

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that LOUISE L VALATI & GREG WALSH

Located At 21 CHESTNUT ST UNIT#202 (2S)

Job ID: 2012-07-4411-MF 3

CBL: 027- C-010-02S

has permission to Interior alterations for privacy walls and closet provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 8.2.12

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4411-ME 3

Located At: 21 CHESTNUT ST

CBL: 027- C-010-02S

Conditions of Approval:

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
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, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. Installation shall comply with City Code Chapter 10.
2. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
3. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
4. Occupant notification in accordance with City of Portland Fire Department Rules and Regulations must be installed within the dwelling unit.
5. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
6. The fire alarm system shall comply with the City of Portland Fire Department Rules and Regulations. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
7. All smoke detectors and smoke alarms shall be photoelectric.
8. Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
9. The sprinkler system shall be in accordance with NFPA 13.
10. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
11. Any cutting and welding done will require a Hot Work Permit from Fire Department.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4411-MF 3	Date Applied: 7/3/2012	CBL: 027- C-010-02S	
Location of Construction: 21 CHESTNUT ST - unit #202 (2S)	Owner Name: LOUISE L VALATI & GREG WALSH	Owner Address: 11 BELFIELD RD CAPE ELIZABETH, ME 04107	Phone:
Business Name: Chestnut Street Lofts	Contractor Name: Victor W. Morrel	Contractor Address: 10 HARTFORD LANE, SANGERVILLE, ME 04479	Phone: (207) 924-5905 695-3731 462-8191
Lessee/Buyer's Name: Victor & Beth Morrel	Phone:	Permit Type: BLDG ALT	Zone: B-3
Past Use: Entire Property is 37 Residential Condos with 1 st floor retail & offices	Proposed Use: Same: 37 residential condos with 1 st floor retail & offices - in unit #202 (2S) to make alterations for privacy walls and closet	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: 8/1/12 Signature: <i>[Signature]</i> (58)	Inspection: Use Group: Type: <i>BR-2</i> <i>Doc-2009</i> Signature: <i>[Signature]</i> <i>7/25/12</i>
Proposed Project Description: privacy wall and closet		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK</i> <i>7/9/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation <i>- within -</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>any exterior work requires a separate review & approval</i></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

2012 07 4411

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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>21 Chestnut</u>			<u>B-3</u>		
Total Square Footage of Proposed Structure/Area <u>160</u>			Square Footage of Lot <u>N/A</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>027 0010025</u>		Applicant *must be owner, Lessee or Buyer* Name <u>VICTOR W. MORREL</u> Address <u>10 HARTFORD LANE</u> City, State & Zip <u>SANBROOKVILLE, ME 04479</u>		Telephone: <u>924-5405</u> <u>695-3731</u> <u>462-8191</u>	
Lessee/DBA (If Applicable) RECEIVED JUL 03 2012 Dept. of Building Inspections City of Portland, Maine		Owner (if different from Applicant) Name <u>VALANT LOUISE / GREG WALSH</u> Address <u>11 BELFIELD RD</u> City, State & Zip <u>CAPE ELIZABETH, ME 04107</u>		Cost Of Work: \$ <u>5000</u> C of O Fee: \$ _____ Total Fee: \$ <u>90⁰⁰</u>	
Current location (City of Portland, Maine) If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY CONDO</u> Is property part of a subdivision? <u>CONDO</u> If yes, please name <u>CHESTNUT STREET LOFTS</u> Project description: <u>PRIVACY WALLS AND CLOSET #06-0492</u> <u>37 res. condos with 1st floor office</u>					
Contractor's name: <u>SELF</u>					
Address: <u>AS ABOVE</u>					
City, State & Zip _____ Telephone: _____					
Who should we contact when the permit is ready: <u>VICTOR W MORREL</u> Telephone: _____					
Mailing address: <u>10 HARTFORD LANE SANBROOKVILLE, ME. 04479</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 BUYER 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: Victor W Morrel Date: 06/26/2012

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

PURCHASE AND SALE AGREEMENT

June 16, 2012
Offer Date

June 16, 2012 Effective Date
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between Victor Morrel, Beth Morrel ("Buyer") and Louise Valati, Greg Walsh ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of; If "part of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 21 Chestnut St Lofts, Unit 202 (2S) and described in deed(s) recorded at said County's Registry of Deeds Book(s) 25315, Page(s) 274.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: No exceptions

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: No exceptions

4. PERSONAL PROPERTY: The following items of personal property as viewed on June 13, 2012 are included with the sale at no additional cost, in "as is" condition with no warranties: washer, dryer, microwave, refrigerator, range, air conditioner

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 210,000.00. Buyer has delivered; or will deliver to the Agency within 3 days of the Offer Date, a deposit of earnest money in the amount \$ 5,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ ----- will be delivered -----. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY/ACCEPTANCE: Keller Williams Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until June 17, 2012 (date) 10:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on August 14, 2012 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. FUEL/UTILITIES/PRORATIONS: Fuel remaining in tank on day of closing shall be paid by Buyer at cash price as of date of closing of company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) _____ . The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

TYPE OF INVESTIGATION YES NO RESULTS REPORTED TO SELLER			TYPE OF INVESTIGATION YES NO RESULTS REPORTED TO SELLER				
a. General Building	___	<u>X</u>	Within _____ days	l. Mold	___	<u>X</u>	Within _____ days
b. Sewage Disposal	___	<u>X</u>	Within _____ days	m. Lead Paint	___	<u>X</u>	Within _____ days
c. Coastal shoreland septic	___	<u>X</u>	Within _____ days	n. Arsenic Treated Wood	___	<u>X</u>	Within _____ days
d. Water Quality (including but not limited to radon, arsenic, lead, etc.)	___	<u>X</u>	Within _____ days	o. Pests	___	<u>X</u>	Within _____ days
e. Water Quantity	___	<u>X</u>	Within _____ days	p. Code Conformance	<u>X</u>	___	Within <u>7</u> days
f. Air Quality (including but not limited to asbestos, radon, etc.)	___	<u>X</u>	Within _____ days	q. Insurance	___	<u>X</u>	Within _____ days
g. Square Footage	___	<u>X</u>	Within _____ days	r. Environmental Scan	___	<u>X</u>	Within _____ days
h. Pool	___	<u>X</u>	Within _____ days	s. Lot size/acreage	___	<u>X</u>	Within _____ days
i. Energy Audit	___	<u>X</u>	Within _____ days	t. Survey/MLI	___	<u>X</u>	Within _____ days
j. Chimney	___	<u>X</u>	Within _____ days	u. Zoning	___	<u>X</u>	Within _____ days
k. Smoke/CO detectors	<u>X</u>	___	Within <u>7</u> days	v. Habitat Review/Waterfowl	___	<u>X</u>	Within _____ days
				w. Flood Plain	___	<u>X</u>	Within _____ days
				x. Other <u>fire</u>	<u>X</u>	___	Within <u>7</u> days

