC  
C/O AVESTA HOUSING  
ATTN; CRYSTAL CHAMBERLAIN  
PORTLAND ME 04101  
Sale Date: 11/21/2023

| Property Data    |                                |             |
|------------------|--------------------------------|-------------|
| Neighborhood     | 83 Avg-Good Location           |             |
| Tree Growth Year | 0                              |             |
| REVIEW           | 0                              |             |
| Building Permit  | 0                              |             |
| Zone/Land Use    | 20 Village Center Proper       |             |
| Secondary Zone   |                                |             |
| Topography       | 1 Level                        |             |
| 1. Soil          | 4. Below St                    | 7.          |
| 2. Rolling       | 5. Low                         | 8.          |
| 3. Above St      | 6. Swampy                      | 9.          |
| Utilities        | 2 Public Water 6 Septic System |             |
| 1. Public        | 4. Dr. Well/Po                 | 7. Cesspool |
| 2. Water         | 5. Dug Well                    | 8. Lake     |
| 3. Holding Ta    | 6. Septic                      | 9. None     |
| Street           | 1 Paved                        |             |
| 1. Paved         | 4. Proposed                    | 8.          |
| 2. Semi Imp      | 5. R/O/W                       | 9.          |
| 3. Gravel        | 6.                             | 9. None     |
| GIS Map          | 43                             |             |
| Field Review     | 1                              |             |

| Assessment Record |         |           |        |           |
|-------------------|---------|-----------|--------|-----------|
| Year              | Land    | Buildings | Exempt | Total     |
| 2012              | 128,000 | 532,411   | 0      | 660,411   |
| 2013              | 128,000 | 532,400   | 0      | 660,400   |
| 2014              | 128,000 | 532,400   | 0      | 660,400   |
| 2018              | 128,000 | 532,400   | 0      | 660,400   |
| 2019              | 224,600 | 405,600   | 0      | 630,200   |
| 2021              | 224,600 | 404,800   | 0      | 629,400   |
| 2022              | 224,600 | 404,800   | 0      | 629,400   |
| 2023              | 224,600 | 424,200   | 0      | 648,800   |
| Calc.             | 603,700 | 620,300   | 0      | 1,224,000 |

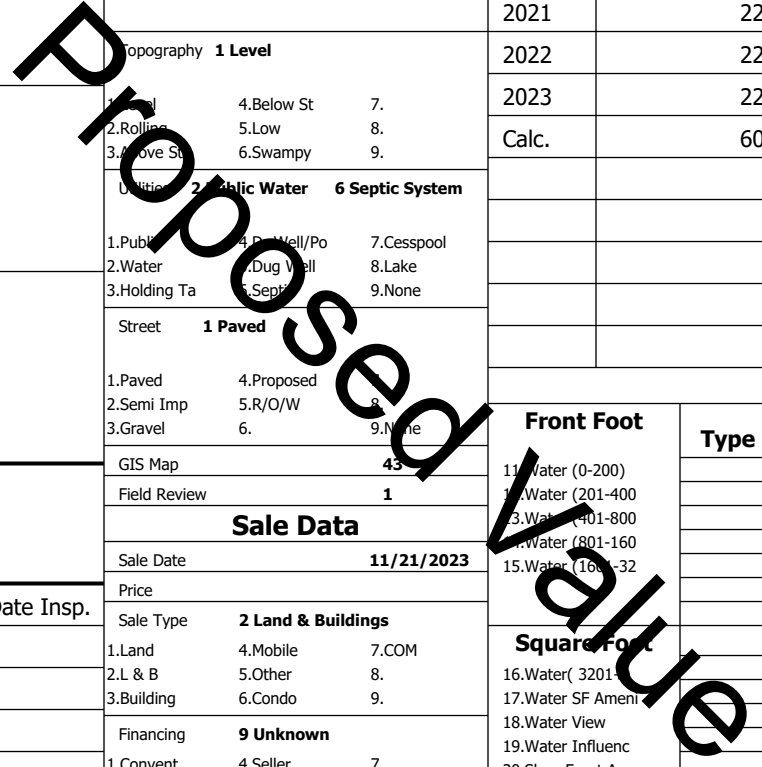
Inspection Witnessed By:

| X        | Date        |
|----------|-------------|
| No./Date | Description |
|          | Date Insp.  |

