

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, if Any,
 Attached

BUILDING INSPECTION
PERMIT

Permit Number: 091430

This is to certify that FLEER ZACHERY C /Welsh Home
 has permission to Change of use w/Interior renovations w/ minor exterior (doors & windows) Remove 1st floor apartment
 AT 132 WASHINGTON AVE CB# 012 E013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lath or otherwise covered-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS:

Fire Dept. CAPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____
 Department Name

Ann Bank 1/19/10
 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: 09-1430	Issue Date:	CBL: 012 E013001
-----------------------	-------------	---------------------

Location of Construction: 132 WASHINGTON AVE	Owner Name: FLEER ZACHERY C	Owner Address: PO BOX 10231	Phone:
Business Name:	Contractor Name: Welsher Fine Homes/ Larry	Contractor Address: P.O. Box 50 South Freeport	Phone: 2078656809
Lessee/Buyer's Name: Jon Edwards	Phone: 415-4279	Permit Type: Change of Use - Commercial	Zone: B-2b/R-2

Past Use: Commercial mixed use - two residential units & retail/ book bindery service	Proposed Use: Commercial - Art Studio lower level/art gallery & office on street level - Interior renovations w/ minor exterior (doors & windows) Remove 1st floor apartment Apt. 2nd Floor	Permit Fee: \$545.00	Cost of Work: \$45,000.00	CEO District: 1
Proposed Project Description: Change of use w/Interior renovations w/ minor exterior (doors & windows) Remove 1st floor apartment		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B/R Type: IBCL-2003 Signature: JMB 1/19/10	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: Ldobson	Date Applied For: 12/21/2009	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 		Special Zone or Reviews <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"/> Ok w/ conditions Date: 12/22/09	Zoning Appeal <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 Date:	Historic Preservation <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 Date: ABM

PERMIT ISSUED

JAN 20 2010

City of Portland

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.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: 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 of Applicant/Designee

Date



Signature of Inspections Official

Date

PERMIT ISSUED

JAN 20 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1430	Date Applied For: 12/21/2009	CBL: 012 E013001
-----------------------	---------------------------------	---------------------

Location of Construction: 132 WASHINGTON AVE	Owner Name: FLEER ZACHERY C	Owner Address: PO BOX 10231	Phone:
Business Name:	Contractor Name: Welsher Fine Homes/ Larry	Contractor Address: P.O. Box 50 South Freeport	Phone (207) 865-6809
Lessee/Buyer's Name Jon Edwards	Phone: 415-4279	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Art Studio lower level/art gallery & office on street level - Interior renovations w/ minor exterior (doors & windows) Remove 1st floor apartment	Proposed Project Description: Change of use w/Interior renovations w/ minor exterior (doors & windows) Remove 1st floor apartment
---	--

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 12/22/2009

Note: Section 14-332(x) states that a non residential change of use of less than 10,000 sf does not need to show parking. Parking is all set. Ok to Issue:

- 1) With the issuance of this permit and the certificate of occupancy, the legal use of the building will be artist studio ground floor, art gallery and office street level & one dwelling unit on top floor. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 3) 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: Jeanine Bourke Approval Date: 01/19/2010

Note: Ok to Issue:

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712. *at First Floor walls at Front Stairwell both sides & under stair*
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. Two hour separation ~~at storage under front stairs~~, tempered glazing at storefront windows per IBC Sec. 2406.3(6). *Basement closet layer*
PRIOR TO ITS' INSTALLATION, SUBMIT A UL LISTED DESIGN FOR 2 HOUR FLOOR CEILING ASSEMBLY WITH STC 50 RATING FOR REVIEW.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. *SF*
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) All newly purchased buildings with dwelling units 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.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 01/06/2010

Note: Ok to Issue:

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 3) All construction shall comply with NFPA 101

Comments:

1/15/2010-jmb: Left vmsg for Jon E. & Larry W., for details sheetrock under stair in basement storage, F/C assembly for separation

Location of Construction: 132 WASHINGTON AVE	Owner Name: FLEER ZACHERY C	Owner Address: PO BOX 10231	Phone:
Business Name:	Contractor Name: Welsher Fine Homes/ Larry	Contractor Address: P.O. Box 50 South Freeport	Phone (207) 865-6809
Lessee/Buyer's Name Jon Edwards	Phone: 415-4279	Permit Type: Change of Use - Commercial	

between 1st & 2nd floor, tempered glazing at new storefront windows near exit door, smokes/Codetectors, what type of work in basement studio. Larry called, discussed items, will put some conditions and he will submit the spec on the 2 hour FC assembly with sound, they are using blown in cellulose.

1/19/2010-jmb: Jon E. Submitted section for 2 hour rated floor ceiling, with 8" cellulose. I asked for the specs on the insulation to determine if this design will meet STC 50. Ok to issue with conditions



General Building Permit Application

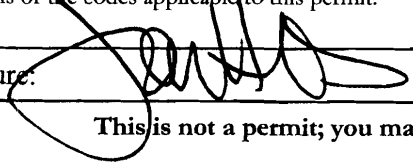
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>132 WASHINGTON AVE.</u>			<i>Small Mail</i>	
Total Square Footage of Proposed Structure/Area		Square Footage of Lot		
Tax Assessor's Chart, Block & Lot Chart# <u>2</u> Block# <u>E</u> Lot# <u>3</u>		Applicant *must be owner, Lessee or Buyer* Name <u>JOHN EDWARDS</u> Address <u>PO BOX 715</u> City, State & Zip <u>S. FISSAUNT, ME 04076</u>		Telephone: <u>207-415-4279</u>
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name <u>ZACHARY FESSER</u> Address <u>132 WASHINGTON AVE.</u> City, State & Zip <u>PORTLAND</u>		Cost Of Work: \$ <u>45,000.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>470</u>
Current legal use (i.e. single family) <u>APARTMENT, LIGHT INDUSTRIAL (BOOKSTORE)</u>				
If vacant, what was the previous use? <u>RETAIL/COMMERCIAL</u>				
Proposed Specific use: <u>APT., STUDIO, OFFICE</u>				
Is property part of a subdivision? <u>NO</u> If yes, please name _____				
Project description: <u>INTERIOR RENOVATIONS + MINOR EXTERIOR (DOORS & WINDOWS) REMOVE 1st FLOOR APARTMENT.</u>				
Contractor's name: <u>LARRY WELSHER, WELSHER FINE HOMES</u>				
Address: <u>PO BOX 50</u>				
City, State & Zip <u>S. FISSAUNT, ME 04076</u>			Telephone: <u>865-6809</u>	
Who should we contact when the permit is ready: <u>LARRY WELSHER</u>			Telephone: <u>865-6809</u>	
Mailing address: <u>PO BOX 50, S. FISSAUNT, ME 04076-0050</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, 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: 

Date: 12.21.09

RECEIVED

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

DEC 21 2009

Dept. of Building Inspections
City of Portland Maine

CROSS SECTION BETWEEN FLOORS

2 BEDROOM APARTMENT ABOVE

3/4" Doug FIR T+G FLOOR

7/8 PINE SUB FLOORING

FULL-2X8" FLOOR JOIST

8" CELLULOSE INSULATION IN
BETWEEN JOIST

RATED STC-50 FOR 3 1/2 INCHES, SO 8" WOULD BE
APPROXIMATELY STC-110

NOTE:

CELLULOSE IS COMPOSED
OF 80% GROUND UP NEWSPAPER
AND 20% BORIC ACID FOR FIRE
RETARDEN.