All investigations will be done by persons chosen and paid for by Buyer in Buyer's sole discretion. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of investigation(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

14. FINANCING: This Agreement is is not subject to Financing. If subject to Financing:

a. This Agreement is subject to Buyer obtaining a _____ loan of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years. Buyer is under a good faith obligation to seek and obtain financing on these terms.

b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.

c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.

d. After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from a lender shall be a default under this Agreement.

e. Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ 0 toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.

f. Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .

g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

John Wells

W

W

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Melissa Richter (002965) of Keller Williams Realty (1898)
Licensee MLS ID Agency MLS ID
is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

Corki Gray (008482) of Keller Williams Realty (1898)
Licensee MLS ID Agency MLS ID
is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

17. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint - Yes No ; Other - Yes No

Explain: Condominium Addendum; Addendum 1

The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS: Seller agrees to provide written permission from Association to build additional privacy walls per buyers drawings 7 days prior to closing. Buyer to provide drawings within 3 days of effective date of this Agreement. Buyer to provide proof of funds to purchase the property within 3 days of effective date of this Agreement.

Jm Well

IV *CB*

27. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is 10 Hartford Lane, Sangerville, ME 04479

Victor Morrel 06/16/2012 *Beth Morrel* 6-16-2012
 BUYER DATE BUYER DATE
 Victor Morrel Beth Morrel

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is _____

Designed by: Louise Valati 6/16/2012 Designed by: Greg Walsh 6/16/2012
 SELLER DATE SELLER DATE
 Louise Valati Greg Walsh

