

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 2077  
**PERMIT ISSUED**

This is to certify that MASTERMAN DREW D & KIMBERLY A CUMMING JTS/B bur

has permission to Roof top deck w/access only 3rd floor condo unit

AT 77 VESPER ST

003 D016001

APR - 2 2008

provided that the person or persons whom or whom this permit shall comply with all of the provisions of the Statutes of the State of Oregon and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procedure before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. Greg Cass

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

3/24/08 Alvin B  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1276	Issue Date: 3/29/09	CBL: 003 D016001
-----------------------	------------------------	---------------------

Location of Construction: 77 VESPER ST	Owner Name: MASTERMAN DREW D & NANC	Owner Address: 77 VESPER ST	Phone:
Business Name:	Contractor Name: Blackburn Custom Woodworking /T	Contractor Address: 155 Spring Street Westbrook	Phone 2072328134
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: 3 Unit Condo	Proposed Use: 3 Unit Condo - Roof top deck w/access only to 3rd floor Condo tenant	Permit Fee: \$180.00	Cost of Work: \$16,000.00	CEO District: 1	4053 <sup>rd</sup>
---------------------------	---	-------------------------	------------------------------	--------------------	--------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Fine Doors Req.</i>	INSPECTION: Use Group: R-2 Type: 5B <i>IBC-2003</i>
--	---

Proposed Project Description:  
Roof top deck w/access only to 3rd floor Condo tenant

Signature: *Greg Lund* Signature: *3/29/09*

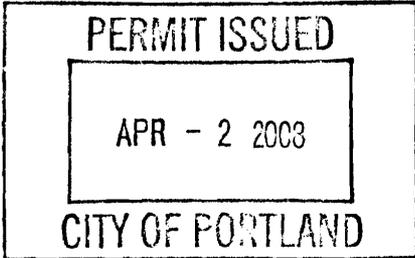
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: ldobson	Date Applied For: 10/11/2007	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	<p>Date: <i>10/29/07</i></p>	<p>Date: _____</p>	<p>Date: _____</p>



**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

# BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

<u>N/A</u>	<b>Footing/Building Location Inspection:</b>	Prior to pouring concrete
<u>N/A</u>	<b>Re-Bar Schedule Inspection:</b>	Prior to pouring concrete
<u>N/A</u>	<b>Foundation Inspection:</b>	Prior to placing ANY backfill
<input checked="" type="checkbox"/>	<b>Framing/Rough Plumbing/Electrical:</b>	Prior to any insulating or drywalling
<input checked="" type="checkbox"/>	<b>Final/<del>Certificate of Occupancy</del>:</b>	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee

4/2/08  
Date

[Signature]  
Signature of Inspections Official

4/2/09  
Date

CBL: 003-D-14

Building Permit #: 07-1276

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 07-1276	<b>Date Applied For:</b> 10/11/2007	<b>CBL:</b> 003 D016001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 77 VESPER ST	<b>Owner Name:</b> MASTERMAN DREW D & NANC	<b>Owner Address:</b> 77 VESPER ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Blackburn Custom Woodworking /T	<b>Contractor Address:</b> 155 Spring Street Westbrook	<b>Phone</b> (207) 232-8134
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	

<b>Proposed Use:</b> 3 Unit Condo - Roof top deck w/access only to 3rd floor Condo tenant	<b>Proposed Project Description:</b> Roof top deck w/access only to 3rd floor Condo tenant
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/29/2007

**Note:****Ok to Issue:** 

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a three (3) family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 03/24/2008

**Note:****Ok to Issue:** 

- 1) Fastener schedule per the IRC 2003
- 2) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 3) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails must comply with new codes to the fullest extent possible
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.

**Dept:** Fire      **Status:** Pending      **Reviewer:** Capt Greg Cass      **Approval Date:**

**Note:** Stairs to new occupiable space do not meet code.  
Called 10-30-2007

**Ok to Issue:** **Comments:**

10/26/2007-mes: called Tom B. to get me an elevation of the building to show that it is under the 45' max. height - he will get that to me.

10/29/2007-mes: Tom B. dropped off a sketch of the building height.

<b>Location of Construction:</b> 77 VESPER ST	<b>Owner Name:</b> MASTERMAN DREW D & NANC	<b>Owner Address:</b> 77 VESPER ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Blackburn Custom Woodworking /T	<b>Contractor Address:</b> 155 Spring Street Westbrook	<b>Phone</b> (207) 232-8134
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	
10/30/2007-Capt Cass: Stairs don't meet code called 10-30-2007			



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>77 VESPER STREET</u>		
Total Square Footage of Proposed Structure/Area <u>314</u>		Square Footage of Lot <u>4065</u>
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>D</u> Lot# <u>16</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>DREW MASTERMAN</u> Address <u>NAN CUMMINGS</u> <u>77 VESPER ST #3</u> City, State & Zip <u>PORTLAND 04101</u>	Telephone: <u>(4) 773-7147</u> <u>(3) 650-8241</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>16,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>RESIDENTIAL ROOF</u> <u>Multi-family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>DECK</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>SEE ATTACHED SCOPE OF WORK</u> <u>Roof top Deck - access only 3rd Flr tenant -</u>		
Contractor's name: <u>BLACKBURN CUSTOM WOODWORKING</u> Address: <u>155 SPRING ST</u> City, State & Zip <u>WESTBROOK, ME 04092</u> Telephone: <u>409-6367</u> Who should we contact when the permit is ready: <u>TOM BLACKBURN</u> Telephone: <u>232-8134</u> Mailing address: _____ <u>CALL FOR</u> <u>QUESTIONS</u> <u>232-8134</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

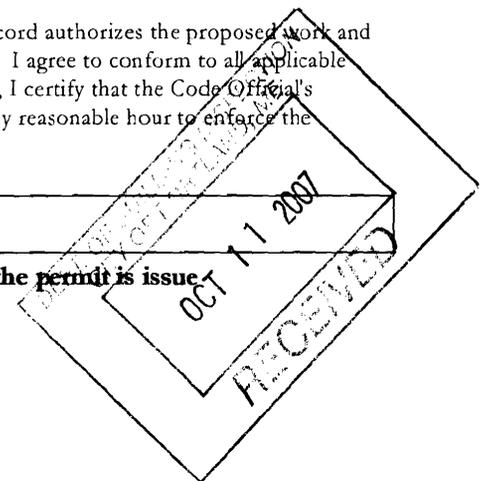
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: TOM FOR DREW MASTERMAN