Notes:  
3/6/2024 - B40638P346 - Ownership of Land Unit 1 (buildings) in Gray Senior Housing Condominium is Gray Senior Housing Inc. B40639P1 - Ownership of Land Unit 2 (buildings) in Gray Senior Housing Condominium is Avesta Meadowview II LP. See Plan B224P60.  
11/21/2023 - B40492P330 - 044-405-043-000 combined with this lot. Acreage corrected to 15.49 per deed.  
11/21/2023- B40492P148 - Gray Senior Housing Inc. to Gray Senior Housing Inc. and Avesta Meadowview II LP as Tenants  
Gray  
11/21/2023 - Address change from 16 Meadow Street to 11

| Sale Data   |                    |             |
|-------------|--------------------|-------------|
| Sale Date   | 11/21/2023         |             |
| Price       |                    |             |
| Sale Type   | 2 Land & Buildings |             |
| 1. Land     | 4. Mobile          | 7. COM      |
| 2. L & B    | 5. Other           | 8.          |
| 3. Building | 6. Condo           | 9.          |
| Financing   | 9 Unknown          |             |
| 1. Convent  | 4. Seller          | 7.          |
| 2. FHA/VA   | 5. Private         | 8.          |
| 3. Assumed  | 6. Cash            | 9. Unknown  |
| Validity    | 2 Related Parties  |             |
| 1. Valid    | 4. Split           | 7. Multiple |
| 2. Related  | 5. Partial         | 8. Other    |
| 3. Distress | 6. Exempt          | 9. Estate   |
| Verified    | 5 Public Record    |             |
| 1. Buyer    | 4. Agent           | 7. Family   |
| 2. Seller   | 5. Pub Rec         | 8. Other    |
| 3. Lender   | 6. MLS             | 9.          |

| Land Data                  |           |       |           |      |                    |
|----------------------------|-----------|-------|-----------|------|--------------------|
| Type                       | Effective |       | Influence |      | Influence Codes    |
|                            | Frontage  | Depth | Factor    | Code |                    |
| 11. Water (0-200)          |           |       | %         |      | 1. Unimproved      |
| 12. Water (201-400)        |           |       | %         |      | 2. Excess Frtg     |
| 13. Water (401-800)        |           |       | %         |      | 3. Topography      |
| 14. Water (801-160)        |           |       | %         |      | 4. Size/Shape      |
| 15. Water (1601-32)        |           |       | %         |      | 5. Access          |
|                            |           |       | %         |      | 6. Restriction     |
|                            |           |       | %         |      | 7. Open Space      |
|                            |           |       | %         |      | 8. Environmental   |
|                            |           |       | %         |      | 9. Condo           |
|                            |           |       | %         |      | 30. Blueberry(1-20 |
|                            |           |       | %         |      | 31. Blueberry(21 - |
|                            |           |       | %         |      | 32. Crop Land      |
|                            |           |       | %         |      | 33. Pasture        |
|                            |           |       | %         |      | 34. Shorefront B   |
|                            |           |       | %         |      | 35. Shorefront C   |
|                            |           |       | %         |      | 36. ANTENNA SITE   |
|                            |           |       | %         |      | 37. Softwood TG    |
|                            |           |       | %         |      | 38. Mixed Wood TG  |
|                            |           |       | %         |      | 39. Hardwood TG    |
|                            |           |       | %         |      | 40. Wasteland      |
|                            |           |       | %         |      | 41. Woodland       |
|                            |           |       | %         |      | 42. Mobile Home Si |
|                            |           |       | %         |      | 43. Camp Site      |
|                            |           |       | %         |      | 44. Lot Improvemen |
|                            |           |       | %         |      | 45. BA SF - Oce    |
|                            |           |       | %         |      | 46. SP Meadow Cond |
| <b>Total Acreage</b> 15.49 |           |       |           |      |                    |