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

 SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

 BUYER DATE BUYER DATE

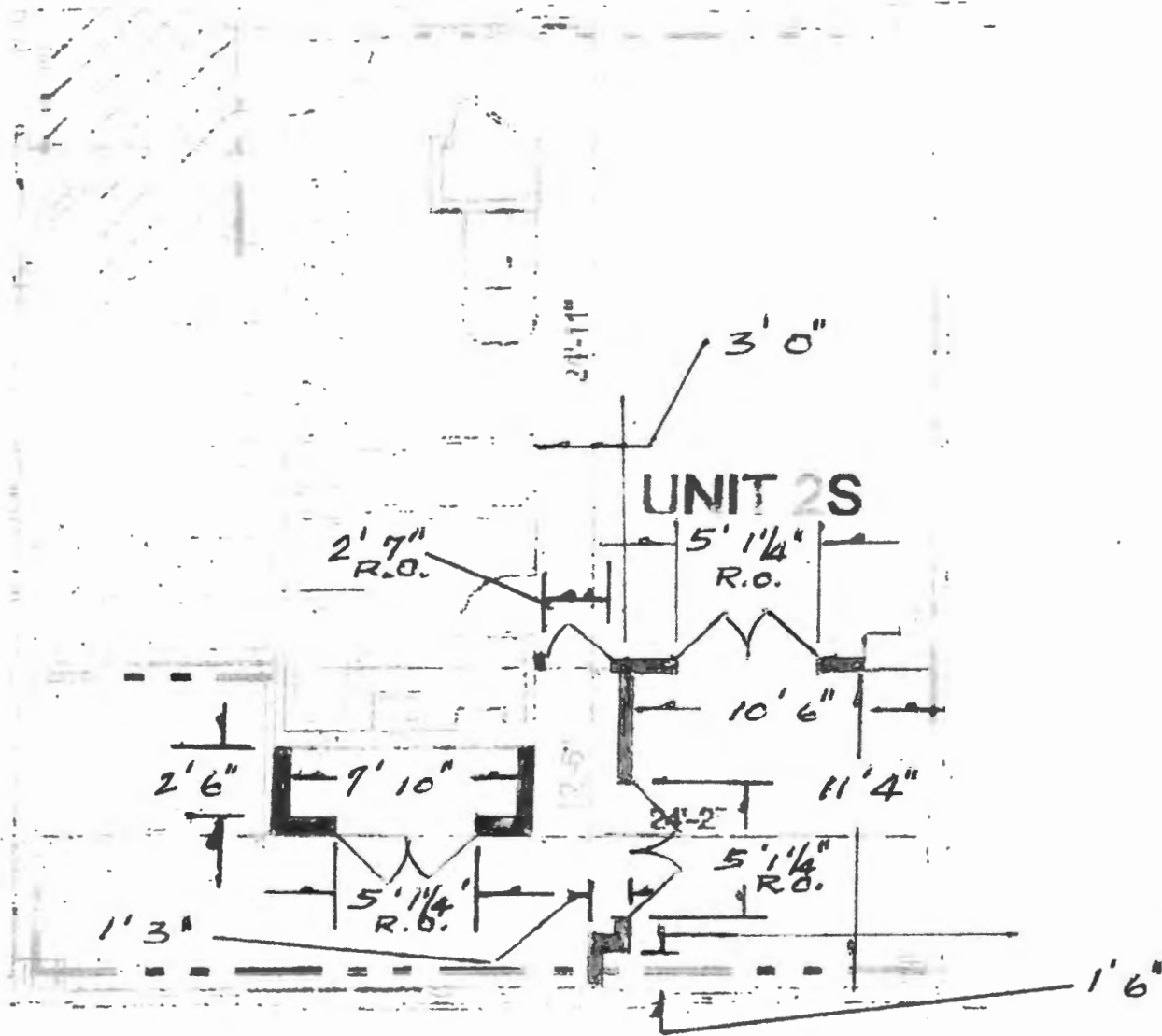
EXTENSION

The closing date of this Agreement is extended until _____ DATE

 SELLER DATE SELLER DATE

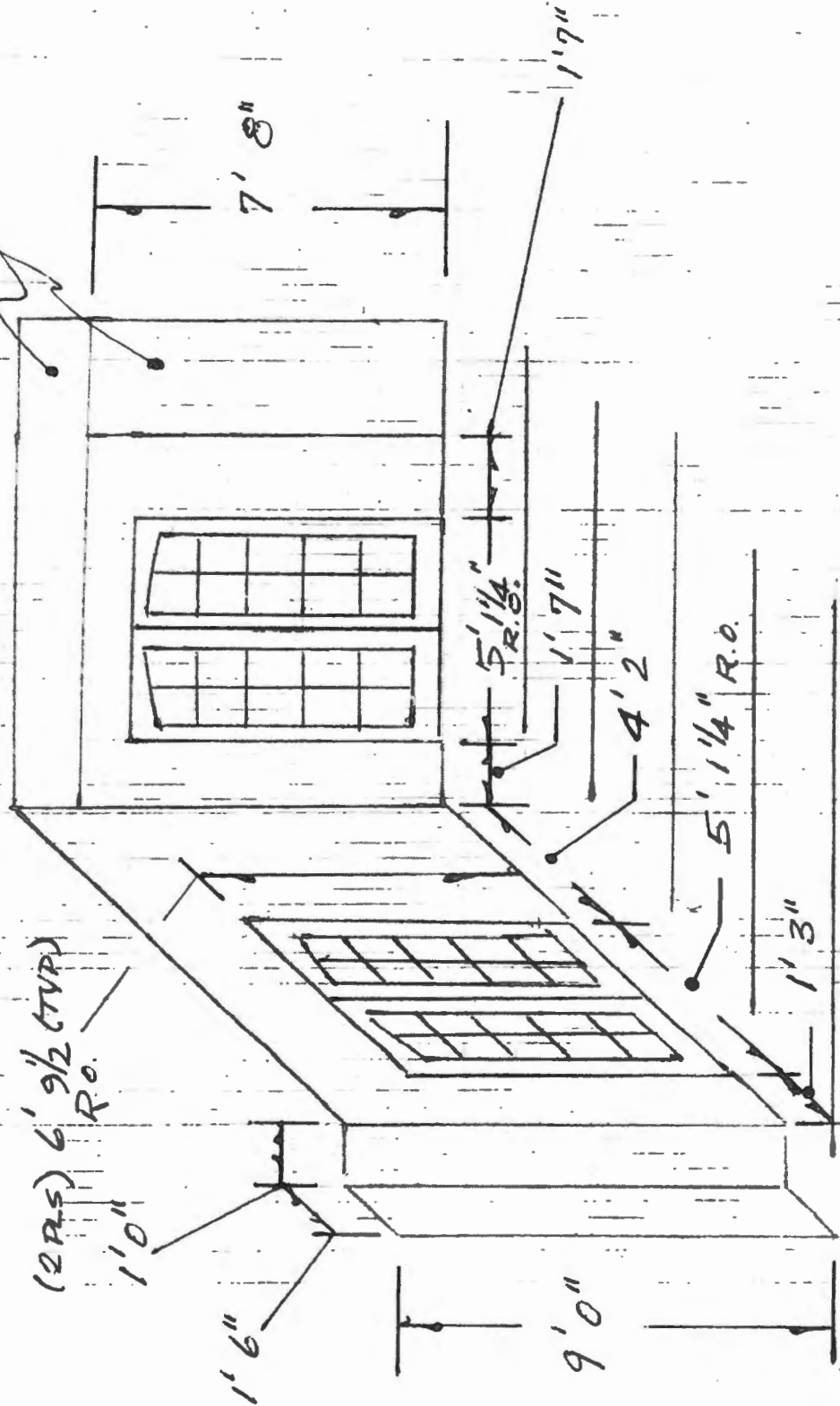
 BUYER DATE BUYER DATE



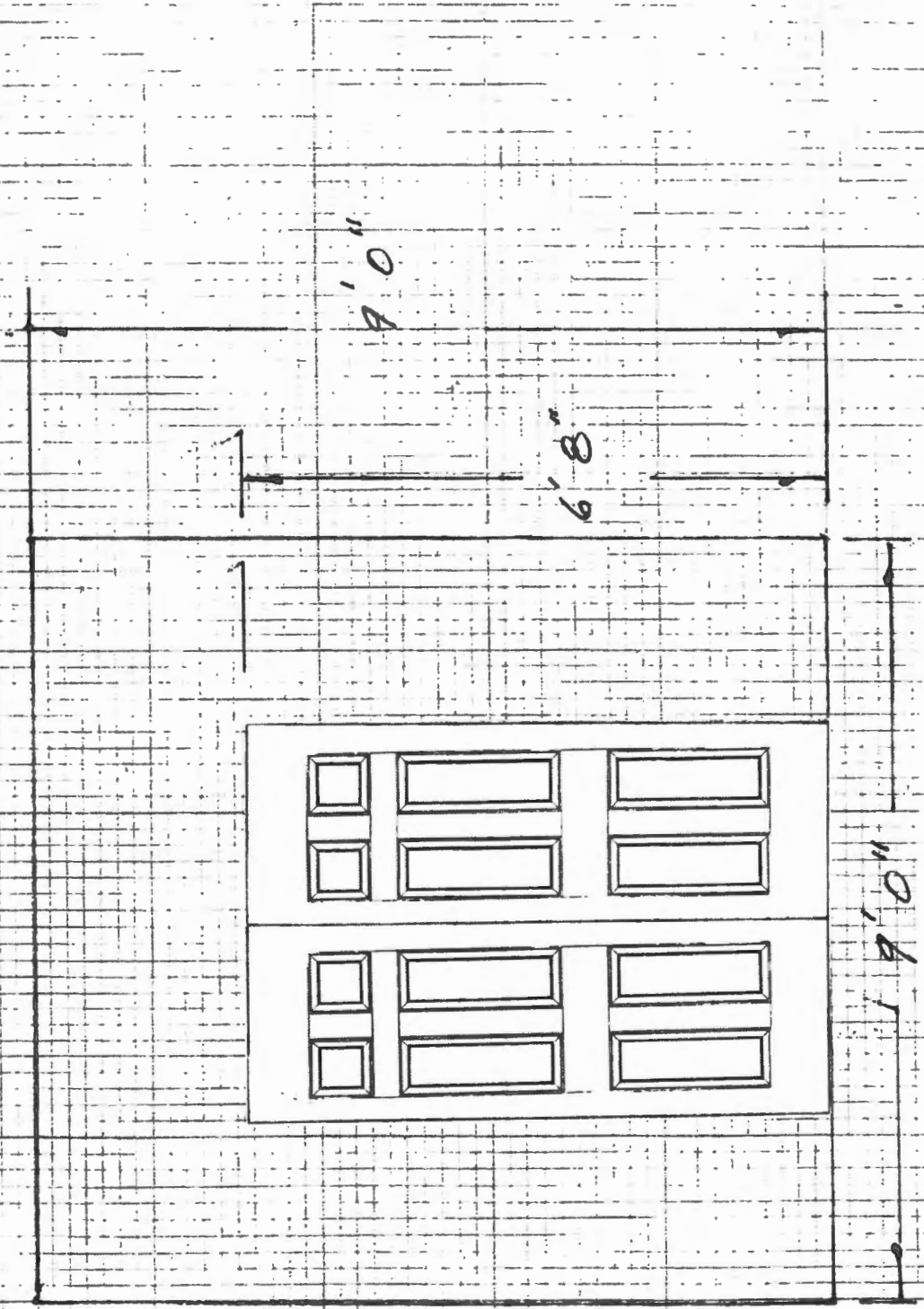
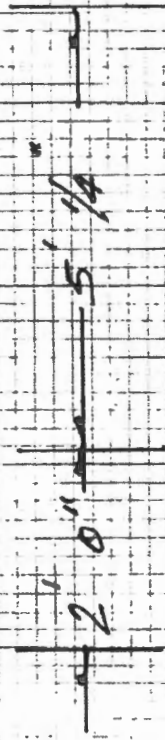


