

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090862

Please Read Application And Notes. If Any, Attached

This is to certify that Charles Dodge/Charles Dodge

has permission to reconfigure existing open porch reducing the footprint by 8 sf; add second story deck over reconfigured porch; bu

AT 57 Merrill St

CE 014 E001001

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 lathed or otherwise closed-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. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Thomas M. Markley 9/11/09
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

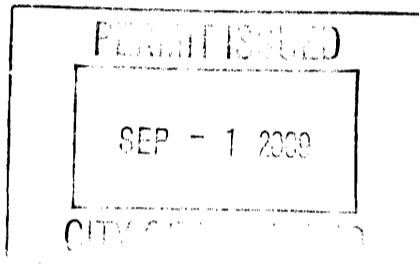
Permit No: 09-0862	Issue Date:	CBL: 014 E001001
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Location of Construction: 57 Merrill St	Owner Name: Charles Dodge	Owner Address: 104 Clark Street	Phone:
Business Name:	Contractor Name: Charles Dodge	Contractor Address: 104 Clark Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-1

Past Use: 2 unit building <i>Leg. Use - 2. du</i>	Proposed Use: 2 unit building - reconfigure existing open porch reducing the footprint by 8 sf; add second story deck over reconfigured porch; build 240 sf roof deck w/8' x 10' turret for access. Interior renovations	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CEO District: 1
Proposed Project Description: reconfigure existing open porch reducing the footprint by 8 sf; add second story deck over reconfigured porch; build 240 sf roof deck w/8' x 10' turret for access. Interior renovations		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>
		Signature: _____		Signature: <i>Jm 9/1/09</i>
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: tmm	Date Applied For: 08/10/2009	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>using section 14-43 (a) using 67% of allowable 80% increase</i> <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"/> Date: <i>8/21/09</i> <i>JBU</i>	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: <i>JBU</i>
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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.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

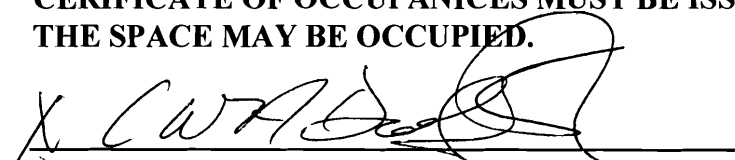
Final inspection required at completion of work.

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

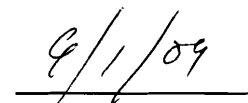
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

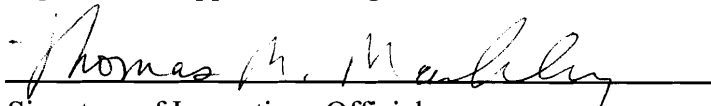
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



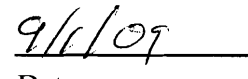
Signature of Applicant/Designee



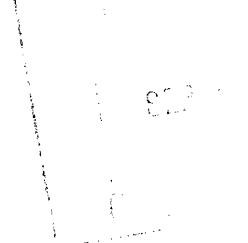
Date



Signature of Inspections Official



Date



City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0862	Date Applied For: 08/10/2009	CBL: 014 E001001
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Location of Construction: 57 Merrill St	Owner Name: Charles Dodge	Owner Address: 104 Clark Street	Phone:
Business Name:	Contractor Name: Charles Dodge	Contractor Address: 104 Clark Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 unit building - reconfigure existing open porch reducing the footprint by 8 sf; add second story deck over reconfigured porch; build 240 sf roof deck w/8' x 10' turrett for access. Interior renovations	Proposed Project Description: reconfigure existing open porch reducing the footprint by 8 sf; add second story deck over reconfigured porch; build 240 sf roof deck w/8' x 10' turrett for access. Interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/21/2009
Note: Existing footprint is non-conforming as to lot coverage. The footprint of the reconfigured 1st floor porch is being reduced by 8 sf. The second floor deck that is being added over the reconfigured porch is not increasing the footprint or adding floor area. The roof top deck is also not increasing the footprint or adding floor area.
 Section 14-436(a) allows a floor area expansion of up to 50% of the first floor footprint. 50% of the first floor footprint is 598.5 sf. The turrett is adding 80 sf of floor area which is 6.7% of the allowable 50% increase.
 1) This permit is being issued with the condition that the first floor porch and second floor deck can never be enclosed unless the ordinance changes in the future.
 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
 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:** Tom Markley **Approval Date:** 09/01/2009
Note: **Ok to Issue:**
 1) Fastener schedule per the IRC 2003
 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC
 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.
 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:
 8/20/2009-amachado: Spoke to Charles Dodge. Need right, title & interest.
 8/21/2009-amachado: Received deed

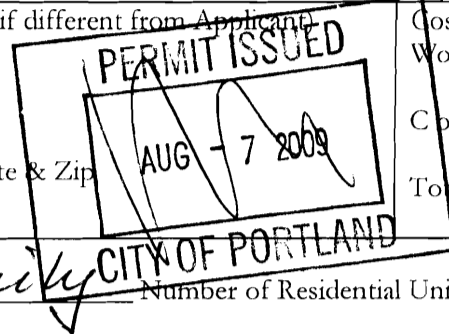
09-0862



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>57 Merrill St.</u>		
Total Square Footage of Proposed Structure/Area <u>2234</u>	Square Footage of Lot <u>1920</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>14 / E / 1</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Charles Dodge</u> Address <u>104 Clark St.</u> City, State & Zip <u>Portland 07102</u>	Telephone:
Lessee/DBA (If Applicable) <u>AUG 10 2009</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>95,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>770.00</u>
Current legal use (i.e. single family) <u>2 Family</u> If vacant, what was the previous use? Proposed Specific use: <u>2 Family</u> Is property part of a subdivision?	Number of Residential Units <u>2</u>	



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

20

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (1L) Plumbing (1S) _____ Electrical (1Z) _____ Site Plan (U2) _____