Date: 10/11/07

**This is not a permit; you may not commence ANY work until the permit is issued.**



Scope of Work  
77 Vesper Street, Portland, Maine

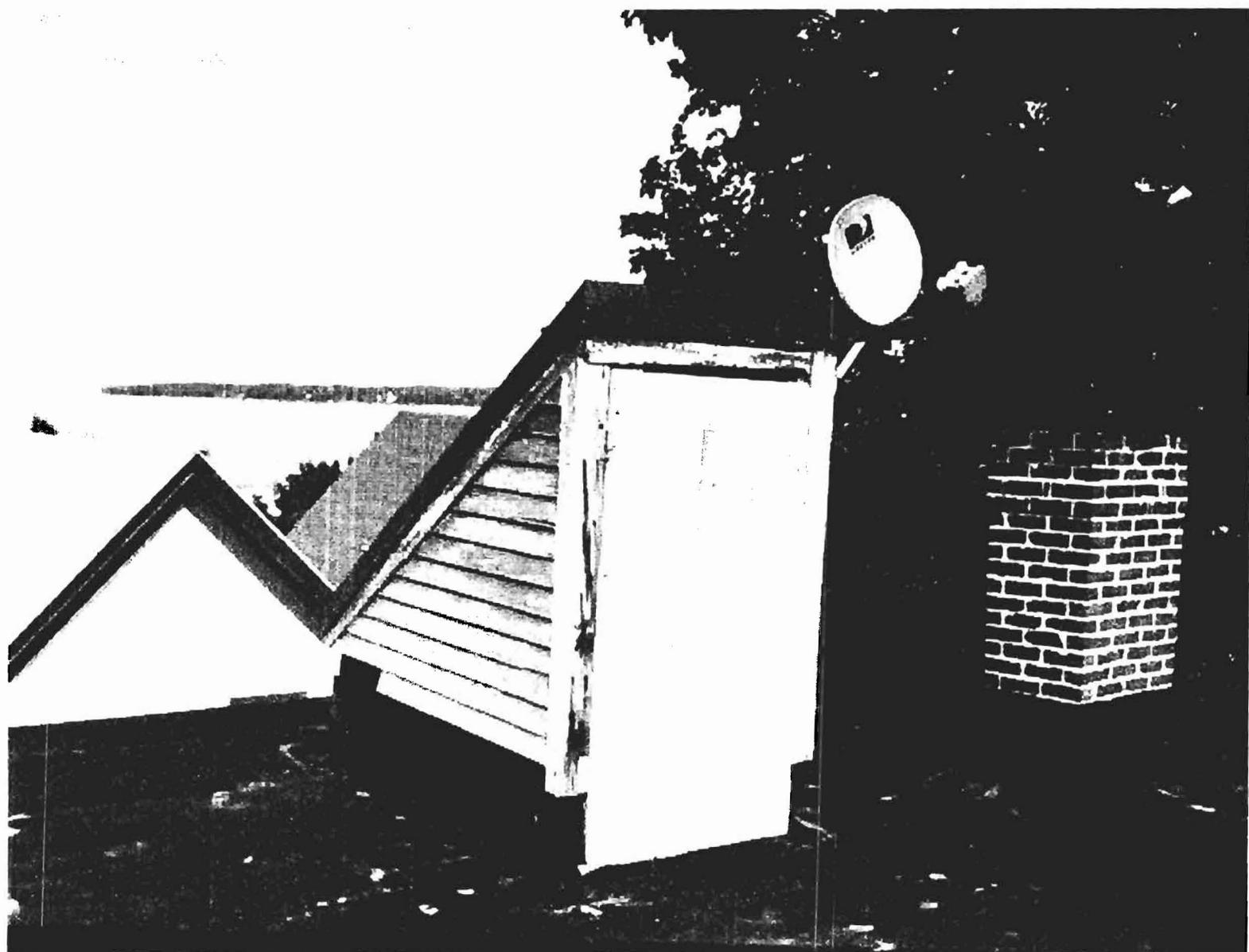
1. The third floor owner has requested a deck be constructed on the flat roof of his building.
2. A review of the structure revealed several issues that are problematic.
  - a. First, the access to the roof does not meet code in two areas. The stairs have a riser that is 9 1/2 inches and a tread that is 8 1/2 inches.
  - b. The vertical clearances are substantially below code. In one area the clearance is 61 inches.
3. Therefore the first issue to be addressed is the access to the roof to comply with vertical clearance. The stairs cannot be changed to conform to code. The solution for the access vertical clearance is to remove the roof top structure and replace it with a larger L shaped structure, which will allow the vertical clearance requirements to be met. A new exterior door and a new double hung window (size TBD) will be installed.
4. Another issue associated with the roof access is the threshold to the actual roof. This is only 4 inches above the roof. The new roof access will be expanded to the south west side of the building to allow for an additional step with the same dimensions as the existing stair system. This will allow the threshold to be approximately 13 1/2 inches above the roof surface, but will further allow the deck to be constructed so that one additional step on the deck to be installed meeting code requirements of riser of less than 7 3/4 inches, and a tread of 12 inches.
5. The roof system is vintage framing with 2x6 full dimension hemlock 20 inches OC (average). Twenty four inches below the bottom of the upper level framing is another set of ceiling joists of similar dimension and configuration. There also is an interior load bearing partition as well as exterior wall framing constructed of full dimension 2x4 inches 16 inches OC.
6. In order to accommodate the loads associated with a deck of this size Alfred Hodson of Resurgence Engineering has been consulted and his letter is made part of this application. The plan is to remove the section of the roof slightly larger than the deck dimension (16'x16') and expose the framing. 6"x 6" PT posts will be installed rising 12 inches above the existing roof structure. To support these columns will be 2 LVL 1 3/4"x11 7/8" sandwiching each post at mid way from the center wall and the exterior wall. Each post will be through bolted

with 4 one half inch bolts the existing framing will be removed and the LVL's will be substituted. Post will also be installed on the center wall for interior support.

7. Once the framing is completed the roof deck will be resurfaced with similar dimension OSB or CDX sheathing. The removed fiberboard insulation will either be reinstalled or replaced depending on the condition. Maine Roofing has consulted and will reinstall the EDPM membrane and flash all penetrations, including the roof access structure.
8. A plumbing vent pipe that would be located adjacent to the deck will be relocated while the roof work is being done.
9. On top of the posts a Pressure Treated deck system consisting of ~~2x6~~ <sup>2x10</sup> headers and floor joists, with a composite deck installed. A conventional rail system with a height of ~~36"~~ <sup>48"</sup> will be installed. A short access deck will be constructed from the Roof access structure with a single step to the deck surface.
10. A roof drain installed recently with the cage will remain in the same location but will be accessed by a removable floor panel on the deck surface.
11. The existing cellulose insulation located on top of the ceiling joists will remain.









# RESURGENCE

ENGINEERING AND PRESERVATION, INC.

132 BRENTWOOD STREET  
PORTLAND, MAINE 04103  
V/F (207) 773-4880  
EMAIL: RESURGENCE@VERIZON.NET

October 12, 2007

Tom Blackburn  
Maine Construction Consultants LLC  
14 Hanover Street  
Portland, ME 04101

RE: Rooftop Deck Addition Structural Feasibility Review, 77 Vesper Street, Portland, ME

Tom,

The following letter summarizes our discussions about the rooftop deck you wish to install at the above-mentioned address. As we discussed, you are responsible for reviewing permitting issues related to the roof deck height.

The building in question is balloon-framed, with a basically flat roof that slopes to a center drain. The owner intends to install a rooftop deck, approximately 16' x 20', and you have concerns about the strength of the existing roof framing. As we discussed, you also need to properly anchor the new roof deck to prevent uplift caused by wind loading.

The existing roof rafters consist of rough-cut 2x6 members spaced at approximately 20 inches on center, a technique often employed for these types of buildings. They are insufficient to carry the new roof deck's concentrated loads.

As we discussed, you will need to remove the existing roofing and roof sheathing in the area of work.

Fasten the new roof deck 6x6 p.t. stub posts to internal pairs of LVL girders.

Cut the bottom of the LVL girders to span over the existing center and outside walls. Taper the LVLs with a 1:3 end taper before leveling the ends to match the existing joist height at the center and end bearing walls.

Side-fasten the stub posts to new, internal 1 3/4" x 11 1/4" LVLs or Versa-Lam members below the roof surface. Use 4" long Timberlok screws, with five screws through each LVL into the stub post. Locate all Timberlok screws at least 2 inches off the ends of the timber posts.

Have the roofing contractor fully flash and cap the stub posts prior to building the deck above.

You will need to have two or three pairs of LVL rafters to support the new deck on each side of the building midspan wall. Depending on the way the deck spans, you may need to have stub posts below the center of the deck or at an intermediate location near the center wall.