ISOMETRIC ELEVATION

EXISTING



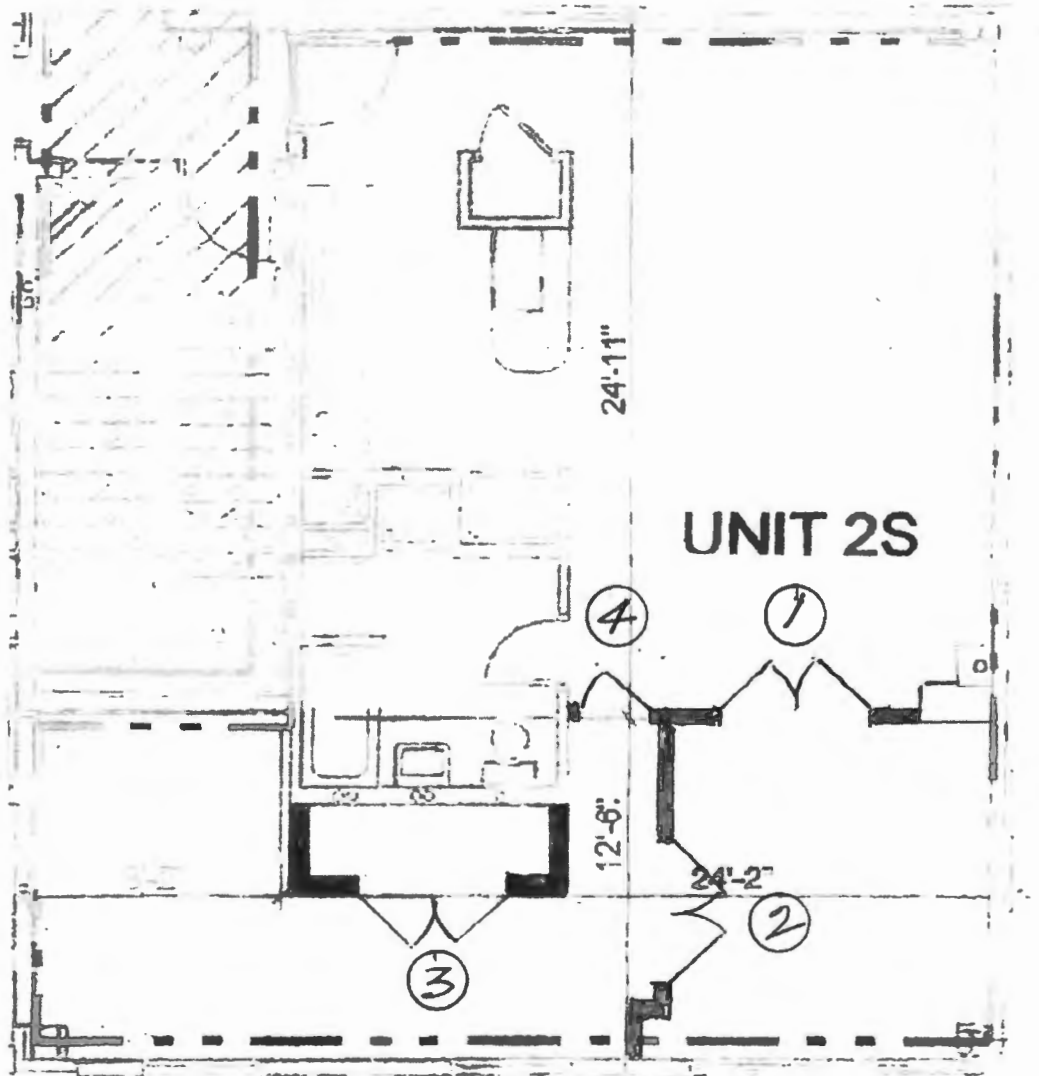
FRONT ELEVATION CLOSET



DOOR SCHEDULE

#	QTY	DESCRIPTION
1	2	SIMPSON 1420 2'6" x 6'8"
2	2	SIMPSON 1420 2'6" x 6'8"
3	2	SIMPSON 66 2'6" x 6'8"
4	1	SIMPSON 66 2'6" x 6'8"