Other _____

CBL: _____

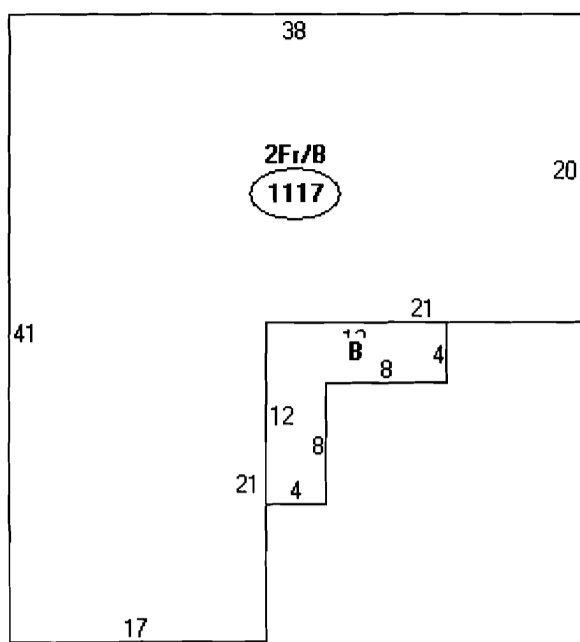
Check #: _____

Total Collected \$ _____

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



Descriptor/Area
 A: 2Fr/B
 1117 sqft
 B: WD
 80 sqft

legal nonconforming 2 unit

lot size 1720

land area per dw 1200 -

lot coverage 50% = 860

unit in top deck.

SF = 1197 sf. 1st floor footprint.

Section 14-436(A) allows 50% increase - 1st floor footprint

50% of 1197 = 598.5

unit adds 80 sf.

$$\frac{80}{1197} = 6.7\%$$


37 Merrill
ST

WARRANTY DEED
Maine Statutory Short Form

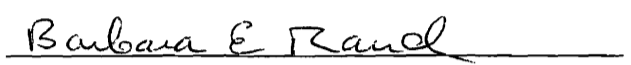
KNOW ALL PERSONS BY THESE PRESENTS, That **Barbara E. Rand and Wilbur E. Rand** of Gray, County of Cumberland and State of Maine, for consideration paid, grant to **Charles W. H. Dodge, Jr.** whose mailing address is ¹⁰⁴140 Clark Street, Portland, ME 04102 with **WARRANTY COVENANTS**, individually, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this

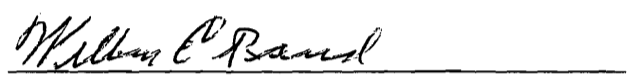
June 19, 2009.



Witness



Barbara E. Rand

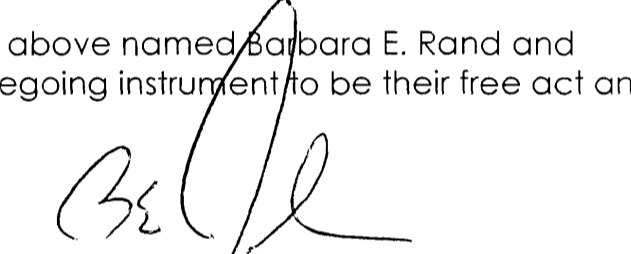


Wilbur E. Rand

State of Maine
County of Cumberland

June 19, 2009

Personally appeared before me the above named Barbara E. Rand and Wilbur E. Rand and acknowledged the foregoing instrument to be their free act and deed.



Robert E. Danielson
Attorney at Law

AUG 21 2009

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated on the easterly corner of Merrill and Quebec Streets in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said Quebec Street at the northwesterly corner of land formerly of Michael H. Vaughan; thence southerly by said Vaughan land, forty (40) feet to land formerly of one Kennedy; thence westerly by said Kennedy land, forty-three (43) feet to Merrill Street; thence northerly by said Merrill Street forty (40) feet to Quebec Street; thence easterly by said Quebec Street, forty-three (43) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises as set forth in deed from Peter L. Woodman and Rita L. Woodman to Wilbur E. Rand and Barbara E. Rand dated March 21, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3659, Page 237.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN: 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS.				
		6. FILE NUMBER: 9-266			7. LOAN NUMBER:	
		8. MORTGAGE INS CASE NUMBER:				
		1.0 3/98 (9-266.PFD/9-266/21)				
C. NOTE: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i>						
D. NAME AND ADDRESS OF BORROWER: Charles W. H. Dodge, Jr. 140 Clark Street Portland, ME 04102		E. NAME AND ADDRESS OF SELLER: Barbara E. Rand and Wilbur E. Rand PO Box 829 Gray, ME 04039		F. NAME AND ADDRESS OF LENDER:		
G. PROPERTY LOCATION: 57 Merrill Street Portland, ME 04101 Cumberland County, Maine		H. SETTLEMENT AGENT: 01-0534944 Old Port Title PLACE OF SETTLEMENT 2 Canal Plaza, Suite 401 Portland, ME 04101		I. SETTLEMENT DATE: June 19, 2009		
J. SUMMARY OF BORROWER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER:			400. GROSS AMOUNT DUE TO SELLER:			
101. Contract Sales Price		180,000.00	401. Contract Sales Price		180,000.00	
102. Personal Property			402. Personal Property			
103. Settlement Charges to Borrower (Line 1400)		1,701.00	403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
106. City/Town Taxes	06/19/09 to 07/01/09	131.74	406. City/Town Taxes	06/19/09 to 07/01/09	131.74	
107. County Taxes	to		407. County Taxes	to		
108. Assessments	to		408. Assessments	to		
109.			409.			
110.			410.			
111.			411.			
112.			412.			
120. GROSS AMOUNT DUE FROM BORROWER		181,832.74	420. GROSS AMOUNT DUE TO SELLER		180,131.74	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:			500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201. Deposit or earnest money		5,000.00	501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)		9,564.00	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504. Payoff of first Mortgage to Bangor Savings Bank		55,871.71	
205.			505. Payoff of second Mortgage			
206.			506.			
207.			507. (Deposit disb. as proceeds)			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes	to		510. City/Town Taxes	to		
211. County Taxes	to		511. County Taxes	to		
212. Assessments	to		512. Assessments	to		
213.			513.			
214.			514.			
215.			515.			
216.			516.			
217.			517. Final Water/Sewer to Portland Water District		70.40	
218.			518.			
219.			519.			
220. TOTAL PAID BY/FOR BORROWER		5,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER		65,506.11	
300. CASH AT SETTLEMENT FROM/TO BORROWER:			600. CASH AT SETTLEMENT TO/FROM SELLER:			
301. Gross Amount Due From Borrower (Line 120)		181,832.74	601. Gross Amount Due To Seller (Line 420)		180,131.74	
302. Less Amount Paid By/For Borrower (Line 220)		(5,000.00)	602. Less Reductions Due Seller (Line 520)		(65,506.11)	
303. CASH (X FROM) (TO) BORROWER		176,832.74	603. CASH (X TO) (FROM) SELLER		114,625.63	