---

Build your roof deck platform on the flashed stub posts. Frame the deck with 2x10 pressure-treated joists spaced at 12 inches on center. While this results in a few more joists, it is a necessary loading requirement for a common tenant deck on this 3-unit building.

End girders should be triple 2x10 joists for spans exceeding 8 feet. End girders can be attached to the inside and outside faces of the LVL stub posts, allowing the joists to cantilever over the girders on two sides of the deck. The other rim joists can at the deck can terminate at the posts.

You will need to leave space to provide a cleanout for the roof drain which runs along the center bearing wall of the building. You may locally space the joists 16 inches wide at this location.

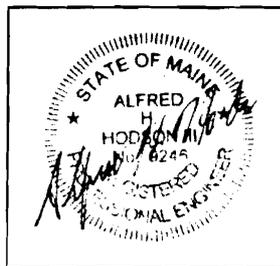
New deck railings need to be 42 inches high. Intermediate railing posts should be 6x6 pressure-treated material spaced no more than six feet on center. Top and bottom railings should be 2x6 pressure-treated wood. You should install a block between the bottom rail and the decking at the midspan of each railing. Balusters must be spaced to provide no greater than a 4" gap between them.

As we discussed, stainless steel fasteners are expensive. All structural fasteners should be specially galvanized or treated to conform with current pressure-treated wood formulations. One such warranted fastener is the Timberlok system ([www.fastenmaster.com](http://www.fastenmaster.com)). It is fully tested and approved for use in ACQ and CA-B pressure treatments.

I recently spoke with the city of Portland about proximity of the deck to the chimney. I was told that there was no definitive distance beyond 2 inches of clearance necessary. You should confirm this again with the city before actually locating the posts and building the deck.

If you have any questions or concerns during construction, please do not hesitate to contact me. I look forward to working with you on this project.

Sincerely,



Alfred H. Hodson III, P.E.

AHH/ah

c:\2007\07jobs\0729 blackburn vesper st letter.doc

**From:** Marge Schmuckal  
**To:** Thomas Blackburn  
**Date:** 10/29/2007 9:38:02 AM  
**Subject:** Re: 77 Vesper Street

Tom,  
This is very helpful. But can I get a quick drawing too.  
Marge

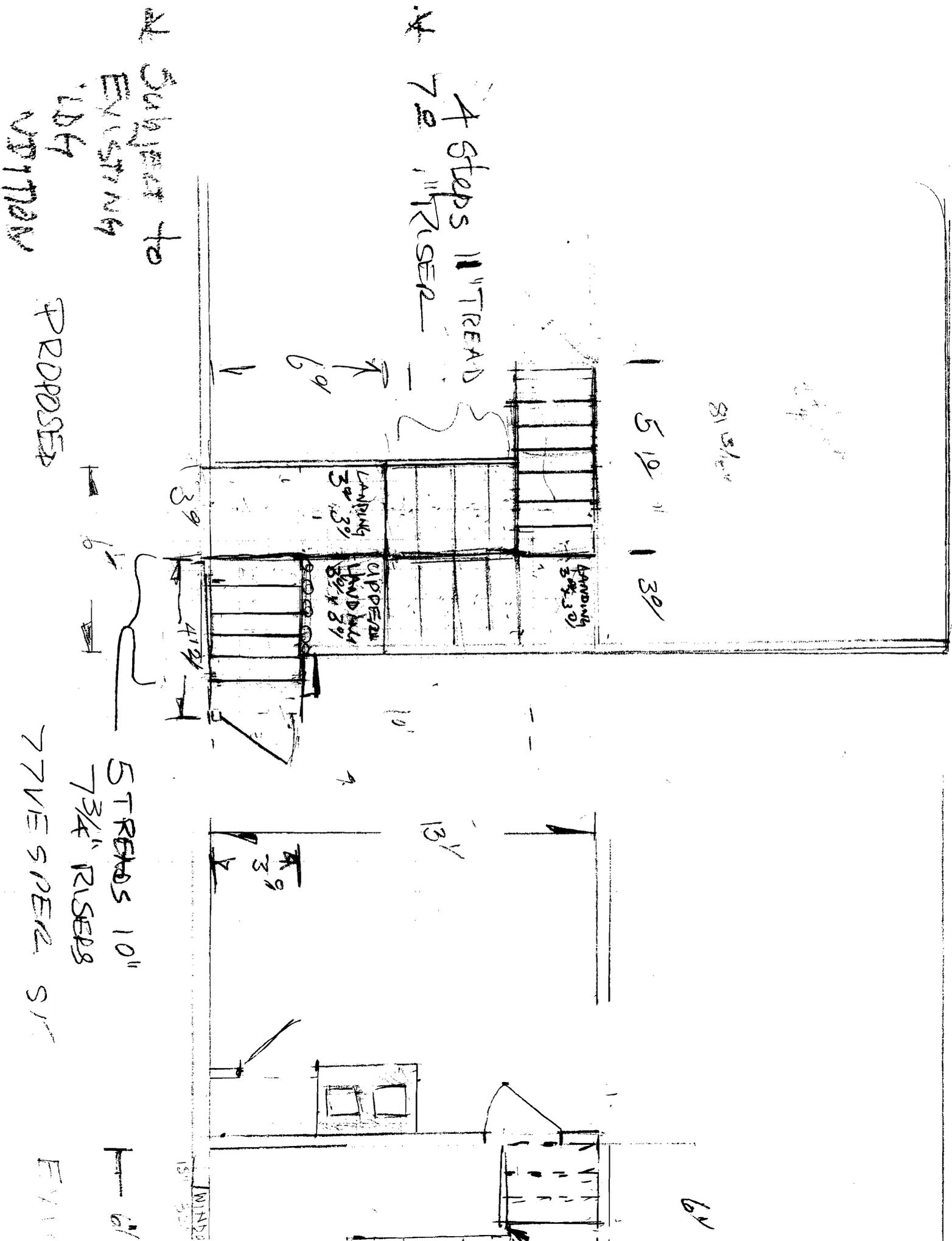
>>> "Thomas Blackburn" <teblkbrn@maine.rr.com> 10/26/2007 3:32:22 PM >>>  
Marge, The height to the top of the roof deck is 34 feet 1 inch. The height of the tallest point in the roof (the roof access structure) from the ground is 40 feet 3 inches. If you require any more information please advise.