Needs Spec
for this design
? does it need
resilient channel
condition

PINE

PINE

7/8" STRAPING

GALLERY/OFFICE BELOW

2-LAYERS - 5/8" TYPE 'X' SHEETROCK
90 MIN. EACH
3 HOUR RATING

RECEIVED

JAN 19 2010

Dept. of Building Inspections
City of Portland Maine

132 WASHINGTON ST.
JON EDWARDS
415-4279

**CONTRACT
FOR THE SALE OF REAL ESTATE**

207-775-7363
207-773-0066 (fax)
299 Forest Avenue
Portland, Maine 04101

Date: November 30, 2009

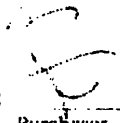
RECEIVED OF: Jon Edwards whose mailing address is, P.O. Box 715, South Freeport, Maine, 04078, hereinafter called the Purchaser, the sum of Five Thousand Dollars (\$5,000) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at 132 Washington Avenue being all the property owned by the Seller at the above address, and described at said County's Registry of Deeds in Book 26375, Page 308 and further described as:

0.126 acres of land improved with a 4,412+/-SF building and further described at the Town of Portland Assessor's Office as Map 12 Block E Lot 13-15 upon the terms and conditions indicated below:

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): Washer & Dryer.
2. PURCHASE PRICE: The TOTAL purchase price being Two Hundred Ninety Thousand Dollars (\$290,000) to be paid as follows:
Five Thousand Dollars (\$5,000) upon full execution of this agreement and the remainder to be paid in cash or certified funds at closing.
3. EARNEST MONEY/ACCEPTANCE: Regency Realty Group shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing: this offer shall be valid until December 1, 2009 at 5:00 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser.
4. TITLE: That a deed, conveying the premises in fee simple with good and marketable title in accordance with Standards of Title adopted by the Maine Bar Association shall be delivered to Purchaser and this transaction shall be closed and Purchaser shall pay the Purchase Price as provided herein and execute all necessary papers for the completion of the purchase on or before January 4, 2009. If Seller is unable to convey title to the premises in accordance with the provisions of this paragraph 5 below, then the Seller shall have a reasonable time period, not to exceed thirty (30) days from the time the Seller receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser may, within fifteen (15) days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder, or Purchaser may, at Purchaser's option, close notwithstanding such uncured defects as may then exist. If the Purchaser does not withdraw the earnest money and declare the contract void within the period set forth above, the Purchaser shall have waived the right to object to title. The Seller hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the property shall be conveyed by a Maine Short Form Deeds Act insurable Warranty Deed, and shall be subject to all encumbrances (other than liens and mortgages), except covenants, conditions, easements and restrictions of record that materially and negatively impair the current use of the premises and usual public utilities servicing the premises and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser immediately at closing in "broom clean condition", subject to any leases, unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: Seller agrees to transfer at closing to Purchaser all Seller's rights under the current leases to the property and all security deposits held by Seller pursuant to said leases.

Page 1 of 4

Seen and agreed to:


Purchaser


Seller

8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise is assumed by the Seller unless otherwise agreed in writing. Said premises shall at closing be in substantially the same condition as at present, excepting reasonable use and wear. If the premises are materially damaged or destroyed prior to closing, Purchaser may either terminate this Agreement and be refunded the earnest money deposit, or close this transaction and accept the premises in their as-is condition together with an assignment of the Seller's right to any insurance proceeds relating thereto.

9. PRORATIONS: The following items shall be prorated as of the date of closing:

- a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
- b. Fuel
- c. Metered utilities, such as water and sewer, shall be paid by Seller through the date of closing.
- d. Purchaser and Seller shall each pay one-half of the transfer tax as required by the State of Maine.

10. INSPECTIONS: The Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of disclosure form attached hereto. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser:

TYPE OF INSPECTION	YES	NO	RESULTS
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 14 days
b. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
c. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
d. Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 14 days
e. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
f. Asbestos Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
g. Code Enforcement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 14 days
h. Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
i. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
j. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
k. ADA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
l. Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within days
m. Environmental Scan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 14 days
n. Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 14 days
o. Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 14 days
p. Building Square Footage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 14 days

The use of days is intended to mean from the effective date of this Contract. All inspections will be done by inspectors chosen and paid for by the Purchaser. If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser, Purchaser may declare the Contract null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to the Purchaser. If the Purchaser does not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser. In the absence of inspection(s) mentioned above, the Purchaser is relying completely upon Purchaser's own opinion as to the condition of the property.

11. FINANCING: This contract is not subject to obtaining financing. ~~This contract is subject to the Purchaser obtaining a Conventional mortgage loan of 80% of the purchase price, at an interest rate not to exceed 7% per annum and amortized over a period of not less than 20 years.~~

Seen and agreed to:


Purchaser


Seller

- ~~a. If Purchaser is unable to obtain a commitment for such mortgage loan on terms and conditions satisfactory to Purchaser in its sole discretion, Purchaser shall notify Seller in writing. If Purchaser fails to so notify Seller within 45 days of the effective date, then this financing condition shall be deemed to have been waived by Purchaser.~~
- ~~b. The Purchaser is under a good faith obligation to seek and accept financing on the above described terms. The Purchaser acknowledges that a breach of this good faith obligation to seek and accept financing on the above described terms will be a breach of this Contract.~~
12. AGENCY DISCLOSURE: The Purchaser and Seller acknowledge that they have been informed that the Selling Licensee is acting as a Buyer's agent in this transaction and is representing the Purchaser(s) and that the Listing Licensee is acting as a Seller's agent in this transaction and is representing the Seller(s).
13. DEFAULT: If Purchaser fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller shall retain the earnest money as full and complete liquidated damages and this Contract shall terminate. Neither party shall be under any further obligation hereunder. In the event of an undisputed default by either party, the Escrow Agent may return the earnest money to Purchaser or Seller with written notice to both parties pursuant to Maine Real Estate regulations. If a dispute arises between Purchaser and Seller as to the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations.
14. PRIOR STATEMENTS: Any verbal presentations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
15. HEIRS/ASSIGNS: This Contract is assignable Yes No. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
16. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimile copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimiled signatures are binding.
17. BINDING CONTRACT: This Contract is a binding contract when signed by both the Seller and the Purchaser and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.
18. REVIEW OF INCOME AND EXPENSE INFORMATION: The Seller shall provide the Purchaser with copies of all leases, condominium documentation, floor plans, income, and expense information regarding the subject property within seven (7) days of the effective date of this contract. Purchaser(s) shall have seven (7) days from such delivery to review leases, condominium documentation, floor plans, income, and expense information regarding the property. If the result of the review is unsatisfactory to the Purchaser, Purchaser may declare the Contract null and void by notifying the Seller in writing within the specified number of days set forth above, and any earnest money shall be returned to the Purchaser. If the Purchaser does not notify the Seller that the review is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser.

Seen and agreed to:


Purchaser


Seller

19. Seller and Purchaser acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #3), if the property is, or has a component of, one to four residential dwelling units.