By signing page 2 of this statement, the signatories acknowledge receipt of a completed copy of page 1 of this two page statement.

x Barbara E Rand

x CWA Dodge 

x Wilbur E. Rand

L. SETTLEMENT CHARGES					PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price	\$	180,000.00	@ 5.0000 %	9,000.00		
<i>Division of Commission (line 700) as Follows:</i>						
701. \$ 4,500.00	to	Harborview Properties				
702. \$ 4,500.00	to	Re/Max By the Bay				
703. Commission Paid at Settlement						9,000.00
704.	to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN						
801. Loan Origination Fee	%	to				
802. Loan Discount	%	to				
803. Appraisal Fee		to				
804. Credit Report		to				
805. Lender's Inspection Fee		to				
806. Mortgage Ins. App. Fee		to				
807. Assumption Fee		to				
808.						
809.						
810.						
811.						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From	to	@ \$	/day (days	%)	
902. MIP Totlns. for LifeOfLoan	for	months to				
903. Hazard Insurance Premium for	1.0 years to					
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance	months @ \$		per month			
1002. Mortgage Insurance	months @ \$		per month			
1003. City/Town Taxes	months @ \$		per month			
1004. County Taxes	months @ \$		per month			
1005. Assessments	months @ \$		per month			
1006.	months @ \$		per month			
1007.	months @ \$		per month			
1008.	months @ \$		per month			
1100. TITLE CHARGES						
1101. Settlement or Closing Fee	to	Old Port Title				622.00
1102. Abstract or Title Search	to					
1103. Title Examination	to					
1104. Title Insurance Binder	to					
1105. Document Preparation	to	Law Offices of Robert E. Danielson	Deed			150.00
1106. Notary Fees	to					
1107. Attorney's Fees	to					
<i>(includes above item numbers:)</i>						
1108. Title Insurance	to	Chicago Title Insurance Company				665.00
<i>\$199.50 to Chicago Title Insurance Company, \$465.50 to Old Port Title</i>						
<i>(includes above item numbersEndorsements)</i>						
1109. Lender's Coverage	\$					
1110. Owner's Coverage	\$	180,000.00			665.00	
1111.						
1112.						
1113.						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees: Deed \$	18.00; Mortgage \$		Releases \$			18.00
1202. City/County Tax/Stamps: Deed			Mortgage			
1203. State Tax/Stamps: Revenue Stamps	792.00; Mortgage					396.00
1204.						396.00
1205.						
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey	to					
1302. Pest Inspection	to					
1303.						
1304. Courier Fee	to	FedEx				18.00
1305.						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)					1,701.00	9,564.00

Certified to be a true copy.

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Charles W. H. Dodge, Jr.
 Charles W. H. Dodge, Jr.

Seller

Barbara E. Rand
 Barbara E. Rand
Wilbur E. Rand
 Wilbur E. Rand



0599900

00

RETTD

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

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

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY **CUMBERLAND** **DO NOT USE RED INK!**

2. MUNICIPALITY/TOWNSHIP **PORTLAND**

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) DODGE, CHARLES W. H. JR.	3b) SSN or Federal ID 004-46-8937
	3c) Name (LAST, FIRST, MI)	3d) SSN or Federal ID
	3e) Mailing Address 104 CLARK STREET	
	3f) City PORTLAND	3g) State ME

4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) RAND, BARBARA E.	4b) SSN or Federal ID 005-42-1107
	4c) Name (LAST, FIRST, MI) RAND, WILBUR E.	4d) SSN or Federal ID 007-32-9351
	4e) Mailing Address 91N RAYMOND ROAD	
	4f) City GRAY	4g) State ME

5. PROPERTY	5a) Map 14 Block E Lot 1 Sub-Lot	Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)
	5c) Physical Location 57 MERRILL STREET		5d) Acreage:

6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0")	6a \$ 180000.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)	6b \$.00
	6c) Exemption claim - <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.	

7. DATE OF TRANSFER (MM-DD-YYYY) 06-19-2009 MONTH DAY YEAR	8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> CLASSIFIED
-------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain: <input type="checkbox"/>	10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> Consideration for the property is less than \$50,000
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

11. OATH	Aware of penalties as set forth by Title 36 54641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:	
Grantee <i>[Signature]</i> Date 6/19/09	Grantor <i>[Signature]</i> Date 6-19-09	
Grantee _____ Date _____	Grantor <i>[Signature]</i> Date 6-19-09	

12. PREPARER	Name of Preparer Robert E. Danielson	Phone Number _____
	Mailing Address P.O. Box 545 Portland, ME 04112	E-Mail Address rdanielson@optlaw.net

Chicago Title Insurance Company

BROKER'S WAIVER OF LIEN
(Real Estate Licensee)

Name of Licensee: **Harborview Properties**

Name of Licensee: **Re/Max By the Bay**

Name(s) of Purchaser(s): **Charles W. H. Dodge, Jr.**

Property is located **57 Merrill Street, Portland, County of Cumberland, State of Maine.**

The above named Licensee(s) understands that Chicago Title Insurance Company (the Company) has been asked to issue a Loan Policy of Title Insurance for the property referenced above without exception for mechanics' liens.

In order to allow the Company to provide such coverage, the Licensee(s) hereby certifies/certify that he/she/they has/have been fully paid for all professional services rendered by him/her/them to facilitate the sale of the property described above, and, therefore, agrees to waive any right to assert a mechanic's lien against said property, pursuant to the provisions of 10 MRSA Section 3251, et seq., as amended.

In addition, the Licensee(s) certifies/certify that he/she/they does/do not have knowledge of any other Real Estate Licensee (or assignee of same) who may be owed payment for professional services rendered to facilitate the sale of the property described above.

The Licensee(s) further certifies/certify that he/she/they has/have complete authority to execute this Waiver on behalf of his/her respective employer or principal, if any.