**Gray**

Map Lot 043-405-039-000

Account 4496

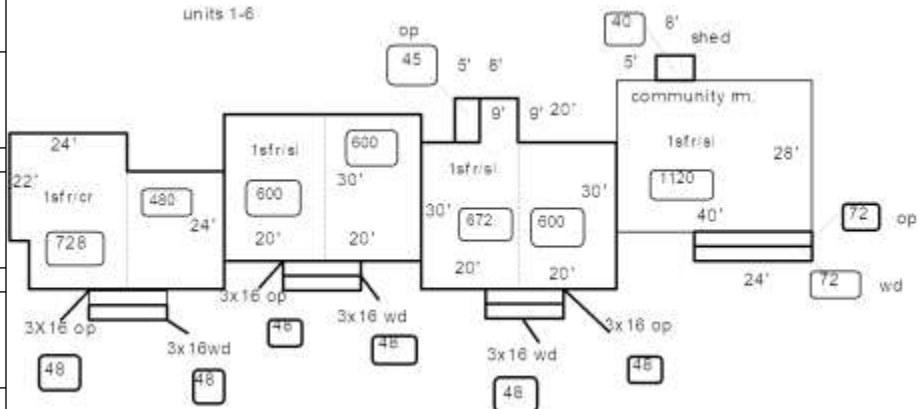
Location 11 MEADOWVIEW DR

Card 1

Of 3

8/05/2024

|  |  |                                      |
|--|--|--------------------------------------|
| Building Style <b>21 Apartment Complex</b> | SF Bsmt Living <b>0</b>                | Layout <b>1 Typical</b>              |
| 1.Conv. 5.Garrison 9.NE farm               | Fin Bsmt Grade <b>0 0</b>              | 1.Typical 4. 7.                      |
| 2.Ranch 6.Split 10.Colonia                 | Secondary Heat <b>0</b>                | 2.Inadeq 5. 8.                       |
| 3.R Ranch/ 7.Contemp 11.Cottage            | Heat Type <b>100% 1 Hot Water BB</b>   | 3. 6. 9.                             |
| 4.Cape 8.Log 12.Gambrel                    | 1.HWBB 5.FWA 9.None                    | Attic <b>9 None</b>                  |
| Dwelling Units <b>6</b>                    | 2.HWCI 6.Monitor 10.UNH2F              | 1.1/4 Fin 4.Full Fin 7.              |
| Other Units <b>0</b>                       | 3.HWRF 7.Electric 11.Geother           | 2.1/2 Fin 5.FI/Stair 8.              |
| Stories <b>1 One Story</b>                 | 4.Steam 8.FI/Wall 12.Heat/Co           | 3.3/4 Fin 6. 9.None                  |
| 1.1 4.1.5 7.                               | Cool Type <b>0% 9 None</b>             | Insulation <b>1 Full</b>             |
| 2.2 5.1.75 8.                              | 1.Central 4.W&C Air 7.                 | 1.Full 4.Minimal 7.                  |
| 3.3 6.2.5 9.                               | 2.Evapor 5. 8.                         | 2.Heavy 5. 8.                        |
| Exterior Walls <b>2 Vinyl/Aluminum</b>     | 3.H Pump 6. 9.None                     | 3.Capped 6. 9.None                   |
| 1.Clapboard 5.Stucco 9.B & B               | Kitchen Style <b>2 Typical</b>         | Unfinished % <b>0%</b>               |
| 2.Vin/Al 6.Brick 10.Cemplan                | 1.Modern 4.Obsolete                    | Grade & Factor <b>3 Average 100%</b> |
| 3.Compos./ 7.Stone 11.Concret              | 2.Typical 5. 8.                        | 1.E Grade 4.B Grade 7.SC Grade       |
| 4.Asbestos 8.Wood Shi 12.Wood Bo           | 3.Old Type 6. 9.None                   | 2.C Grade 5.A Grade 8.               |
| Roof Surface <b>1 Asphalt Shingles</b>     | Bath(s) Style <b>2 Typical Bath(s)</b> | 3.Grade 6.AA Grade 9.Same            |
| 1.Asphalt 4.Composit 7.Other               | 1.Modern 4.Obsolete 7.                 | SQFT (Footprint) <b>4800</b>         |
| 2.Slate 5.Wood 8.                          | 2.Typical 5. 8.                        | 1.Poor 2.Avg 7.V G                   |
| 3.Metal 6.Roll Roo 9.                      | 3.Old Type 6. 9.None                   | 2.Fair 3.Good 8.Exc                  |
| SF Masonry Trim <b>0</b>                   | # Rooms <b>13</b>                      | 3.Avg- 9.Same                        |
| SOLAR VOLTAIC <b>0</b>                     | # Bedrooms <b>6</b>                    | Phys. % Good <b>0%</b>               |
| OPEN-4- <b>0</b>                           | # Full Baths <b>6</b>                  | Funct. % Good <b>100%</b>            |
| Year Built <b>1976</b>                     | # Half Baths <b>1</b>                  | Functional Code <b>9 None</b>        |
| Year Remodeled <b>0</b>                    | # Addn Fixtures <b>1</b>               | 1.Incomp 4.Delap 5.Layoff            |
| Foundation <b>1 Concrete</b>               | # Fireplaces <b>0</b>                  | 2.O-Built 5.Bsmt 6.Land term         |
| 1.Concrete 4.Wood 7.                       |  | 3.Damage 6.Style                     |
| 2.C Block 5.Slab 8.                        |  | Econ. % Good <b>100%</b>             |
| 3.Br/Stone 6.Piers 9.                      |  | Economic Code <b>None</b>            |
| Basement <b>5 Crawl Space</b>              |  | 0.None 3.No Power 6.Obsolete         |
| 1.1/4 Bmt 4.Full Bmt 7.                    |  | 1.Location 4.Generate 9.None         |
| 2.1/2 Bmt 5.Crw 8.                         |  | 2.Encroach 5.Flood Pl 9.             |
| 3.3/4 Bmt 6. 9.None                        |  | Entrance Code <b>5 Estimated</b>     |
| Bsmt Gar # Cars <b>0</b>                   |  | 1.Interior 4.Vacant 7.               |
| Wet Basement <b>9 No Basement</b>          |  | 2.Refusal 5.Estimate 8.              |
| 1.Dry 4. 7.                                |  | 3.Informed 6. 9.                     |
| 2.Damp 5. 8.                               |  | Information Code <b>5 Estimate</b>   |
| 3.Wet 6. 9.                                |  | 1.Owner 4.Agent 7.                   |
|  |  | 2.Relative 5.Estimate 8.             |
|  |  | 3.Tenant 6.Other 9.                  |