NOTE ALL DOORS TO HAVE STEEL FRAMES
ALL DOORS MADE OF WOOD

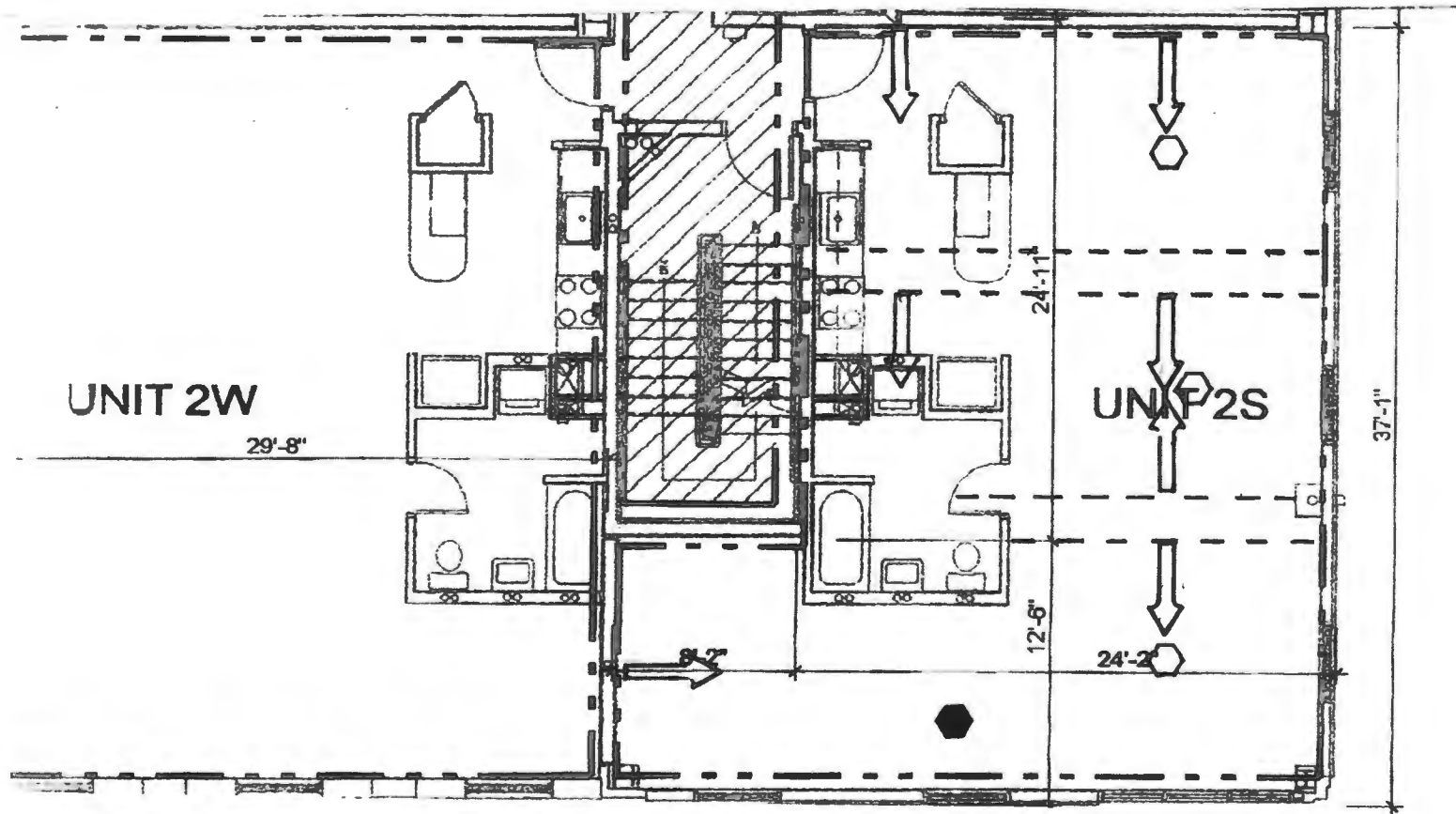


21 CHESTNUT STREET UNIT 2S SPRINKLER HEADS AND SMOKE ALARMS

SPRINKLER HEAD WITH DIRECTION OF PROTECTION ↑

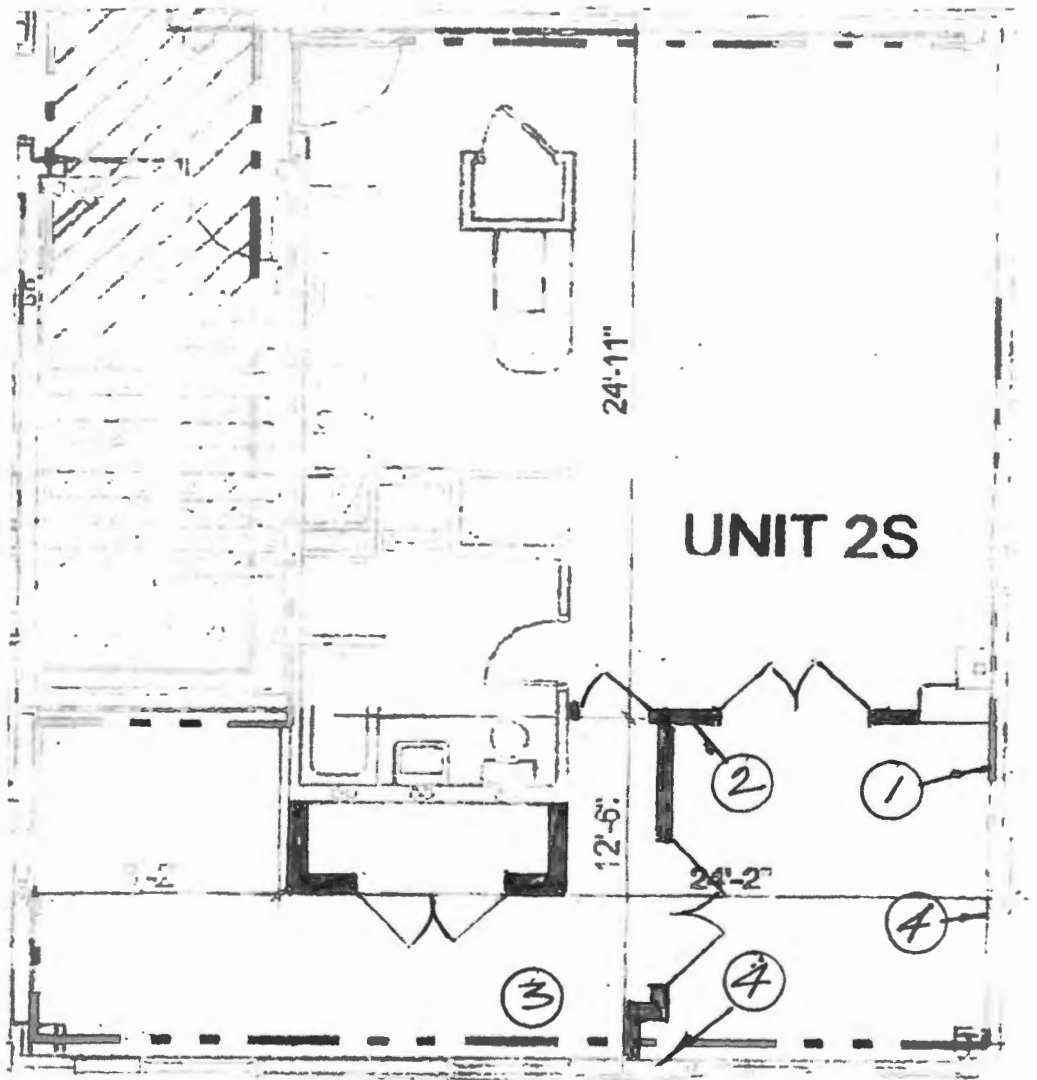
SMOKE ALARM (EXISTING) ○ (3)