Dated: **06/19/09**

Witness



Printed Name: **Harborview Properties by Evan Lelansky**

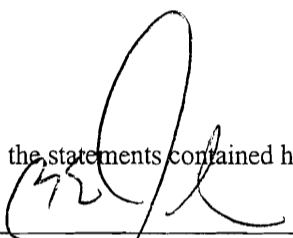
Witness



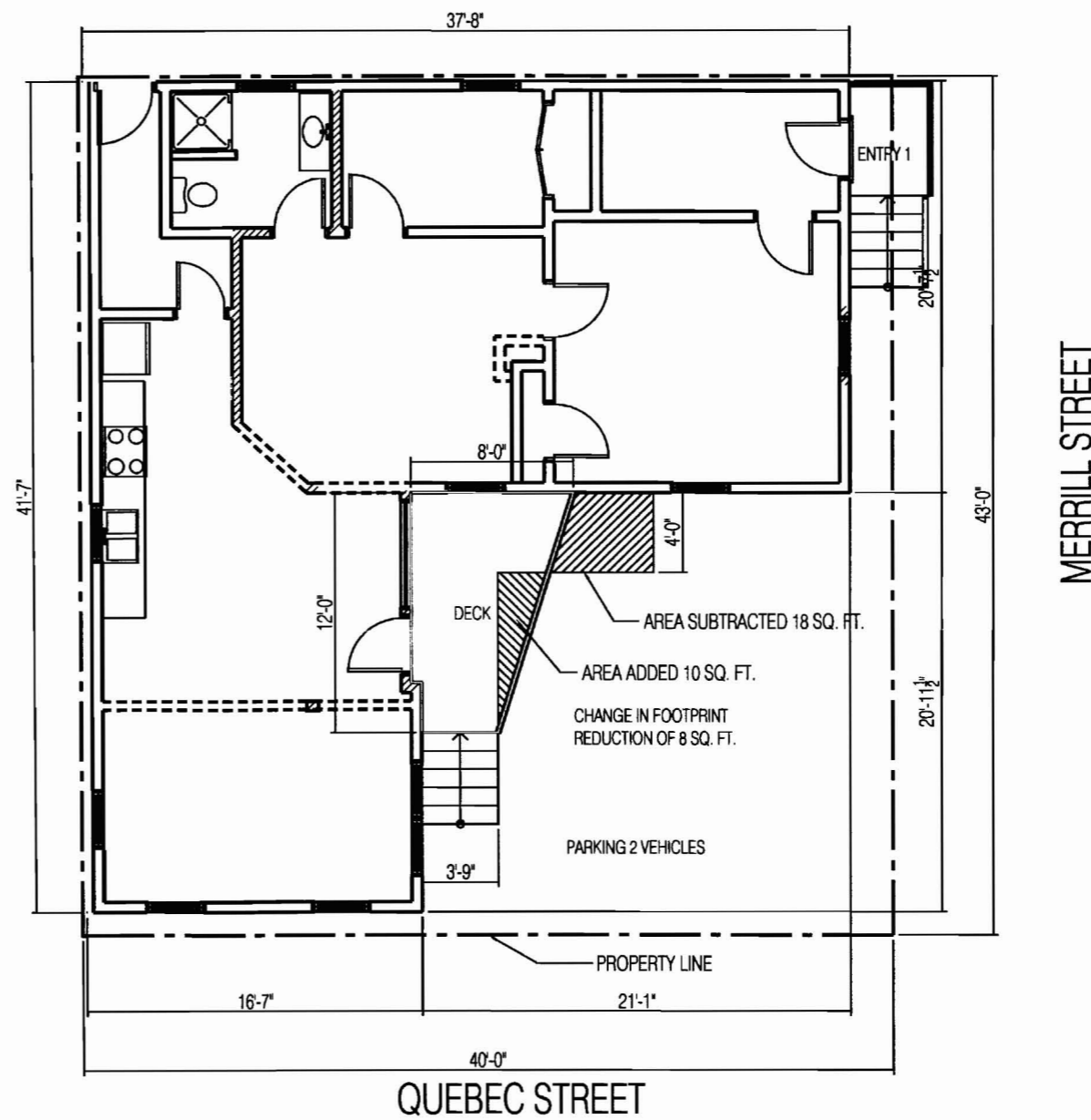
Printed Name: **Re/Max By the Bay by David Marsden**

State of Maine
County of Cumberland

Personally appeared the above-named and subscribed and made to oath to the statements contained herein on June 19, 2009.



Robert E. Danielson
Attorney at Law



Prospect
Design

424 FORE STREET
PORTLAND, ME 04101
P 207.749.7400

57 MERRILL

OWNER

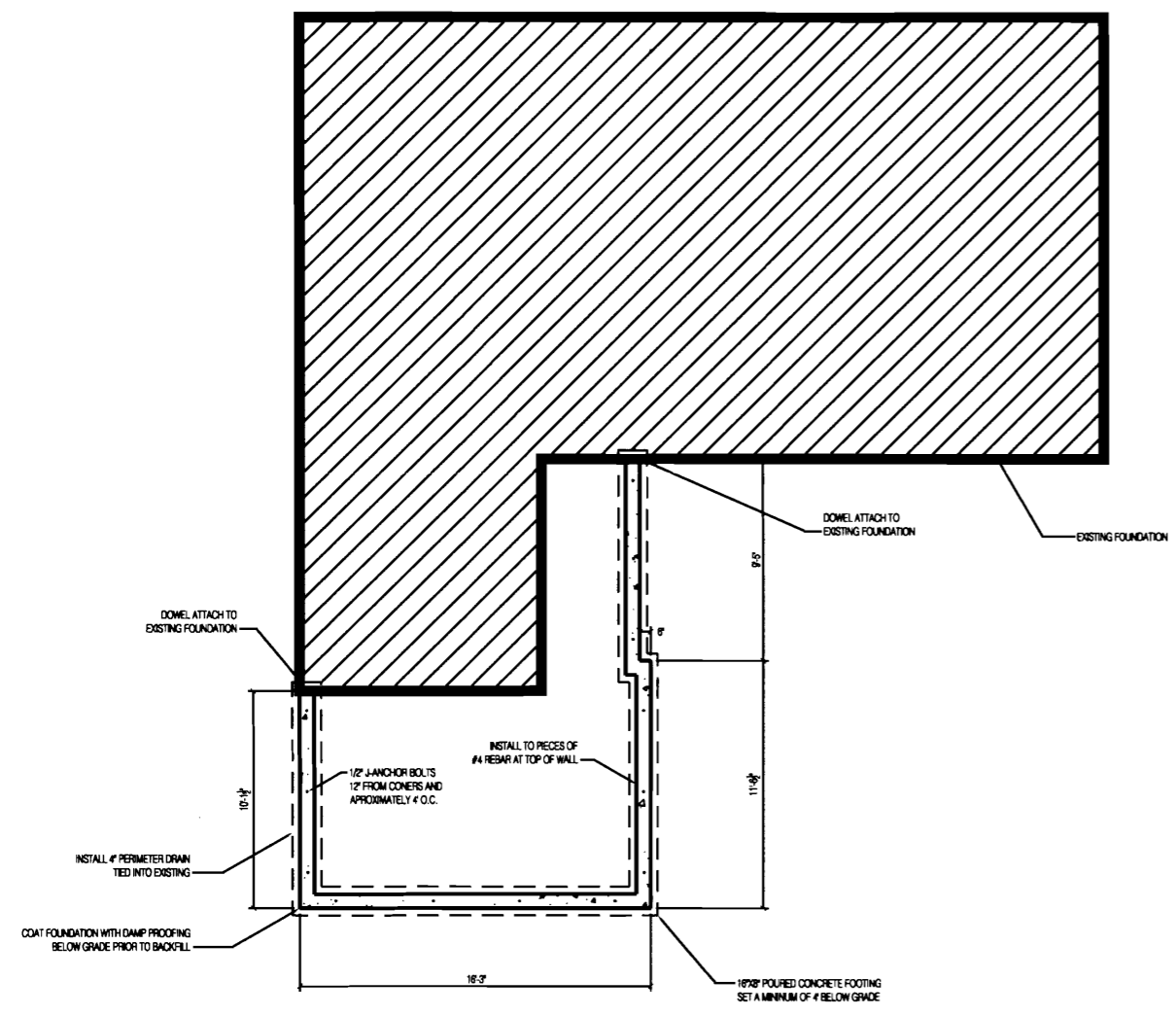
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CHECKED BY