Date Inspected 5/24/2024

| Additions, Outbuildings & Improvements |      |       |       |      |       |        |             |
|--|------|-------|-------|------|-------|--------|-------------|
| Type                                   | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
| 24 Frame Shed                          | 0    | 80    | 0 0   | 0    | 0     | 100 %  |             |
| 24 Frame Shed                          | 0    | 80    | 0 0   | 0    | 0     | 100 %  |             |
| 24 Frame Shed                          | 0    | 40    | 0 0   | 0    | 0     | 100 %  |             |
| 21 Open Frame                          | 0    | 261   | 0 0   | 0    | 0     | 100 %  |             |
| 68 Wood Deck                           | 0    | 216   | 0 0   | 0    | 0     | 100 %  |             |
|  |      |       |       |      |       | %      | %           |
|  |      |       |       |      |       | %      | %           |
|  |      |       |       |      |       | %      | %           |
|  |      |       |       |      |       | %      | %           |
|  |      |       |       |      |       | %      | %           |
|  |      |       |       |      |       | %      | %           |
|  |      |       |       |      |       | %      | %           |



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| Property Data    |                                |             | Assessment Record |      |           |        |         |
|------------------|--------------------------------|-------------|-------------------|------|-----------|--------|---------|
| Neighborhood     | 83 Avg-Good Location           |             | Year              | Land | Buildings | Exempt | Total   |
| Tree Growth Year | 0                              |             | 2018              | 0    | 0         | 0      | 0       |
| REVIEW           | 0                              |             | 2019              | 0    | 393,600   | 0      | 393,600 |
| Building Permit  | 0                              |             | 2021              | 0    | 393,400   | 0      | 393,400 |
| Zone/Land Use    | 20 Village Center Proper       |             | 2022              | 0    | 393,400   | 0      | 393,400 |
| Secondary Zone   |                                |             | 2023              | 0    | 411,900   | 0      | 411,900 |
|                  |                                |             | Calc.             | 0    | 599,000   | 0      | 599,000 |
| Topography       | 1 Level                        |             |                   |      |           |        |         |
| 1. Hill          | 4. Below St                    | 7.          |                   |      |           |        |         |
| 2. Rolling       | 5. Low                         | 8.          |                   |      |           |        |         |
| 3. Above St      | 6. Swampy                      | 9.          |                   |      |           |        |         |
| Utilities        | 2 Public Water 6 Septic System |             |                   |      |           |        |         |
| 1. Public        | 4. Dr. Well/Po                 | 7. Cesspool |                   |      |           |        |         |
| 2. Water         | 5. Dug Well                    | 8. Lake     |                   |      |           |        |         |
| 3. Holding Ta    | 6. Septic                      | 9. None     |                   |      |           |        |         |
| Street           | 1 Paved                        |             |                   |      |           |        |         |
| 1. Paved         | 4. Proposed                    | 8.          |                   |      |           |        |         |
| 2. Semi Imp      | 5. R/O/W                       | 9.          |                   |      |           |        |         |
| 3. Gravel        | 6. None                        |             |                   |      |           |        |         |