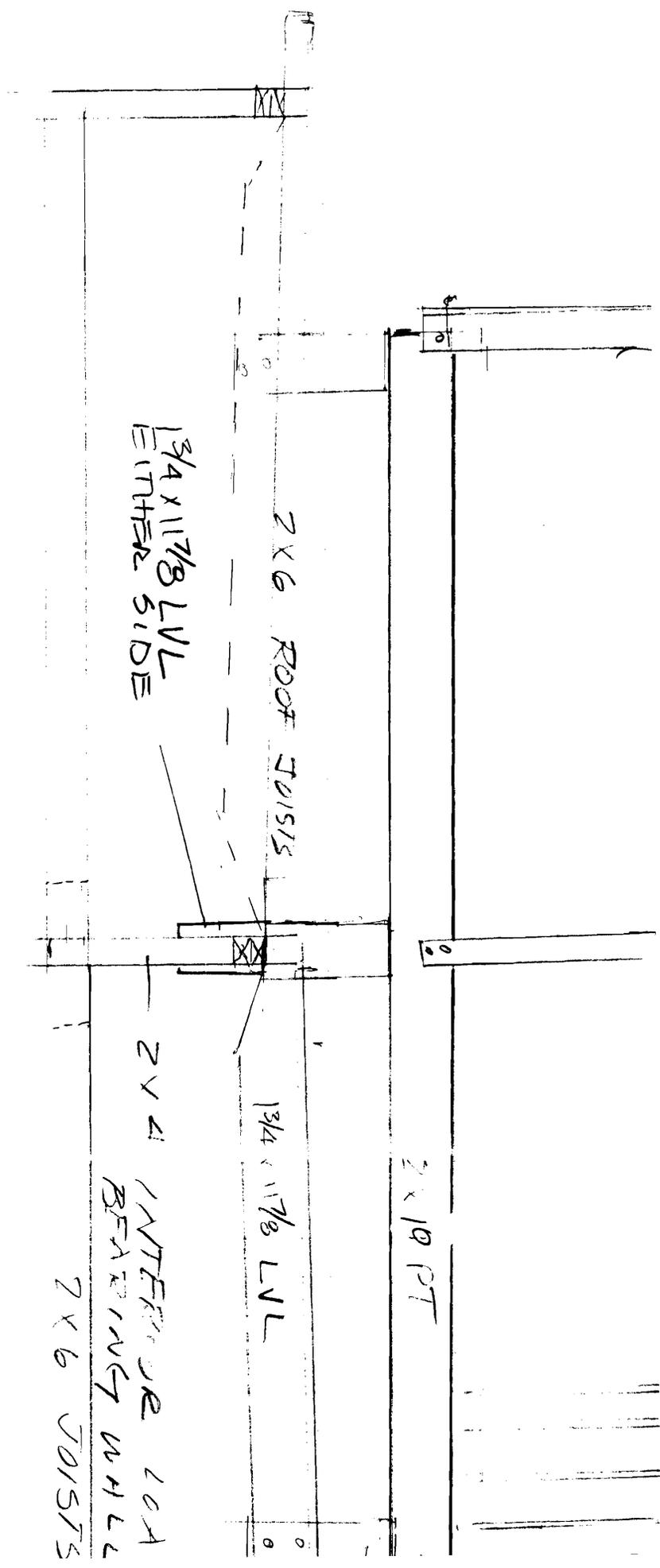
As always thanks for your help. TEB

Thomas E. Blackburn  
Maine Construction Consultants, LLC  
14 Hanover Street  
Portland, Maine 04101-2908  
207-232-8134, fax 207-774-2588

This message is intended for the use of the addressee only and may contain information that is confidential. If you are not the intended recipient of this message, be notified that any dissemination or use of this message is strictly prohibited. If you have received this message in error, please delete all copies of the message and it's attachments and notify the sender immediately. Thank you.

MAR - 4 2008





2x10 PT

2x6 ROOF JOISTS

3/4 x 1 7/8 LVL  
EITHER SIDE

3/4 x 1 7/8 LVL

2x4 INTERIOR WALL  
BEARING WALL  
2x6 JOISTS

NEW ROOF DECK OSB  
MATCHING EXISTING  
WITH FIBER BOARD  
AND EDPM MEMBRANE  
ROOFING

4" PT POSIS

6X6 PT  
POSTS

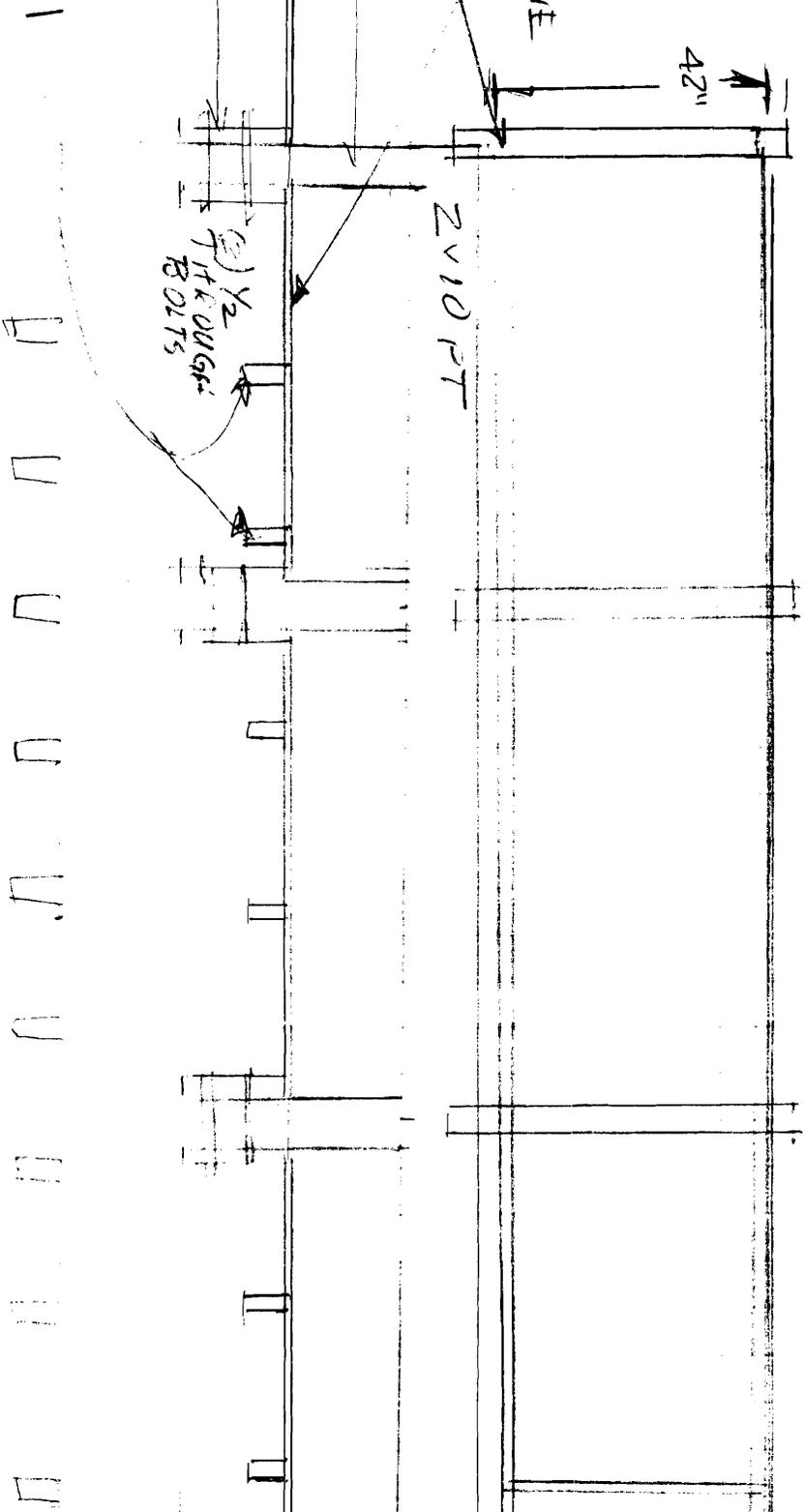
1 3/4" X 1 1/8" WL

42"

2" X 10" PT

1/2" THICK  
ROUERS  
BOLTS

EXISTING  
2" X 6" FULL  
DIMENSION  
20" OC (CASE)