SMOKE ALARM (PROPOSED) ● (1)

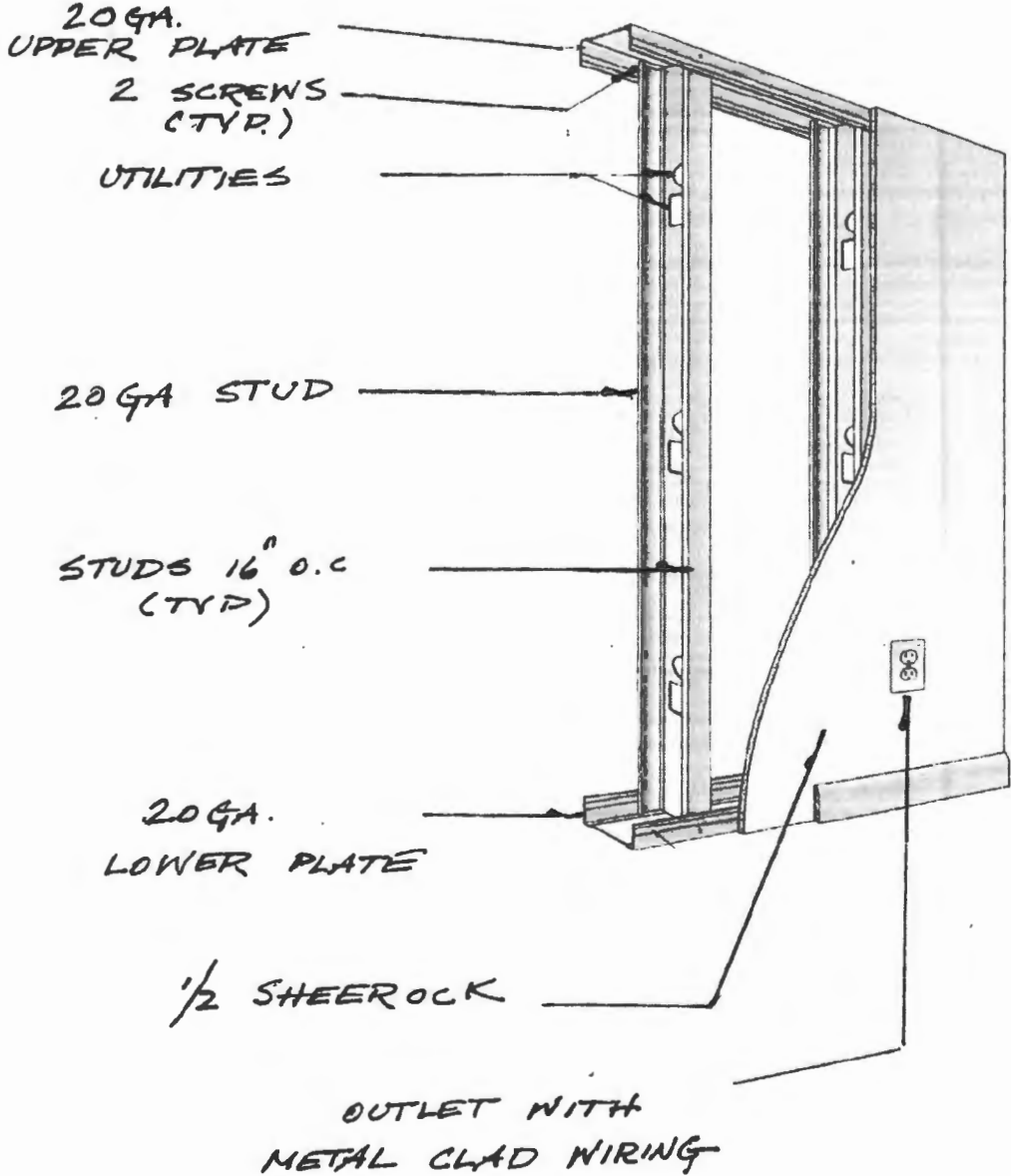


ELECTRICAL AND SMOKE/CO DETECTOR DETAIL

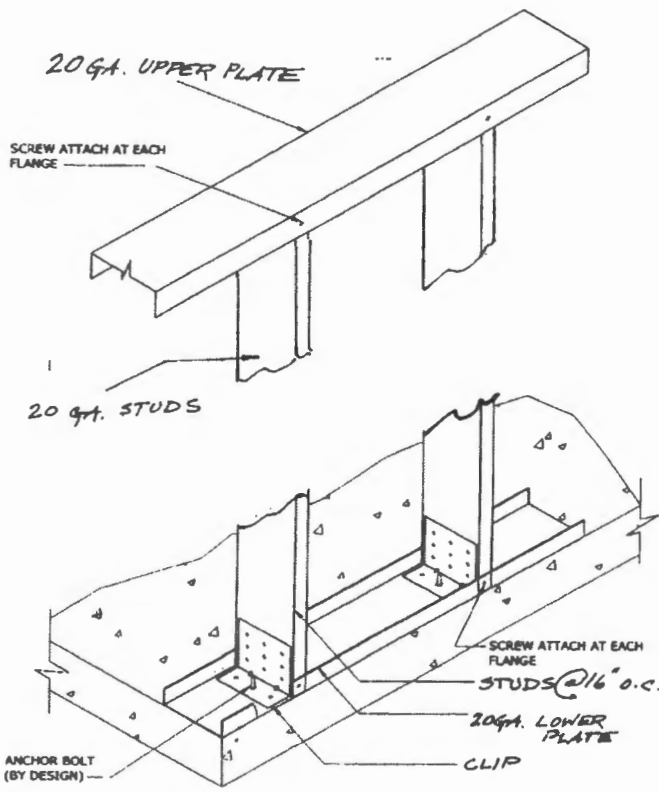
- ① 120V OUTLET ADDED TO EXISTING CONDUIT
- ② 120V OUTLET ADDED PER CODE METAL CLAD WIRE
- ③ SMOKE/CO DETECTOR ADDED ON CEILING (HARDWIRED)
WITH BAT.
- ④ EXISTING 120 V OUTLETS