Inspection Witnessed By:

X Date

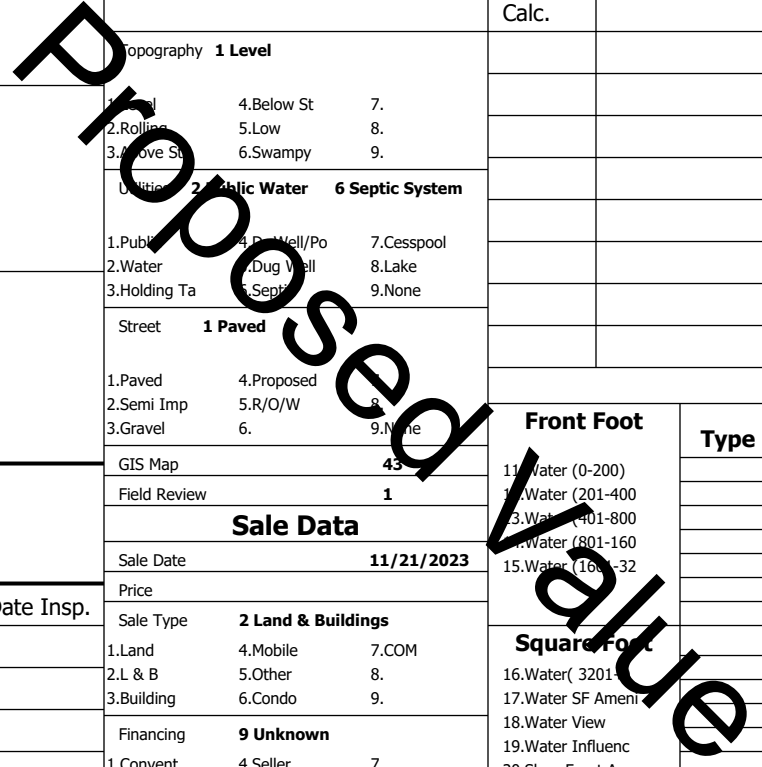
| No./Date | Description | Date Insp. |
|----------|-------------|------------|
|          |             |            |
|          |             |            |
|          |             |            |

Notes:  
5/24 DR FIELD REVIEW

Gray

| Sale Data   |                    |             |
|-------------|--------------------|-------------|
| Sale Date   | 11/21/2023         |             |
| Price       |                    |             |
| Sale Type   | 2 Land & Buildings |             |
| 1. Land     | 4. Mobile          | 7. COM      |
| 2. L & B    | 5. Other           | 8.          |
| 3. Building | 6. Condo           | 9.          |
| Financing   | 9 Unknown          |             |
| 1. Convent  | 4. Seller          | 7.          |
| 2. FHA/VA   | 5. Private         | 8.          |
| 3. Assumed  | 6. Cash            | 9. Unknown  |
| Validity    | 2 Related Parties  |             |
| 1. Valid    | 4. Split           | 7. Multiple |
| 2. Related  | 5. Partial         | 8. Other    |
| 3. Distress | 6. Exempt          | 9. Estate   |
| Verified    | 5 Public Record    |             |
| 1. Buyer    | 4. Agent           | 7. Family   |
| 2. Seller   | 5. Pub Rec         | 8. Other    |
| 3. Lender   | 6. MLS             | 9.          |