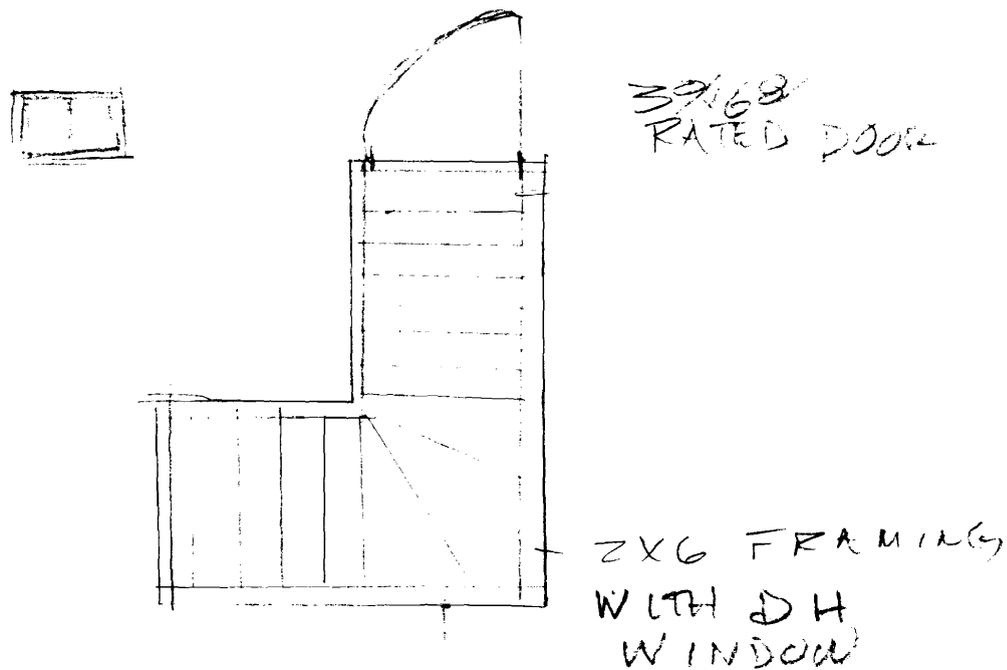


77 VESTIB. DETAIL

1. EXISTING ROOF ACCESS DOES NOT MEET CODE IN SEVERAL AREAS: (a) HEAD ROOM CLEARANCE IS TOO SMALL AT THE ENTRY TO THE ROOF (5'5") (b) THE STAIR SYSTEM RISERS 9 1/2" TREADS 8 1/2" (c) EXTERIOR FRAMING IS 2x3 ROUGH CUT WITH NO INSULATION

2. PROPOSED IS AN EXPANSION OF THE ROOF ACCESS TO ACCOMMODATE 6' CLEARANCE AT ALL POINTS. AND FRAMED WITH 2x6 WITH 6" INSULATION ALSO THE EXPANSION WILL BE TALLER 8'6" VS 6'6", AND WIDER TO ACCOMMODATE THE 2x6 FRAMING. THE EXISTING STAIR WIDTH IS 3'0".

3. IT IS A SIZE OF TO ALLOW THE CURRENT PROPOSED WITH THIS WILL BE 13" ABOVE THE PROPOSED 7 3/4" R.L.



77 VES PER PROPOSED ROOF ACCESS

(2) 2x8 PT. HEADER

2x8 PT. DECK JOISTS  
16" OC, WITH GALV  
HANGERS

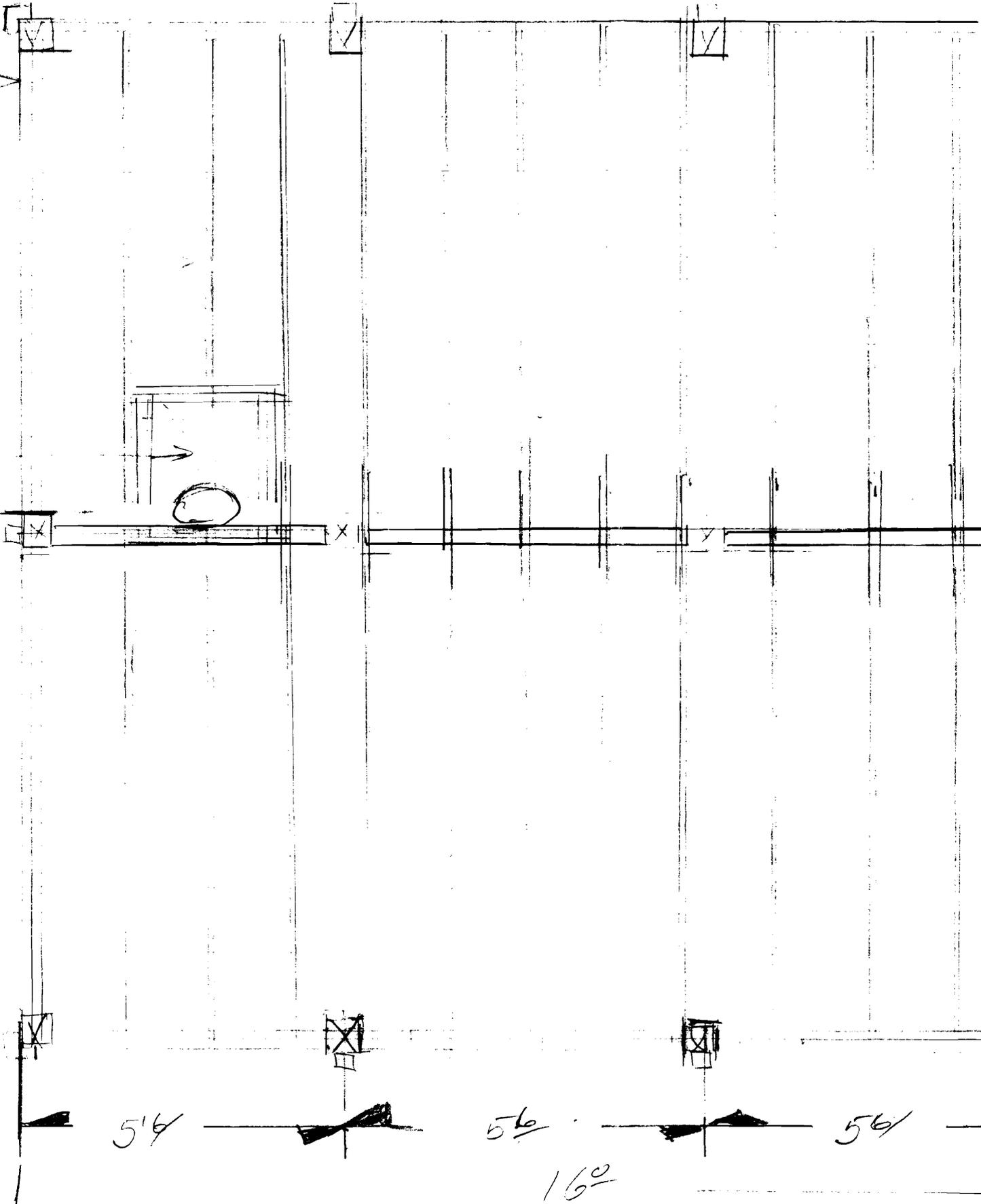
COMPOSITE DECKING

ACCESS FOR  
ROOF DRAIN  
24" x 24"