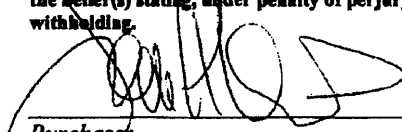
20. ADDENDA: This Contract has addenda containing additional terms and conditions: YES NO

21. EFFECTIVE DATE:

Time is of essence of this Contract. Seller or Transaction Broker is given permission by the parties to complete the Effective Date blank below with the date of the last signature of the parties, and that date shall be the Effective Date for purposes under this contract, and if that blank is not completed, then the Effective Date shall be the date of the last signature of the parties.

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.



Purchaser
Jan H. Edwards

Name/Title

11-30-09

Date

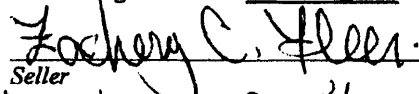
Soc. Sec. # or Tax I.D. #

The Seller accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above and agrees to pay the Broker the commission for services herein according to the Listing Agreement or if there is no Listing Agreement the sum of: **(Per Listing Agreement)** obligation to pay said commission or sum shall survive the closing of this transaction. Seller agrees that Broker may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser, it shall be evenly distributed between the Licensees and the Seller, provided, however, that Broker's portion shall not exceed the full amount of the commission specified. In the event the Seller defaults on its obligations hereunder, Cardente Real Estate shall be entitled to costs of collection, including reasonable attorneys' fees.

Signed this 30 day of November, 09.

The Listing Licensee is **Rob Edgerley** of **Regency Realty Group** (Company).

The Selling Licensee is **Brian Giguere** of **Cardente Real Estate** (Company).



Seller
Zachery C Heer

Name/Title

Nov 30, 2009

Date
005-70-3176

Soc. Sec. # or Tax I.D. #

Offer reviewed and refused on _____,
_____, Seller

Page 4 of 4

Seen and agreed to:



Purchaser

Seller







Kamco - 775-6512 Chris Gayle
Aze Insulation - Mr Gerard Gagnon
336-2880/312-1055

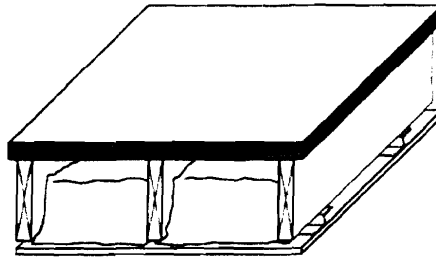
Evan - 2/5/10
BENOLEC
1451, Nobel
Sainte-Julie (Québec)
Canada J3E 1Z4

Phone : (450) 922-2000
Fax : (450) 922-4333

www.benolec.com
May 2, 2005

"Nature's own insulation for a better quality of life".

STC 55



IRC-R-766, 1998 april (p 15 table 2c)

BA-1012

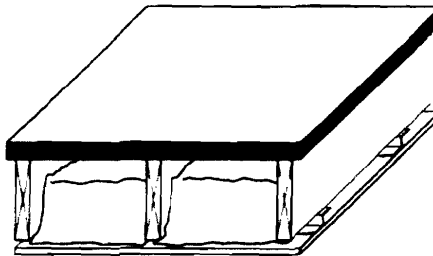
Wood Joists Floor

2 Chipboards of 5/8 in.
Wood joists 2 x 10 in. at 16 in. o.c.
Injected Beno-Therm cellulose insulation
Flexible resilient channels spaced of 24 in. o.c.
1 Gypsum board type X of 5/8 in.

Sound Transmission Class: 55
STC with plywood 5/8 in. : 53
STC without absorptive material : NA
Fire resistance rating : NA

STC 60

will be reduced
no resilient channel



IRC-R-766, 1998 april (p 15 table 2c)

BA-1013

Wood Joists Floor

2 Chipboards of 5/8 in.
Wood joists 2 x 10 in. at 16 in. o.c.
Injected Beno-Therm cellulose insulation
~~Flexible resilient channels spaced of 24 in. o.c.~~
2 Gypsum boards type X of 5/8 in.

Sound Transmission Class: 60
STC with plywood 5/8 in. : 58
STC without absorptive material : NA
Fire resistance rating : NA

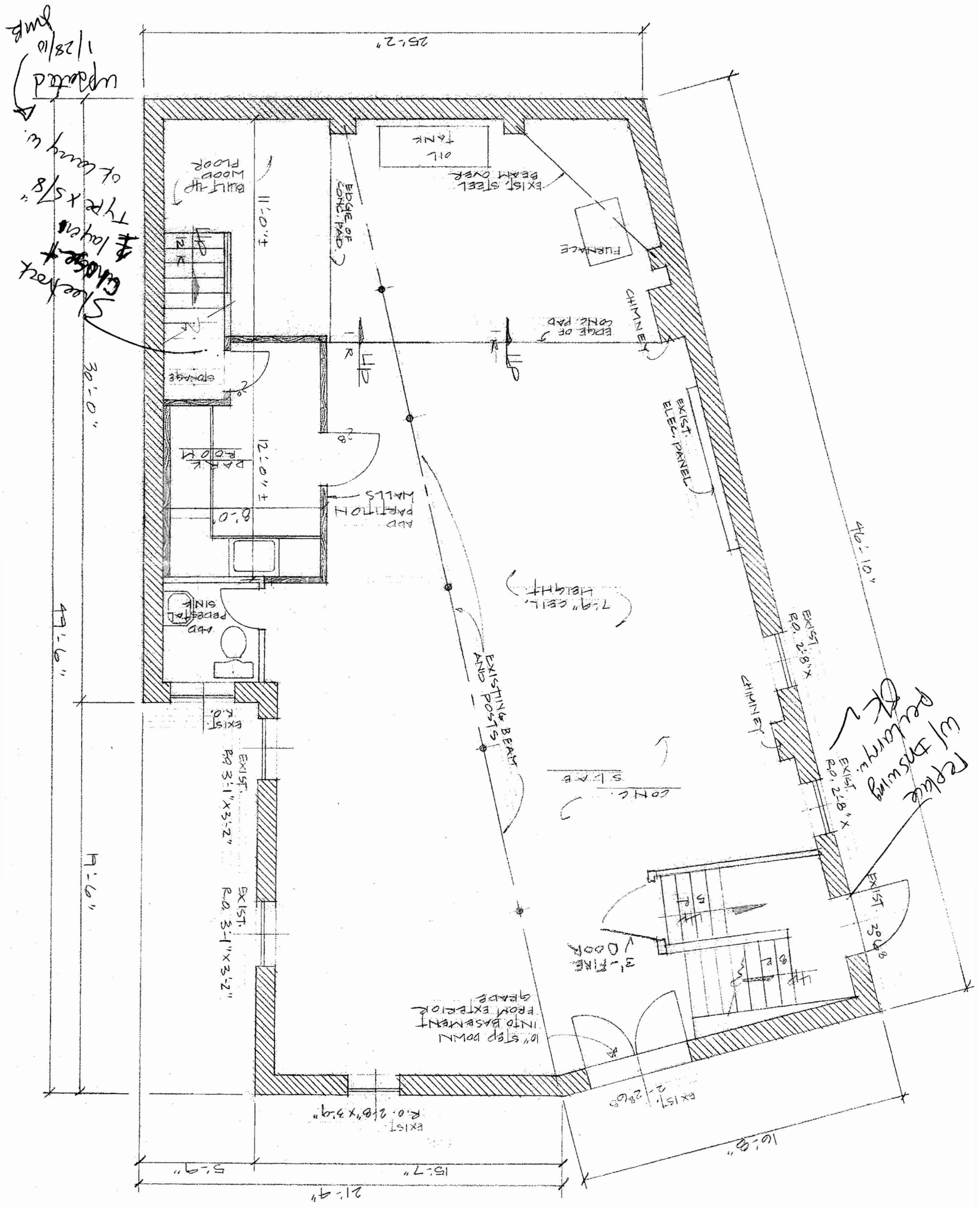
ok to use
existing
wood strapping
Sub Floor 7/8" boards
3/4" T&G
Fur
finished
JMB