SITE PLAN

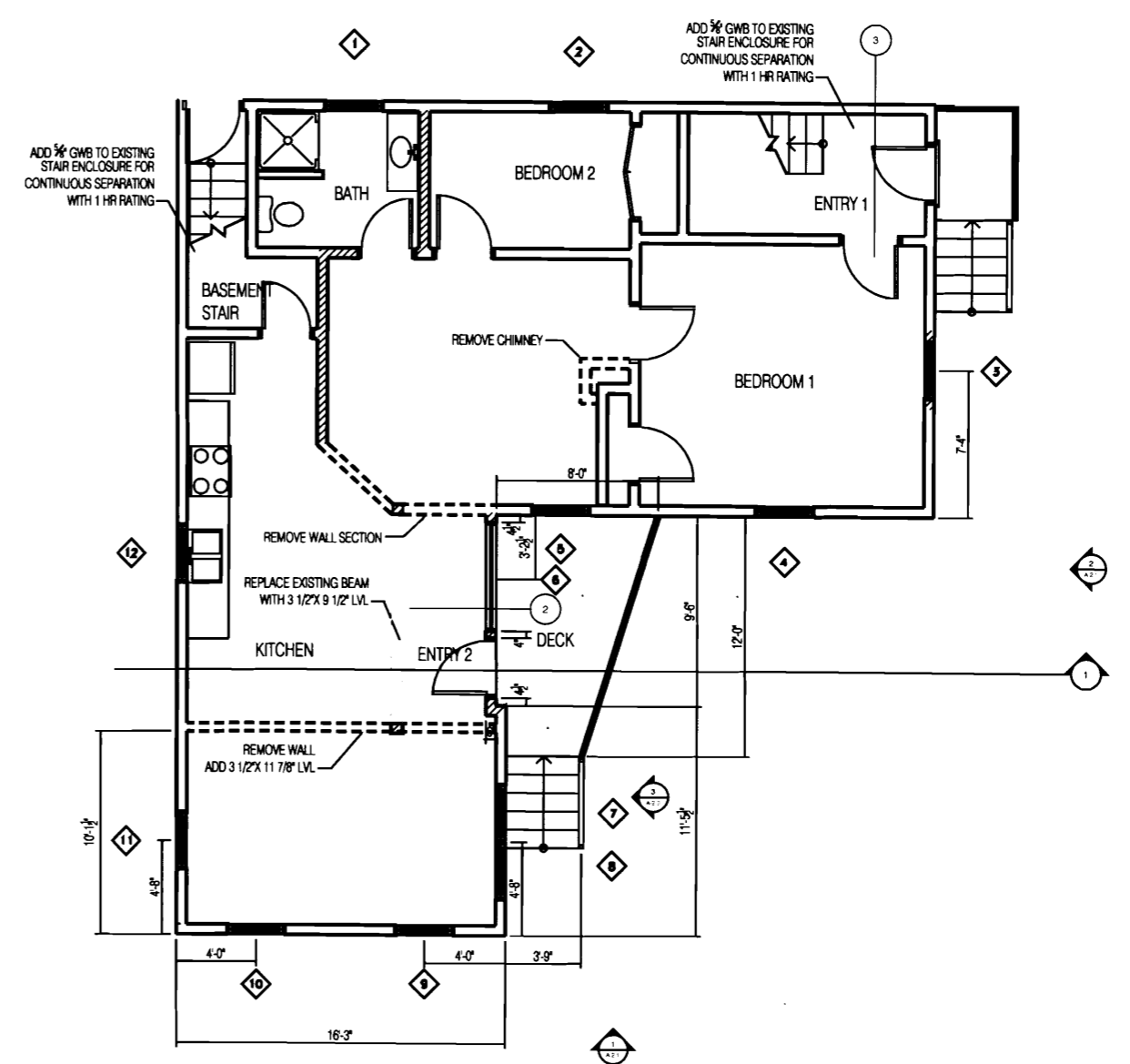
A-1.0

SHEET OF

WINDOW SCHEDULE								
MARK	SIZE		TYPE	MATERIAL	MANUFACTURER	Model	Color	NOTES
	WIDTH	HEIGHT						
1	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
2	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
3	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
4	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
5	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
6	5'-8"	5'-8"	CASEMENT	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
7	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
8	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
9	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
10	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
11	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
12	2'-0 1/2"	4'-2"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
13	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
14	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
15	2'-1"	6'-2"	PED	WOOD/ULTREX	INTEGRITY	123251	PERBLE GREY	Meets National Energy Codes
16	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
17	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
18	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
19	5'-8"	6'-2"	CASEMENT	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
20	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
21	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
22	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
23	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
24	2'-0 1/2"	5'-8"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
25	2'-0 1/2"	4'-2"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102344	PERBLE GREY	Meets National Energy Codes
26	1'-0 1/2"	4'-2"	DOUBLE HUNG	WOOD/ULTREX	INTEGRITY	1102258	PERBLE GREY	Meets National Energy Codes
27	2'-2"	6'-2"	CASEMENT	WOOD/ULTREX	INTEGRITY	123251	PERBLE GREY	Meets National Energy Codes
28	2'-2"	6'-2"	CASEMENT	WOOD/ULTREX	INTEGRITY	123251	PERBLE GREY	Meets National Energy Codes
29	2'-2"	6'-2"	CASEMENT	WOOD/ULTREX	INTEGRITY	123251	PERBLE GREY	Meets National Energy Codes
30	5'-8"	6'-2"	CASEMENT	WOOD/ULTREX	INTEGRITY	123251	PERBLE GREY	Meets National Energy Codes