ROOF DRAIN

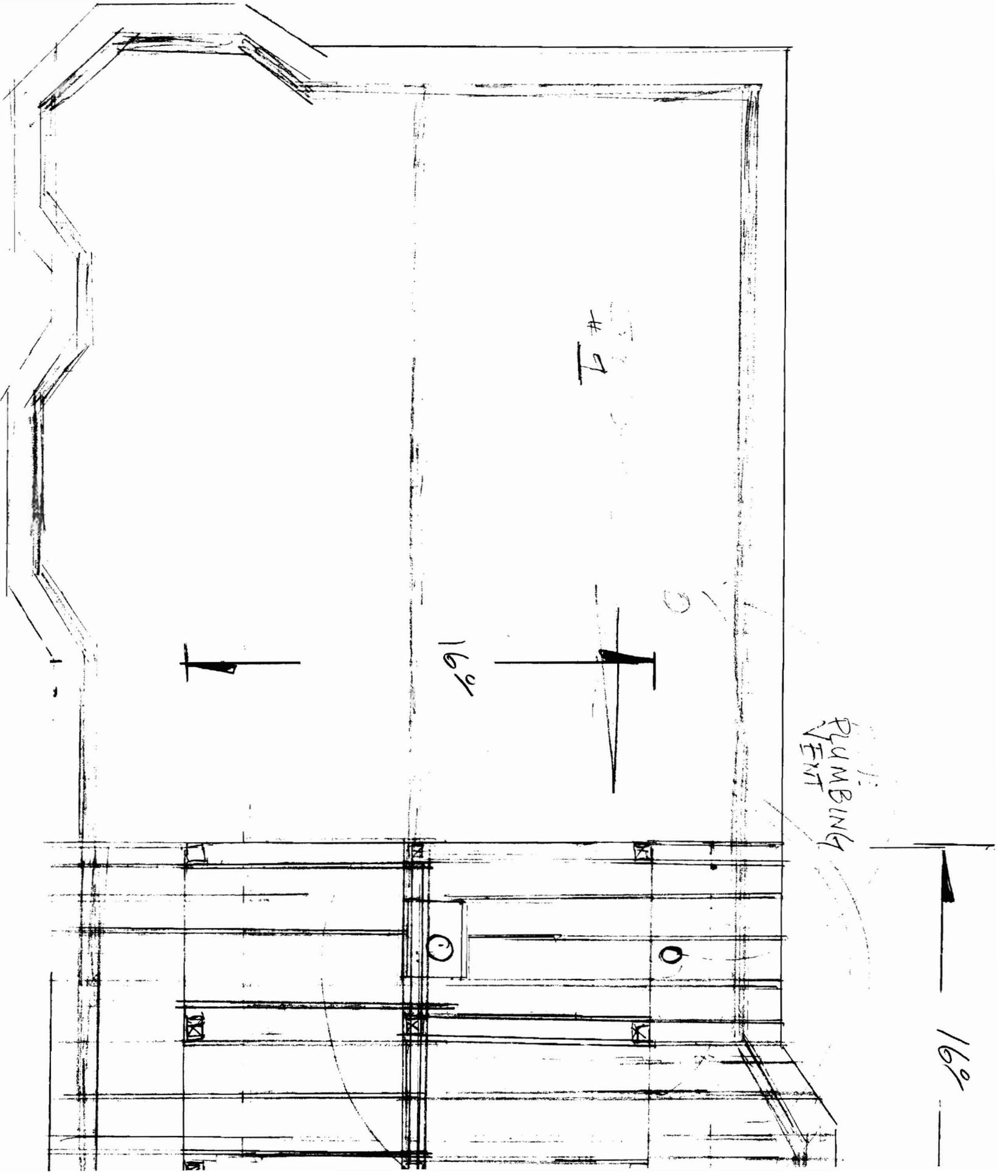
RAIL SYSTEM  
4x4 PT POSS  
LAGGED TO SIDES  
WITH 2x4 PT  
TOP + BOTTOM RAIL  
WITH 2" BALUSTER  
4" OC