| Land Data            |           |             |           |       |                    |
|----------------------|-----------|-------------|-----------|-------|--------------------|
| Type                 | Effective |             | Influence |       | Influence Codes    |
|                      | Frontage  | Depth       | Factor    | Code  |                    |
| 11. Water (0-200)    |           |             | %         |       | 1. Unimproved      |
| 12. Water (201-400)  |           |             | %         |       | 2. Excess Frtg     |
| 13. Water (401-800)  |           |             | %         |       | 3. Topography      |
| 14. Water (801-160)  |           |             | %         |       | 4. Size/Shape      |
| 15. Water (1601-32)  |           |             | %         |       | 5. Access          |
|                      |           |             | %         |       | 6. Restriction     |
|                      |           |             | %         |       | 7. Open Space      |
|                      |           |             | %         |       | 8. Environmental   |
|                      |           |             | %         |       | 9. Condo           |
| Square Foot          |           | Square Feet |           | Acres |                    |
| 16. Water (3201-     |           |             | %         |       | 30. Blueberry(1-20 |
| 17. Water SF Amen    |           |             | %         |       | 31. Blueberry(21 - |
| 18. Water View       |           |             | %         |       | 32. Crop Land      |
| 19. Water Influen    |           |             | %         |       | 33. Pasture        |
| 20. ShoreFront A     |           |             | %         |       | 34. Shorefront B   |
|                      |           |             | %         |       | 35. Shorefront C   |
|                      |           |             | %         |       | 36. ANTENNA SITE   |
|                      |           |             | %         |       | 37. Softwood TG    |
|                      |           |             | %         |       | 38. Mixed Wood TG  |
|                      |           |             | %         |       | 39. Hardwood TG    |
|                      |           |             | %         |       | 40. Wasteland      |
|                      |           |             | %         |       | 41. Woodland       |
|                      |           |             | %         |       | 42. Mobile Home Si |
|                      |           |             | %         |       | 43. Camp Site      |
|                      |           |             | %         |       | 44. Lot Improvemen |
|                      |           |             | %         |       | 45. BA SF - Oce    |
|                      |           |             | %         |       | 46. SP Meadow Cond |
| <b>Total Acreage</b> |           |             | 0.00      |       |                    |





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|------------------|--------------------------------|-------------|-------------------|------|-----------|--------|---------|
| Neighborhood     | 83 Avg-Good Location           |             | Year              | Land | Buildings | Exempt | Total   |
| Tree Growth Year | 0                              |             | 2018              | 0    | 0         | 0      | 0       |
| REVIEW           | 0                              |             | 2019              | 0    | 317,300   | 0      | 317,300 |
| Building Permit  | 0                              |             | 2021              | 0    | 317,300   | 0      | 317,300 |
| Zone/Land Use    | 20 Village Center Proper       |             | 2022              | 0    | 317,300   | 0      | 317,300 |
| Secondary Zone   |                                |             | 2023              | 0    | 336,800   | 0      | 336,800 |
|                  |                                |             | Calc.             | 0    | 477,400   | 0      | 477,400 |
| Topography       | 1 Level                        |             |                   |      |           |        |         |
| 1. Hill          | 4. Below St                    | 7.          |                   |      |           |        |         |
| 2. Rolling       | 5. Low                         | 8.          |                   |      |           |        |         |
| 3. Above St      | 6. Swampy                      | 9.          |                   |      |           |        |         |
| Utilities        | 2 Public Water 6 Septic System |             |                   |      |           |        |         |
| 1. Public        | 4. Dr. Well/Po                 | 7. Cesspool |                   |      |           |        |         |
| 2. Water         | 5. Dug Well                    | 8. Lake     |                   |      |           |        |         |
| 3. Holding Ta    | 6. Septic                      | 9. None     |                   |      |           |        |         |
| Street           | 1 Paved                        |             |                   |      |           |        |         |
| 1. Paved         | 4. Proposed                    | 8.          |                   |      |           |        |         |
| 2. Semi Imp      | 5. R/O/W                       | 9.          |                   |      |           |        |         |
| 3. Gravel        | 6. None                        |             |                   |      |           |        |         |

Inspection Witnessed By:

| X        | Date        |
|----------|-------------|
| No./Date | Description |
|          | Date Insp.  |
|          |             |
|          |             |

Notes:  
5/24 DR FIELD REVIEW

Gray

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|-------------|--------------------|-------------|
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|                      |           |       | %         |      | 6. Restriction     |
|                      |           |       | %         |      | 7. Open Space      |
|                      |           |       | %         |      | 8. Environmental   |
|                      |           |       | %         |      | 9. Condo           |
|                      |           |       | %         |      | 30. Blueberry(1-20 |
|                      |           |       | %         |      | 31. Blueberry(21 - |
|                      |           |       | %         |      | 32. Crop Land      |
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|                      |           |       | %         |      | 36. ANTENNA SITE   |
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|                      |           |       | %         |      | 41. Woodland       |
|                      |           |       | %         |      | 42. Mobile Home Si |
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|                      |           |       | %         |      | 44. Lot Improvemen |
|                      |           |       | %         |      | 45. BA SF - Oce    |
|                      |           |       | %         |      | 46. SP Meadow Cond |
| <b>Total Acreage</b> |           |       | 0.00      |      |                    |