FOUNDATION PLAN
1/4" = 1'-0"



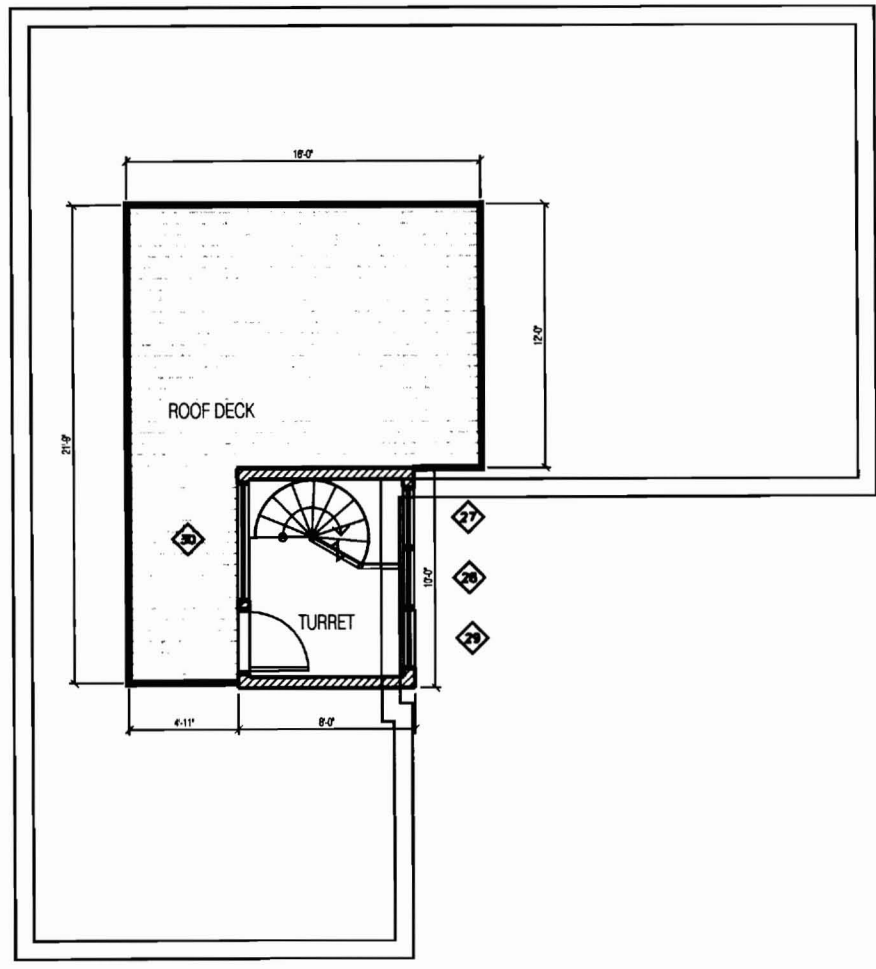
FIRST FLOOR PLAN
1/4" = 1'-0"