Warning : Values contained in these drawings are extracted from research documents of the National Research Council of Canada and from the National Building Code Canada, and are based on test executed in laboratory. The users of these documents must consult a professional in building construction (engineer or architect) in order to adjust acoustic values according to mechanical elements such as vent ducts, electric wiring or plumbing, and for all other additions brought to the building at the time of the construction. It is also recommended to verify with the last edition of the National Building Code in order to make sure that the above-mentioned assemblies are still published and in force.

132 WASHINGTON AVE

RECEIVED
FEB - 5 2010
Dept. of Building Inspections
City of Portland Maine

FOUNDATION PLAN



1/28/10 updated
Sheet of 5/8" Tyre x 5/8" # layers

Replace w/ Insulating Rebar

Sheet of 5/8" Tyre x 5/8" # layers

49'-6"

11'-6"

25'-2"

46'-10"

16'-8"

21'-4"

5'-9"

15'-7"

EXIST. 2'-28'6"

EXIST. 20'4" 8"

EXIST. 28'8" X R.O. 28'8" X

EXIST. 2'8" X R.O. 2'8" X

CONC. SLAB

7'9" CELL HEIGHT

EXISTING BEAM AND POSTS

10" STEP DOWN INTO BASEMENT FROM EXTERIOR GRADE

3'-7" 1/2 DOOR

EXIST. R.O. 2'8" X 3'9"

EXIST. R.O. 3'-1" X 3'-2"

EXIST. R.O. 3'-1" X 3'-2"

EXIST. R.O. 3'-1" X 3'-2"

ADD PERFORATED SINK

ADD PARTITION WALLS

ADD PARTITION

ADD STORAGE

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

ADD LIP

OIL TANK

EXIST. STEEL BEAM OVER

FURNACE

CHIMNEY

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

EXIST. PANEL

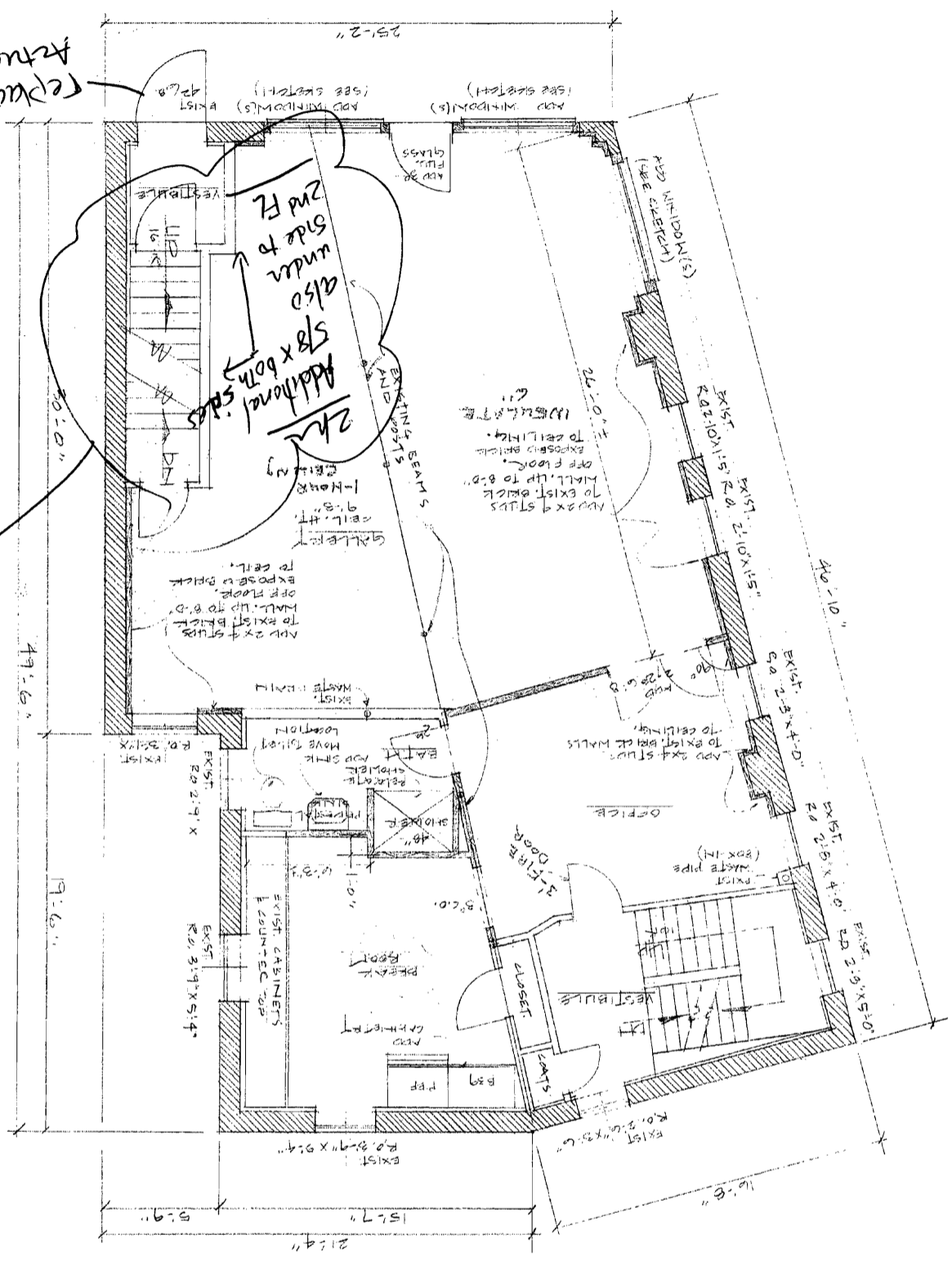
THIS PLAN HAS NOT BEEN
 REVIEWED BY A LICENSED
 ENGINEER OR ARCHITECT
 NOT RESPONSIBLE FOR
 CONSTRUCTION DETAILS.