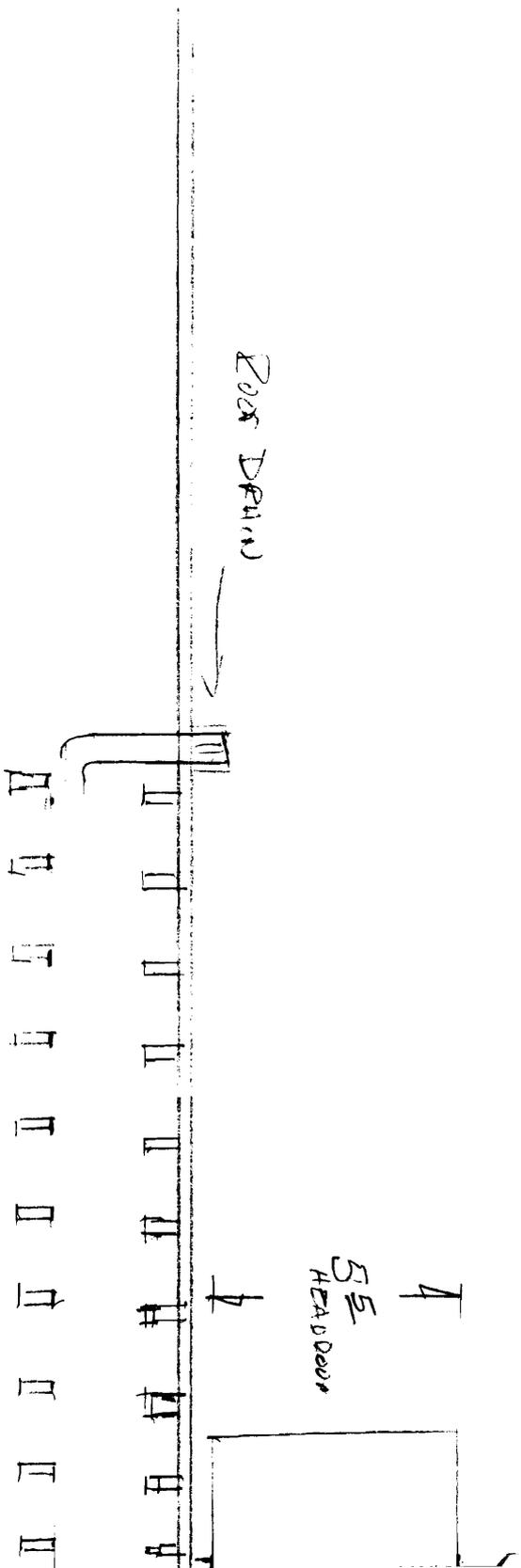
3" GATE IN RAIL TBD



77 VESPER PROPOSED DECK FRAMING

77 VESPER  
PROPOSED DECK  
ROOF FRAMING



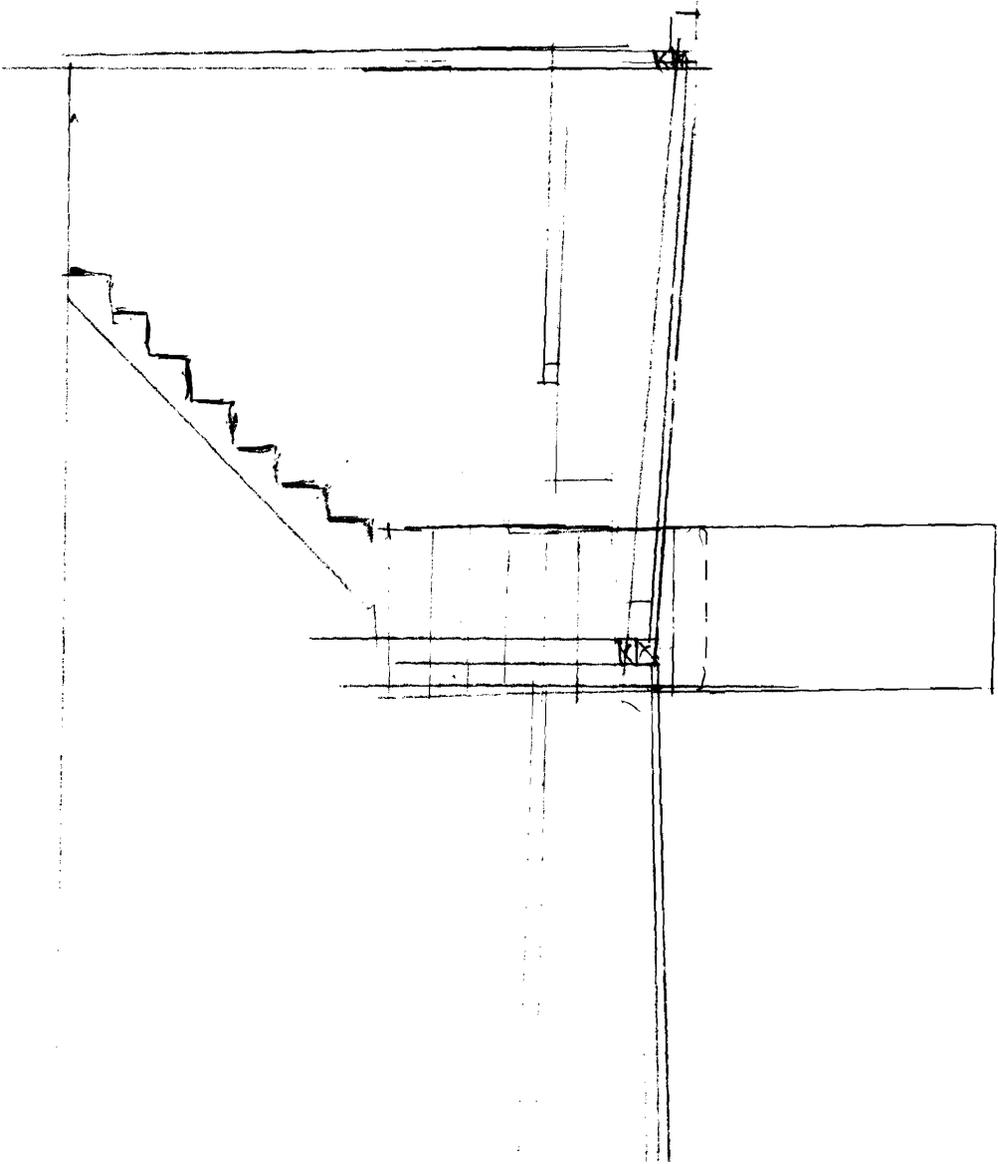


77 VESPER STREET

EXISTING

SOUTH VIEW

77 VESPER ST  
EXISTING  
EXIST VIEW



2' 9"

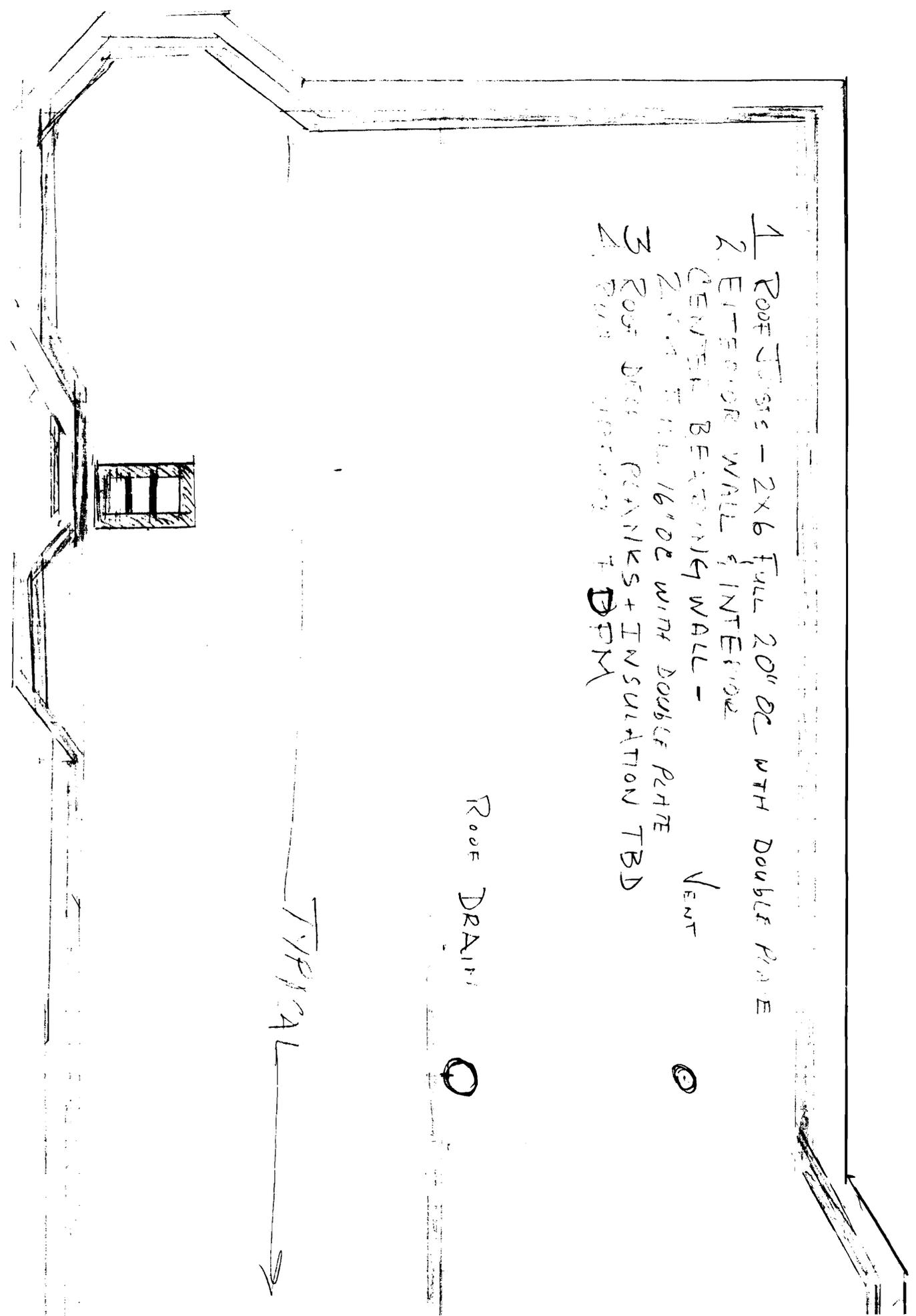
1. ROOF JOISTS - 2x6 FULL 20" OC WITH DOUBLE PINE
2. EXTERIOR WALL & INTERIOR GEMENTER BEARING WALL -  
2x6 FULL 16" OC WITH DOUBLE PINE
3. ROOF DRG. RANKS + INSULATION TBD