DRAWN BY
SHEET TITLE

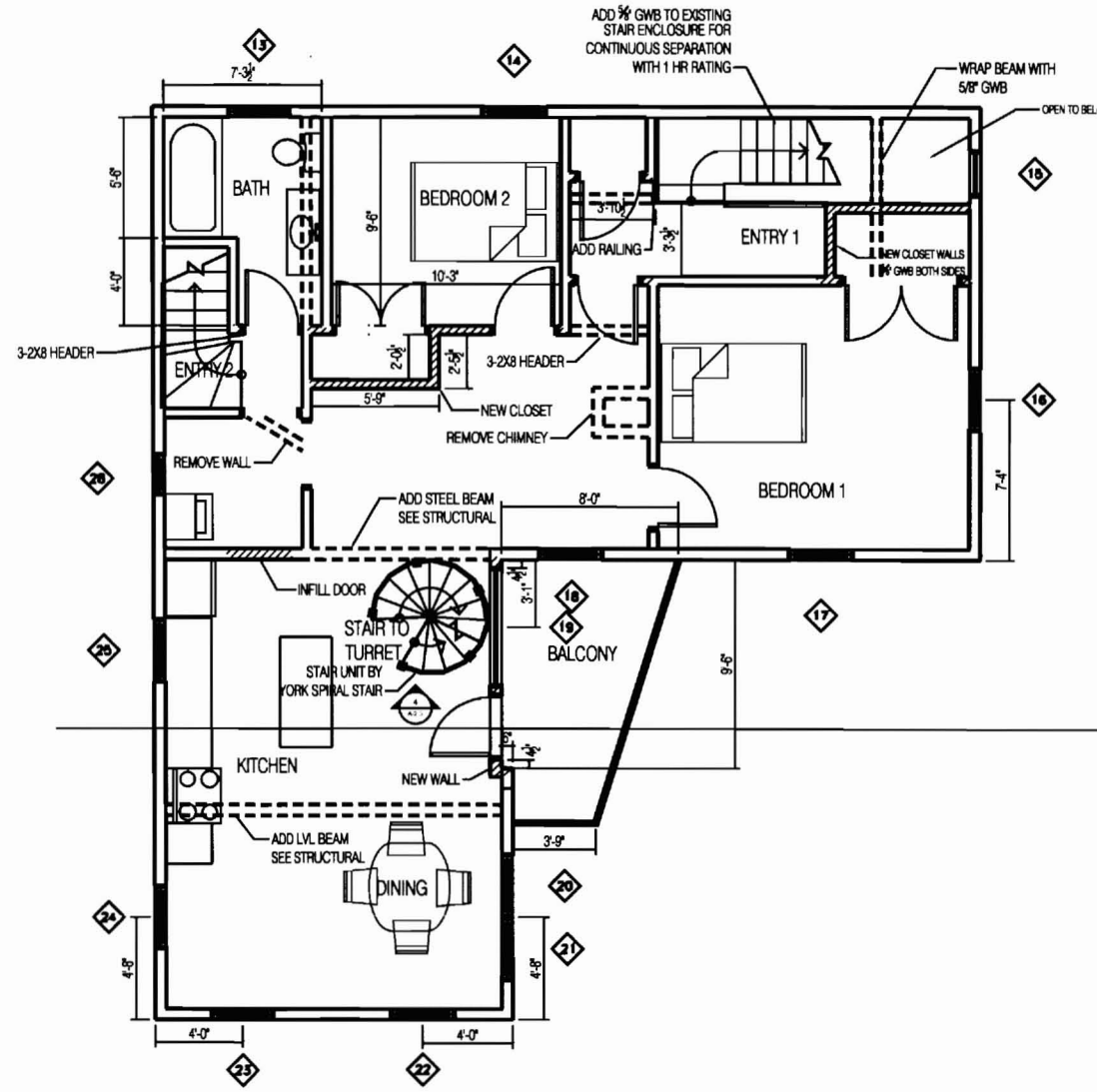
FIRST FLOOR PLAN

A-1.1

SHEET OF



TURRET PLAN
 1/4" = 1'-0"



SECOND FLOOR PLAN
 1/4" = 1'-0"

DESIGNED BY
 PROSPECT DESIGN

SECOND FLOOR PLAN

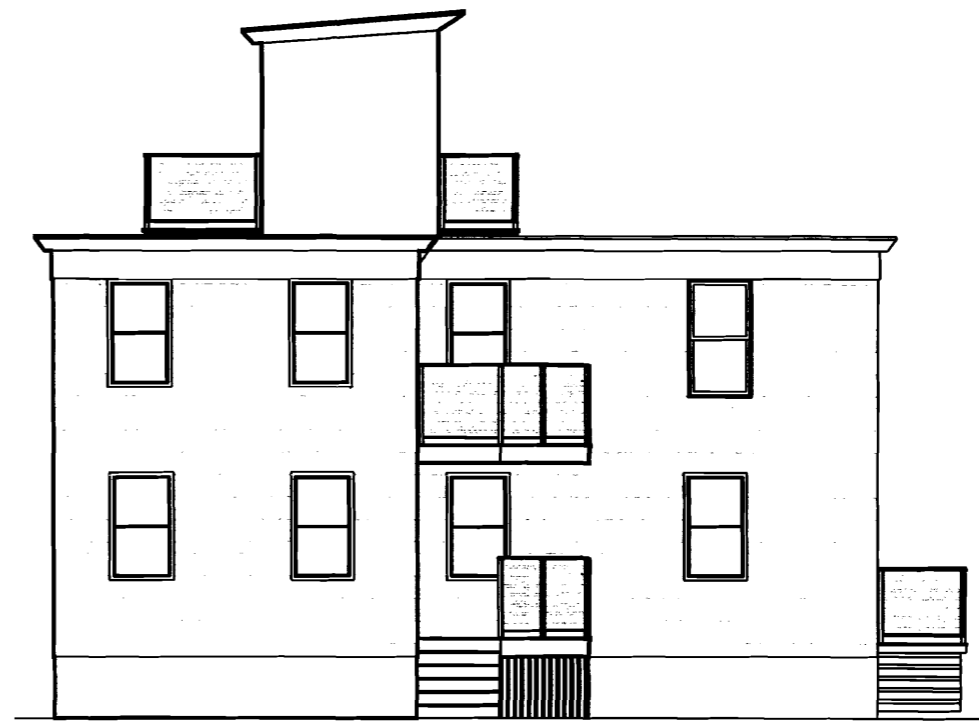
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57 MERRILL

OWNER
CHARLES DODGE
104 CLARK STREET
PORTLAND, ME



2 SOUTH ELEVATION
1/4" = 1'-0"



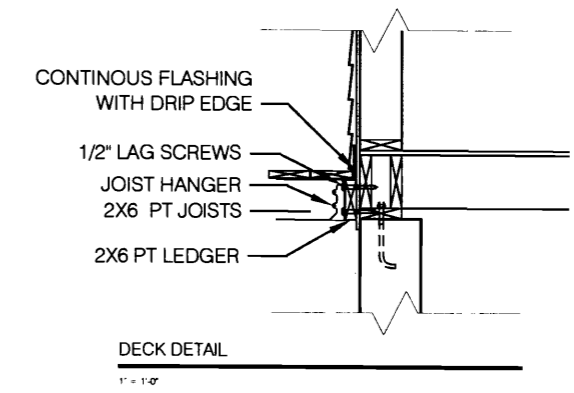
1 WEST ELEVATION
1/4" = 1'-0"