RENOVIATION PLANS RECHANGE OF USE
 AT 132 WASHINGTON ST, PORTLAND, ME.
 DRAWN BY: [Name]
 APPROVED BY: [Name]
 SCALE: 1/8" = 1'-0"
 DATE: 12-21-09

REVISIONS:
 1. [Description]
 2. [Description]

LARRY MEEBACH, CONTRACTOR
 DRAWING NUMBER: 1002

FIRST FLOOR PLAN

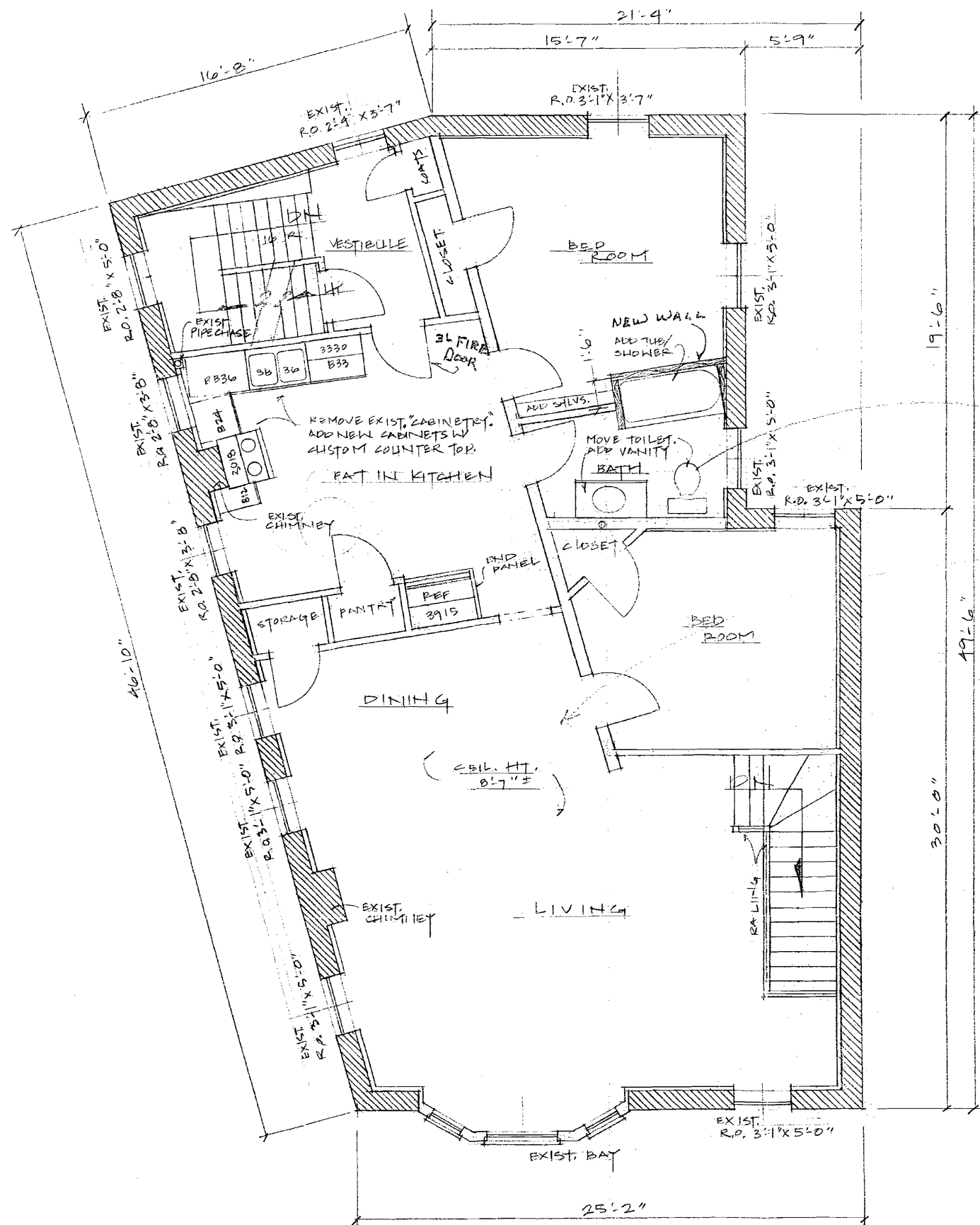


Repair
 Actually mswing
 of

NOTES:
 ALL MEASUREMENTS MUST BE VERIFIED, PRIOR TO
 CONSTRUCTION.
 INDICATES EXISTING BRICK EXTERIOR WALLS.
 DRAWN AT 1/8" THICK.
 INDICATES RENOVATION WALLS, REFER TO THE
 INTERIOR.
 BUTLER TO EXAMINE EXISTING SHEETROCK WALLS,
 TO DETERMINE WHETHER THEY COULD BE REUSE FOR
 INSULATION.
 SOME EXISTING WINDOWS ARE REPLACEMENT WINDOWS,
 OTHERS WILL NEED TO BE REPLACED BY REPLACEMENT
 UNITS. BUTLER TO DETERMINE.
 UNITS. BUTLER TO DETERMINE.
 WALLS. BUTLER TO DETERMINE.
 REPAIRER. R.O.'S SHOULD BE VERIFIED BY CONTRACTOR.

updated
 1/28/10 gmb

NEW WALLS 2x4s @ 5' R.O. = 16" ON CENTER
 EXTERIOR WALLS
 6" FIBER GLASS
 (INSULATION)



MOVE BATH FIXTURES
ALL NEW
INSULATE CEILING
R 36
NEW-SHEET ROCK
CEILING

SECOND FLOOR PLAN

- ALL MEASUREMENTS MUST BE VERIFIED, PRIOR TO CONSTRUCTION.
- [Hatched] INDICATE EXISTING BRICK EXTERIOR WALLS, DRAWN AT 1/2" THICK.
- [Dotted] INDICATE RENOVATION WALLS, ADDED TO THE EXISTING INTERIOR.
- BUILDER TO VERIFY EXISTING FURRING OF WALLS TO ADD SHEETROCK, INSULATION, IF ANY. ADDITIONAL 2x4 STUDS MAY BE ADDED TO EXIST. EXTERIOR WALLS TO ADD INSULATION.
- SOME EXISTING WINDOWS ARE REPLACEMENT WINDOWS, OTHERS WILL NEED TO BE FITTED W/ REPLACEMENT UNITS. BUILDER TO DETERMINE.
- BUILDER TO VERIFY STRUCTURAL SUPPORT FOR FLAT ROOF ABOVE.

THIS PLAN HAS NOT BEEN REVIEWED BY A LICENSED ENGINEER OR ARCHITECT. NOT RESPONSIBLE FOR CONSTRUCTION DETAILS.

RENOVATION PLANS FOR CHANGE OF USE. AT 132 WASHINGTON ST., PORTLAND, ME.		
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY RLH
DATE: 12-20-09		REVISED
FOR JOHN EDWARDS		
LARRY WELSHER, CONTRACTOR		DRAWING NUMBER 202