Vent

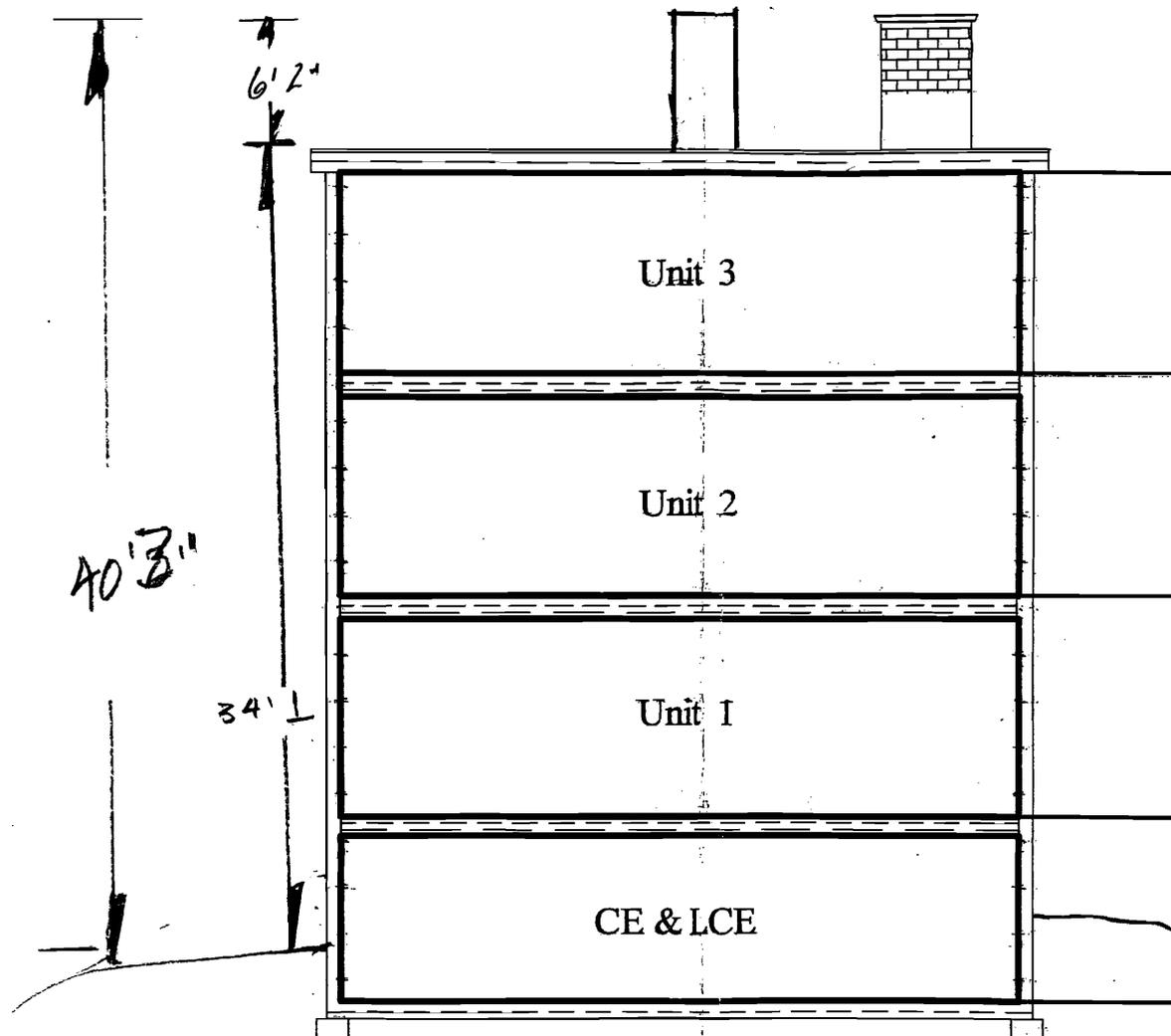
ROOF DRAIN

TYPICAL

25' 2"



77 WISPER STREET  
 FVLS 11/19



77  
← VESPER STREET →

SECTION A

HORIZONTAL BOUNDAR

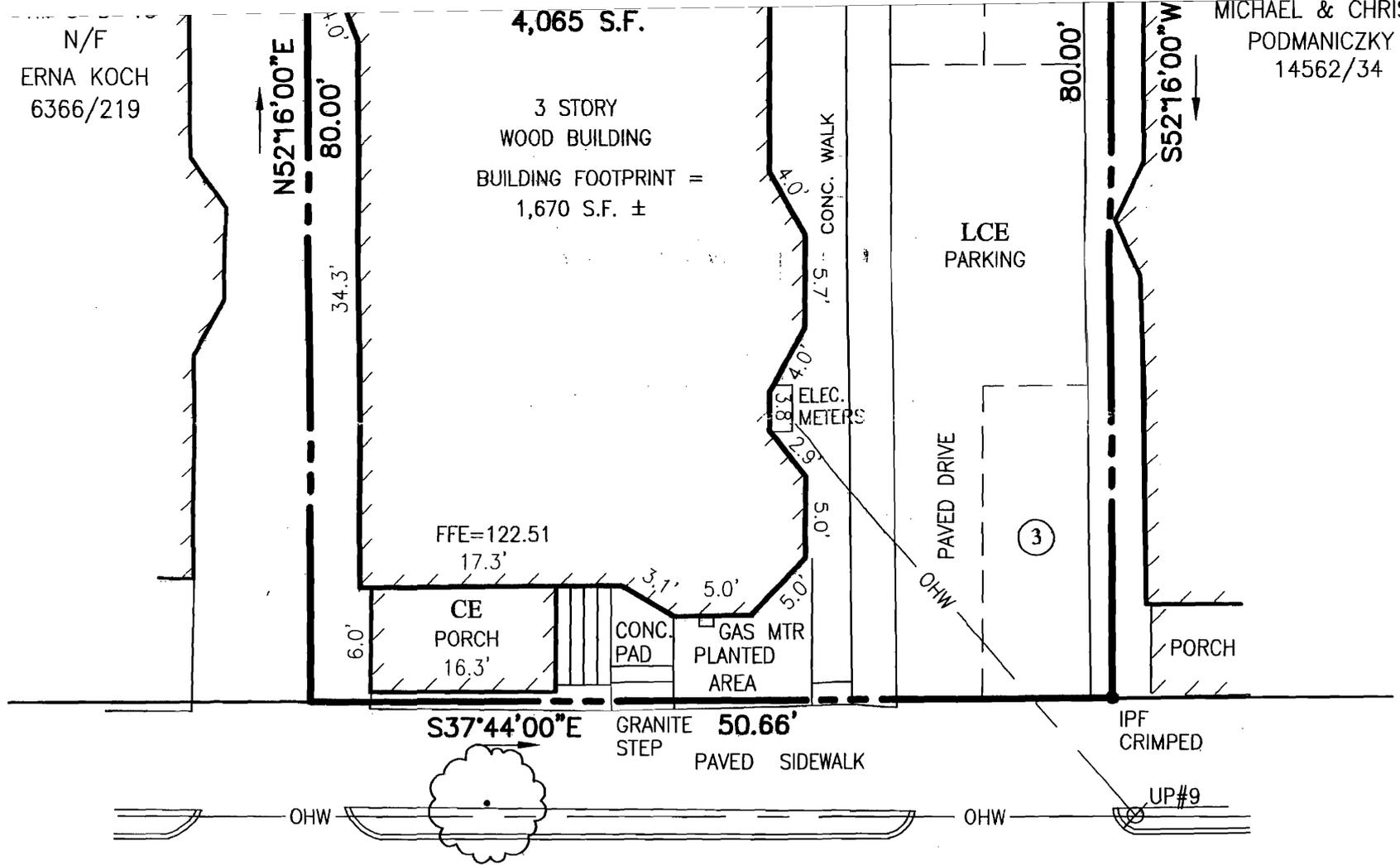
NOTE: ELEVATIONS BASED ON CITY DATUM

N/F  
ERNA KOCH  
6366/219

4,065 S.F.

MICHAEL & CHRIS  
PODMANICZKY  
14562/34

3 STORY  
WOOD BUILDING  
BUILDING FOOTPRINT =  
1,670 S.F. ±



← TO CONGRESS ST.

**VESPER STREET**  
PAVED - PUBLIC 50' WIDE

1" = 10 feet

**NOTES:**

ICE CONDOMINIUM, #91-93 VESPER  
DR GILBERT A & SUSAN D MOREIRA

1. OWNERS OF RECORD: DREW D. MASTERMAN AND NANCY A. CUMMING