ELEVATIONS

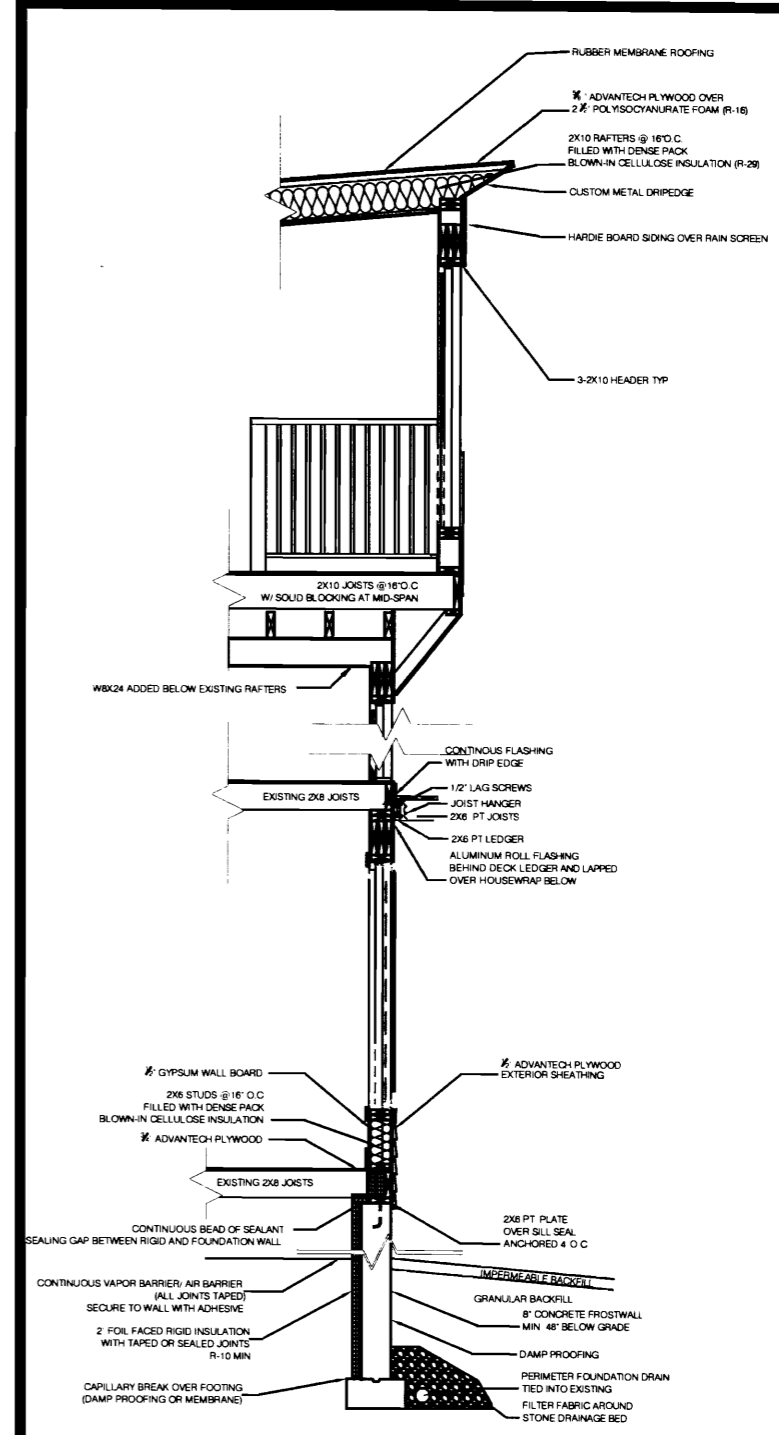
A-2.1



1 SECTION
 1/2" = 1'-0"



DECK DETAIL
 1" = 1'-0"



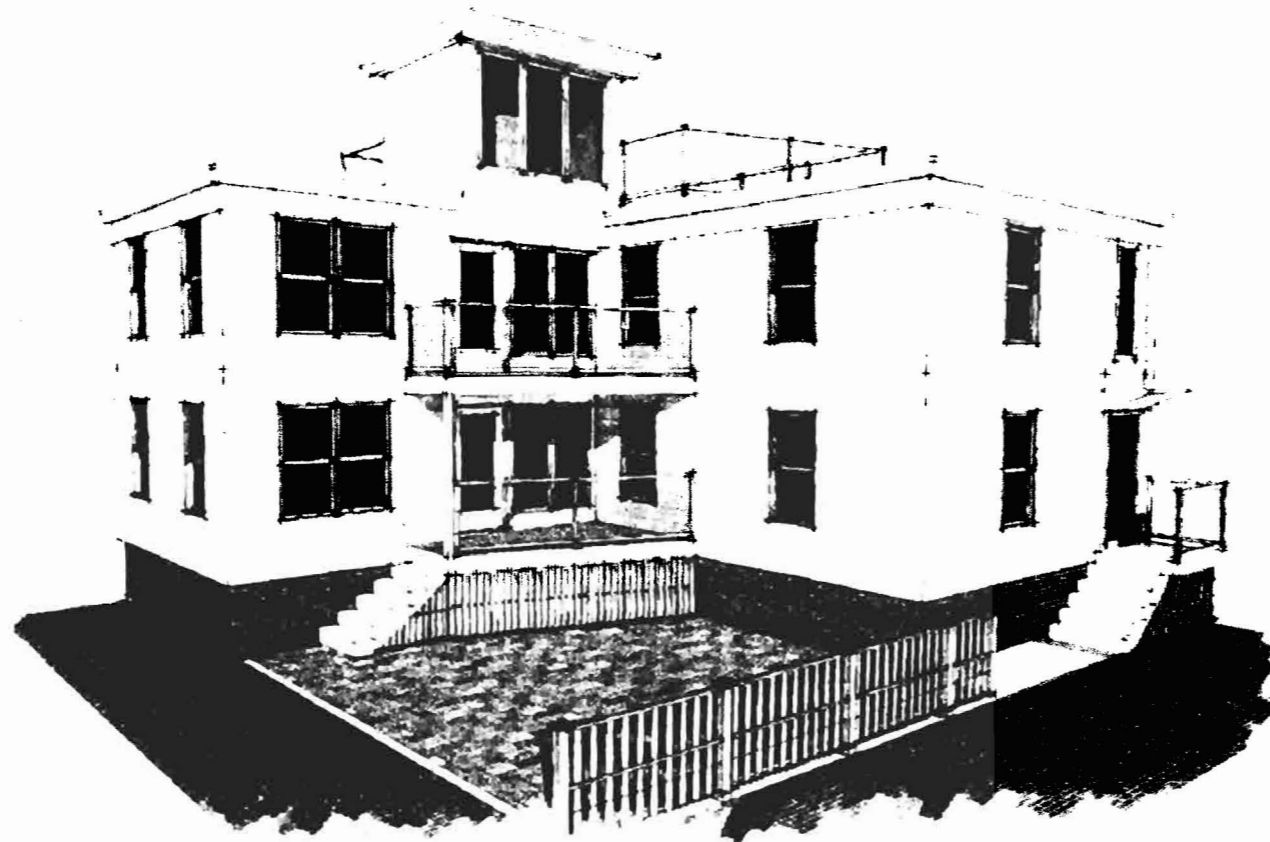
2 WALL SECTION
 1/2" = 1'-0"

DRAWN BY
 SHEET TITLE

SECTIONS

A-2.2

SHEET OF



57 MERRILL

OWNER:
CHARLES DODGE
104 CLARK STREET
PORTLAND, ME
207-318-0412

*Prospect
Design*

424 FORE STREET
PORTLAND, ME 04101
P 207.749.7400

INDEX

COVER

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A-2.2 SECTIONS

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