3-2b-

lotsize 5484

non residential uses - min. lotsize

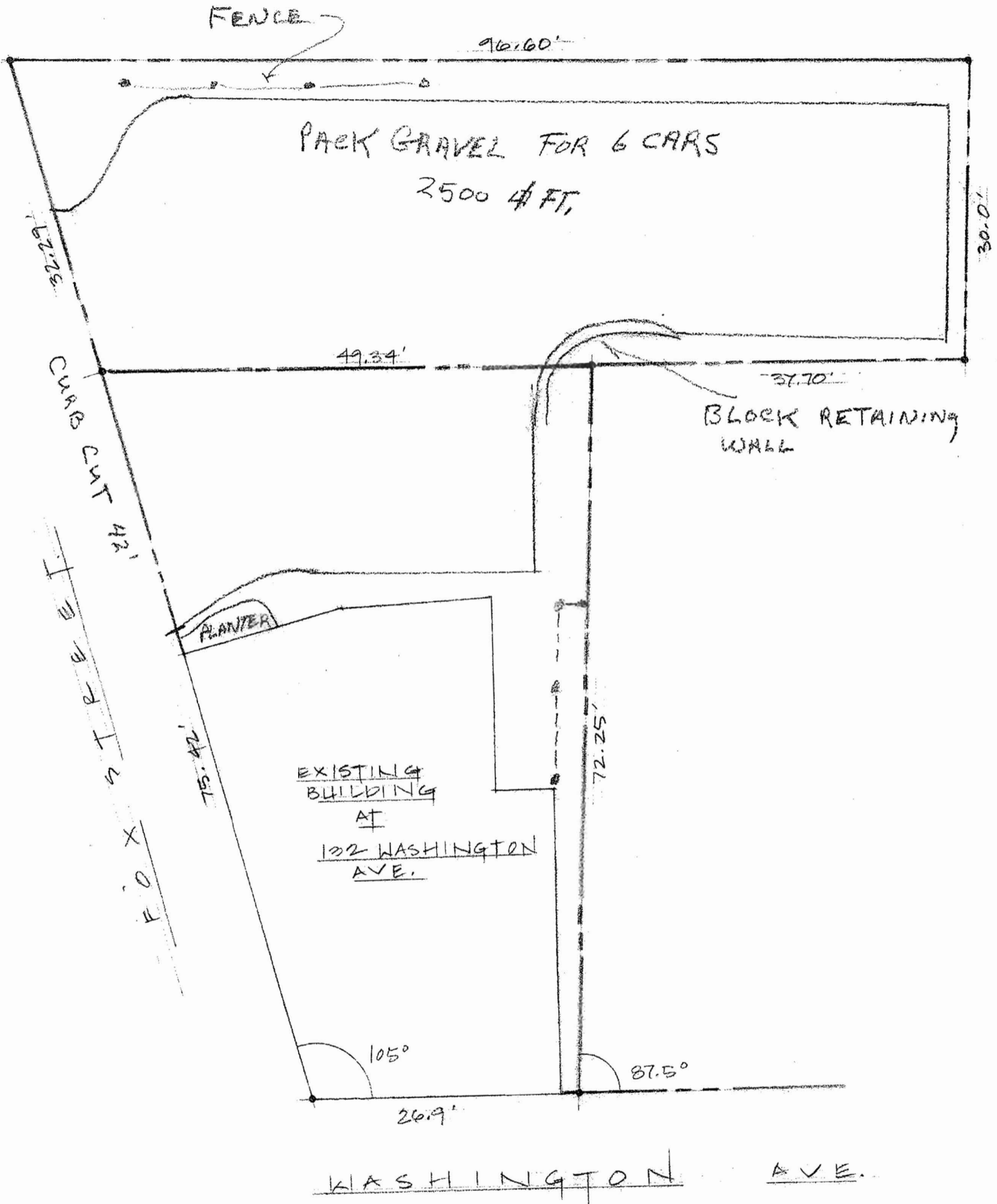
d.u above 1st floor - 1,300 # (OK)

Parking - 1 space for du.

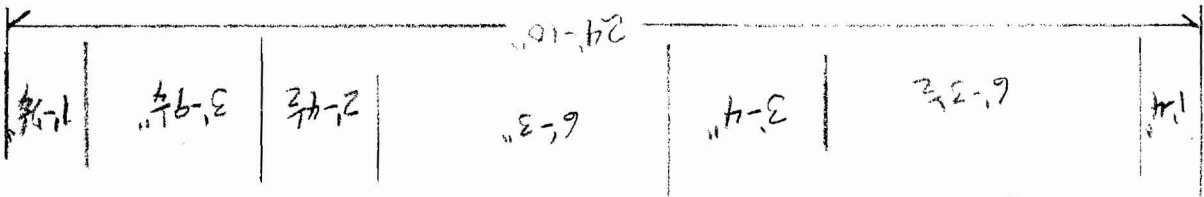
- artist studio = 1468

- 1st floor office/break room = $\frac{394.75}{1862.75 - 400} = 4.6 = 5$ spaces

need total of 6 spaces - section 14-332(x) change of use of less than 12,000 SF - (OK)



PLOT PLAN
1" = 10'-0"