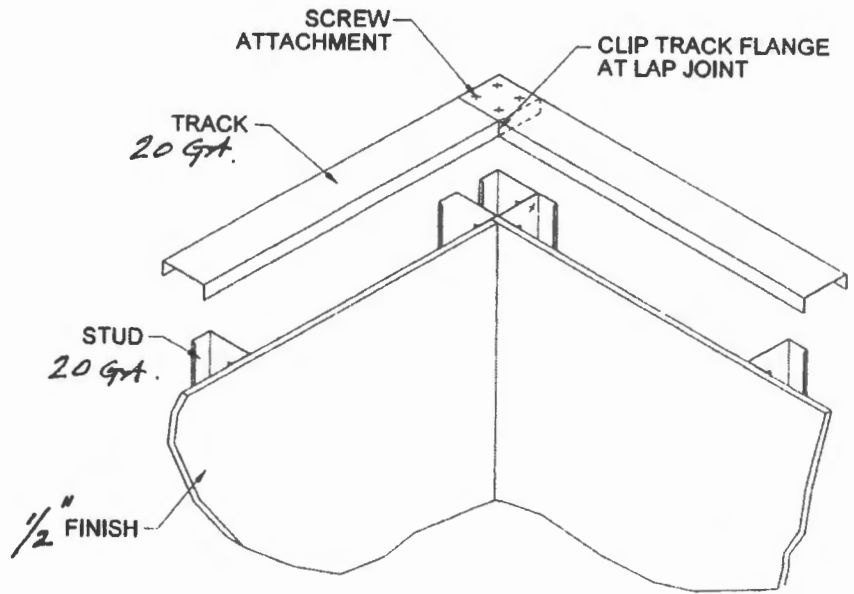
TYPICAL PARTITION CONSTRUCTION



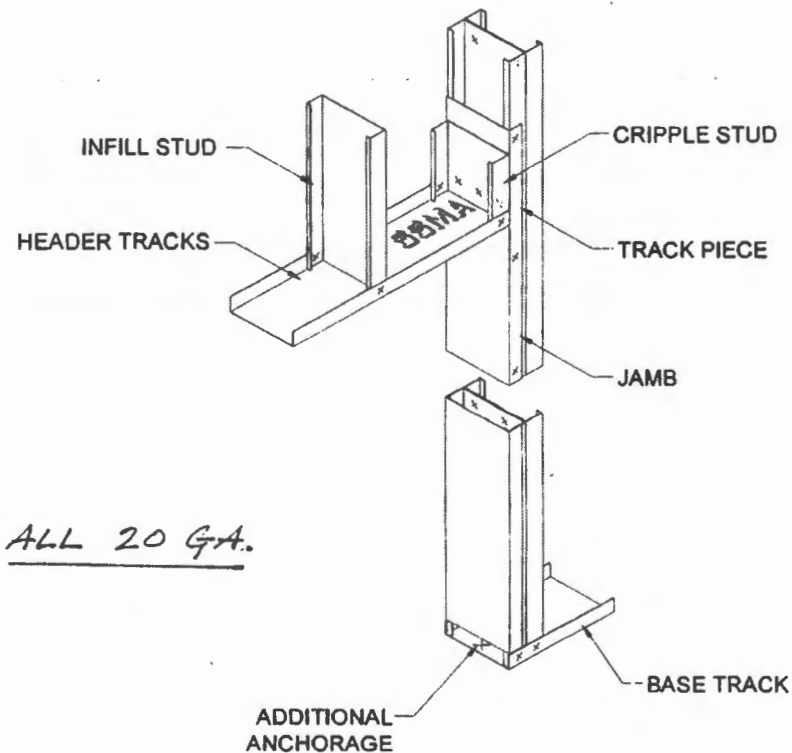
STEEL WALL DETAILS



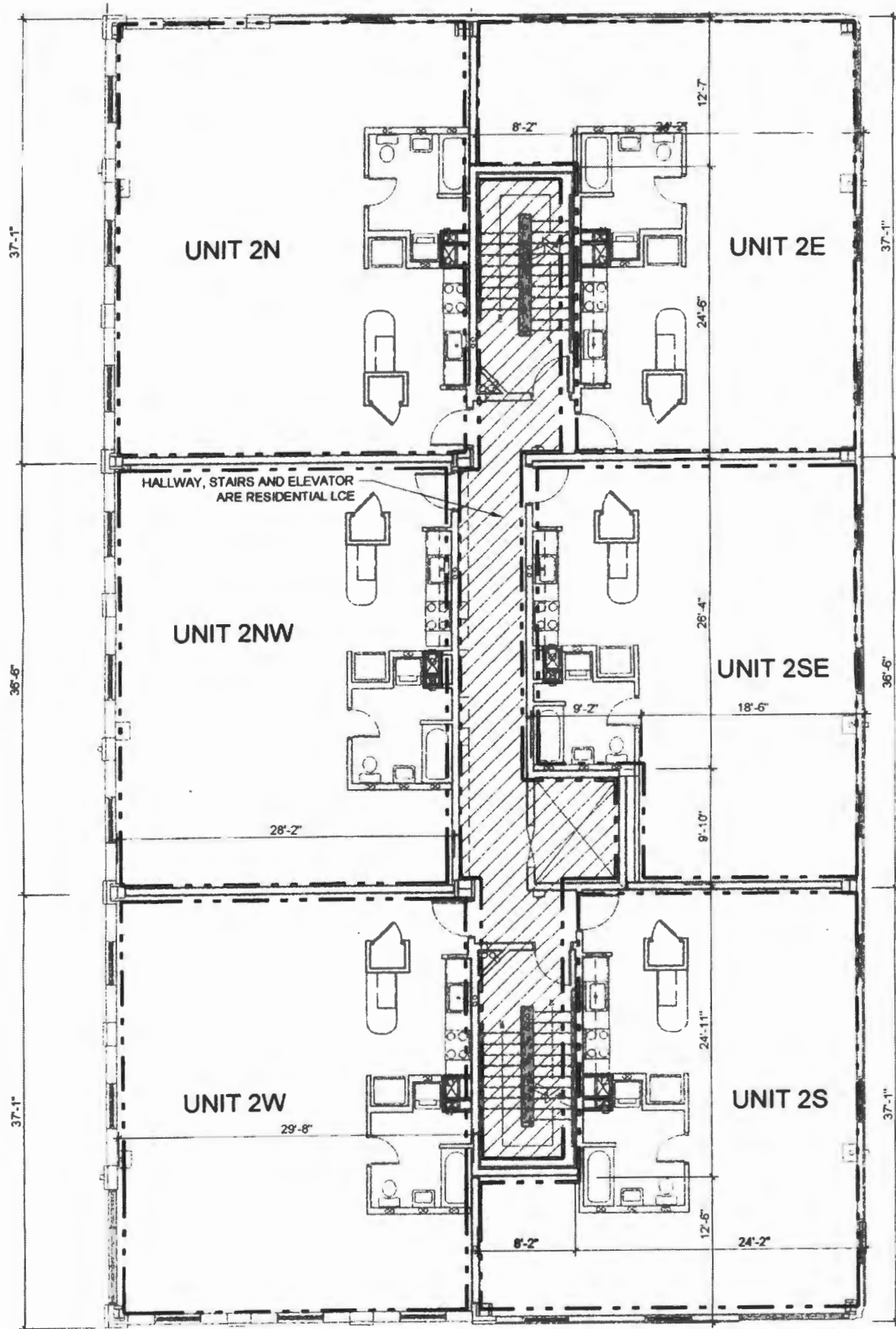
WALL DETAIL (TYP.)



CORNER DETAIL (TYP.)



DOOR FRAME DETAIL (TYP.)



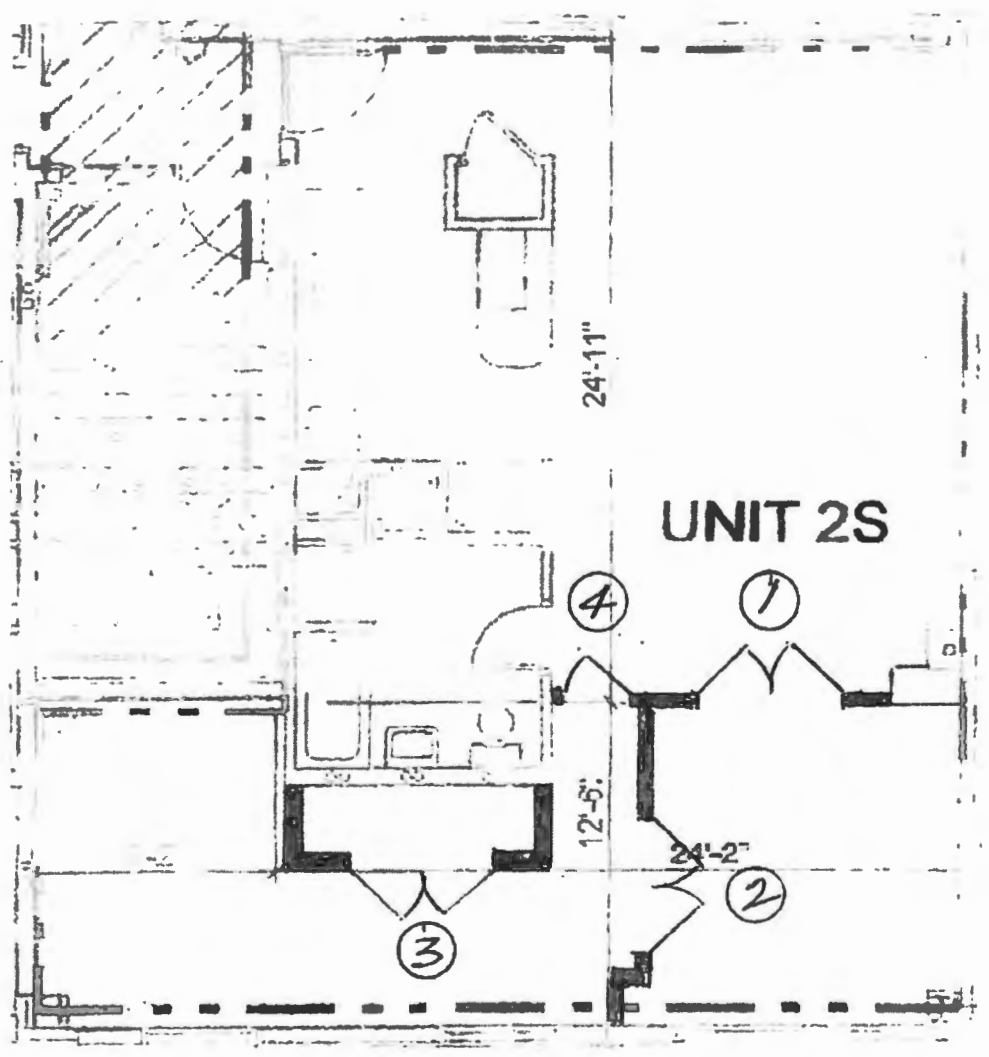
SECOND FLOOR PLAN

Plans approved by
 Damien -
 Jeff M...
 Manager
 Forensic Management

DOOR SCHEDULE

#	QTY	DESCRIPTION
1	2	SIMPSON 1420 2'6" x 6'8"
2	2	SIMPSON 1420 2'6" x 6'8"
3	2	SIMPSON 66 2'6" x 6'8"
4	1	SIMPSON 66 2'6" x 6'8"

NOTE ALL DOORS TO HAVE STEEL FRAMES
 ALL DOORS MADE OF WOOD





PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: visa, Check Number: 4599
Tender Amount: 70.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 7/5/2012
Receipt Number: 45695

Receipt Details:

Referance ID:	7164	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-07-4411-MF 3 - privacy wall and closet			
Additional Comments: 21 Chestnut St., Victor Morrel			

Thank You for your Payment!

Gayle Guertin - Fwd: Building permit documents for #202 Condo, unit 2S, 21 Chestnut Street, Portland

From: Tammy Munson
To: support staff
Date: 7/3/2012 1:36 PM
Subject: Fwd: Building permit documents for #202 Condo, unit 2S, 21 Chestnut Street, Portland
Attachments: Condo City of Porland final PDF with Association approval.pdf

>>> Victor Morrel <jakemorrel@yahoo.com> 7/3/2012 1:09 PM >>>

Folks,

I had originally emailed this PDF to Jeanie Bourke's email address. She replied that the files should be sent instead to this location. She told me that I also needed to mail a hard copy, which I will do. As I understand it, I do not forward the fee until you have the application.

Please let me know if you need additional information. Thanks, Jake Morrel

Victor "Jake" Morrel

Broker

Century 21 Moose Country

166 Moosehead Lake Road, Box 1168

Greenville, Maine 04441

jakemorrel@yahoo.com

207 695 3731 work

207 462 8191 car phone

207 924 5905 home

207 695 3710 fax work

Jeanie Bourke
Code Enforcement Officer / Plan Reviewer
City of Portland, Maine

06/30/2012

Jeanie,

These several files are my application to construct privacy walls and a closet in Condo 2S located at 21 Chestnut Street within The Chestnut Street Lofts.

I will pay the permit fee by credit card early next week.

Work will not start on the unit until my wife and I are the owners of record.

Please contact me if you need any additional information.

Thanks for your help.

Jake Morrel