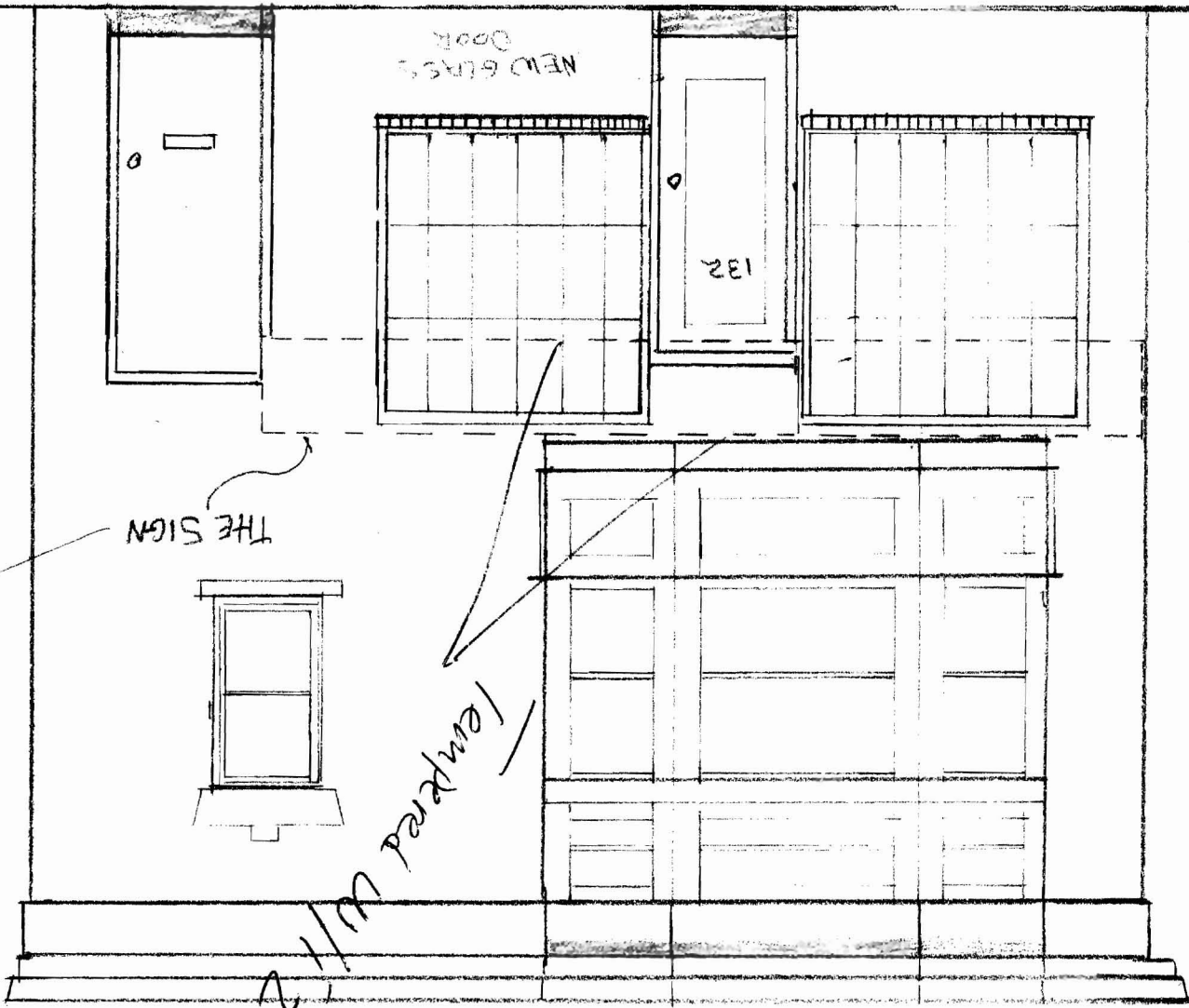


SIDE WALK

Dept. of Building Inspections
City of Portland Maine

JAN - 6 2010

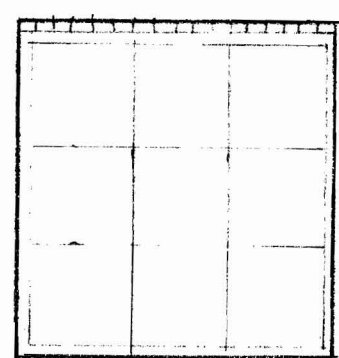
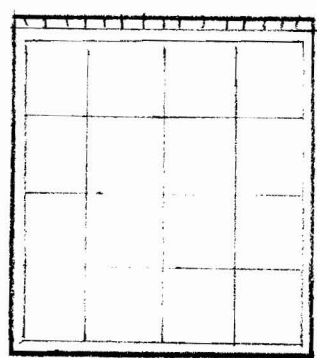
RECEIVED



APPROX. SIZE 2" X 24"

TO BE REMOVED
THE SIGN
TEMPERED W/ 1/4" GLASS

Condition of per laundry
Sec. 2406.3(6)
of door jamb
24" hie of

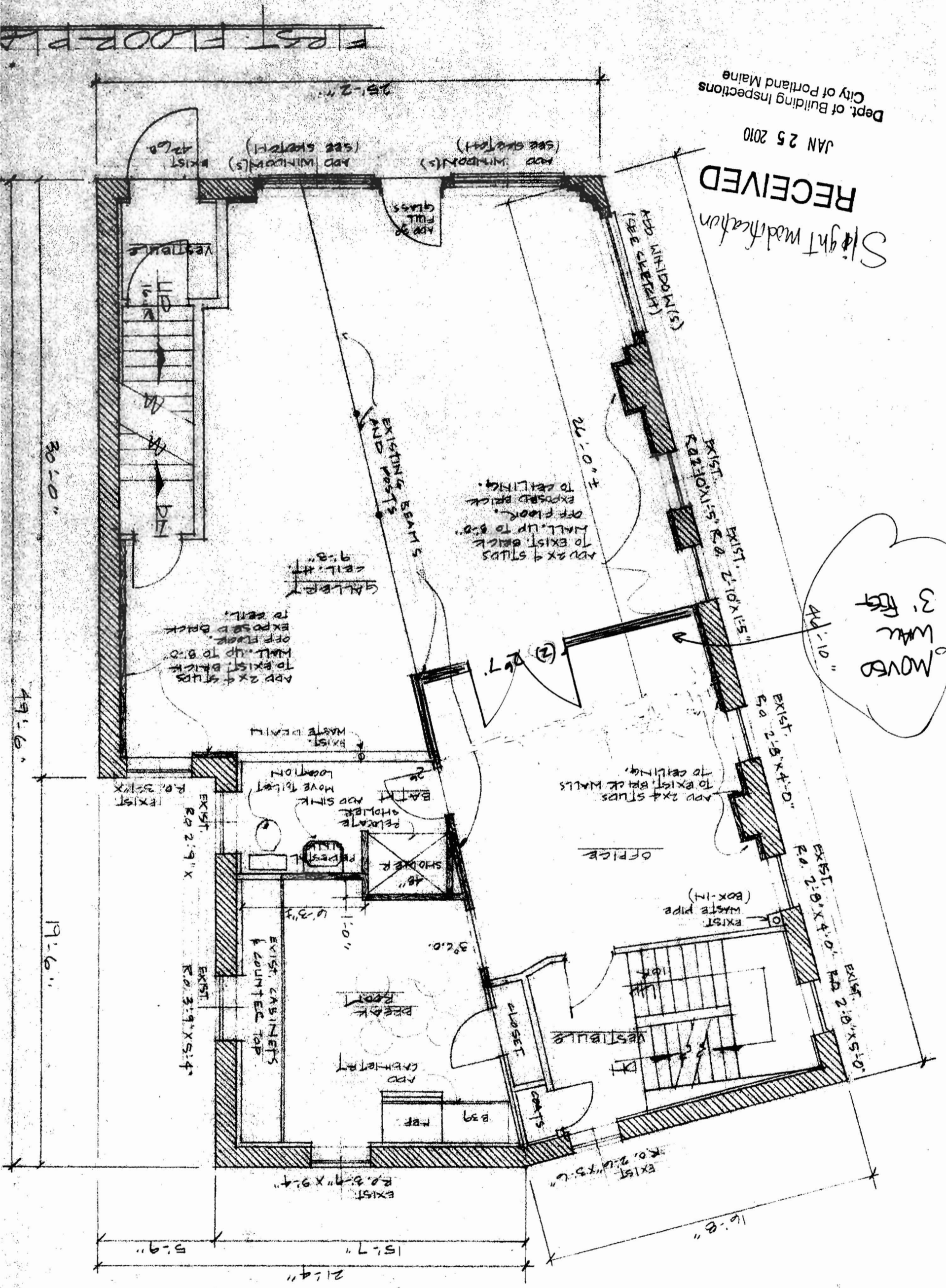


18 X 18" grille

2' X 2' grille

REVISION (1/25/10) FIRST FLOOR PLAN
 (GLASSY WALL/DOOR REARDED)
 132 WASHINGTON AVE

RECEIVED
 Slight modification
 JAN 25 2010
 Dept. of Building Inspections
 City of Portland Maine

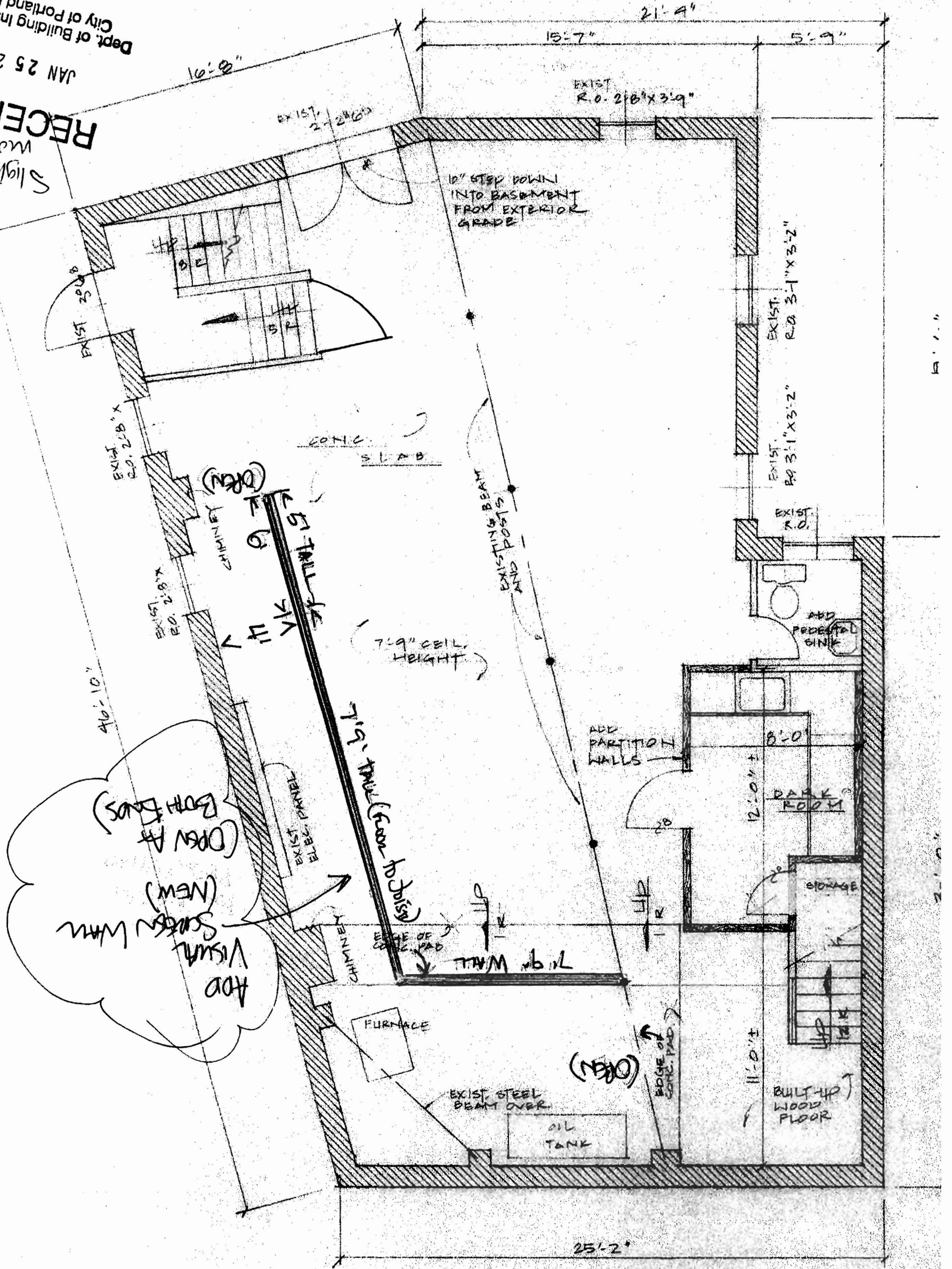


MOVED
 WALL
 3' FEET
 4'-10"

REVISED (1-25-10) FOUNDATION LEVEL PLAN
ADD VISUAL SCREEN/WALL
132 WASHINGTON AVE

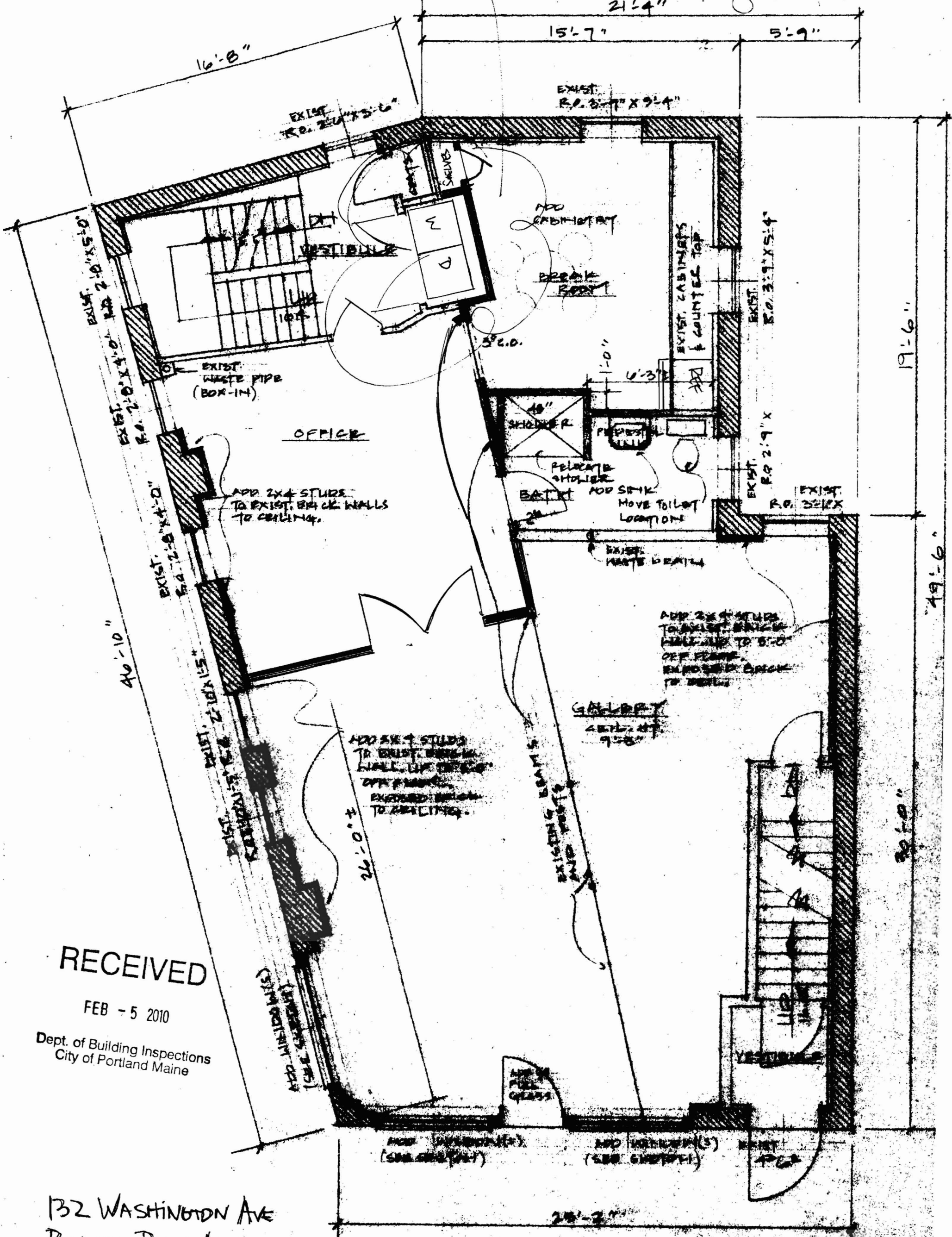
Dept. of Building Inspections
City of Portland Maine
JAN 25 2010

RECEIVED
Slight Modification
Moderation



FOUNDATION PLAN

New washer/dryer installation junk



RECEIVED

FEB - 5 2010

Dept. of Building Inspections
City of Portland Maine

132 WASHINGTON AVE
REVISED PLAN ADDING
WASHER & DRYER
1-29-10

FIRST FLOOR PLAN