



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 45 Brackett St CBL 044 E014001

Issued to Pohl Leslie N & /no contractor / self Date of Issue 06/06/2006

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0814 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Three Family, Type 5b, Use Group R-2, Boca 1999

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6/6/06 (Date) *Frank Mally* Inspector

Paul H. [Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 040814
MAR 25 2005
CITY OF PORTLAND

This is to certify that Pohl Leslie N & /no contractor self
has permission to Make 3rd unit legal and conforming

AT 45 Brackett St City of Portland 044 E014001

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 work on permit in progress before this building or part thereof is altered or closed-in. HEAVY 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. [Signature]
Health Dept.
Appeal Board
Other Department Name

[Signature] 3/24/05
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 ISSUED

Permit No: 04-0814	Issue Date: MAR 25 2005	CEI: 044 E014001
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Location of Construction: 45 Brackett St	Owner Name: Pohl Leslie N &	Owner Address: 45 Brackett St Apt 2	Phone: 874-0093
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: 2 unit multifamily	Proposed Use: 3 unit multifamily	Permit Fee: \$300.00	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Make 3rd unit legal and conforming		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB BOCA 1999	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: jodinea	Date Applied For: 06/15/2004	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>		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"/> Denied Date: <i>3/23/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved 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>[Signature]</i>

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0814	Date Applied For: 06/15/2004	CBL: 044 E014001
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Location of Construction: 45 Brackett St	Owner Name: Pohl Leslie N &	Owner Address: 45 Brackett St Apt 2	Phone: () 874-0093
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: legalizing one nonconforming unit for a total of 3 unit multifamily	Proposed Project Description: Make 3rd unit legal and conforming
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/23/2005
Note: 8/4/04 notices sent - no comments received from the notice 6/22/04 -NFPA sign off received with three comments 3/22/05 - received Housing sign off			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This property shall remain a three (3) family dwelling with the issuance and subsequent certificate of occupancy of this permit. 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: Tammy Munson	Approval Date: 03/24/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Contruction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in use ONLY. 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 06/22/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) the boiler shall be seperated with a minimum of one hour enclosure or with a smoke protected enclosure with a domestic sprinkler 2) smoke detectors shall be installed in accordance with NFPA 101 life safety code 3) vertical openings shall be fire rated with a minimum of one hour rating 			

Comments: 6/15/04-jodinea: ck for \$300.00 attached-permit application not marked paid
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Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNITS Section 14-391 – In effect March 24, 2004

Location/Address of Legalization: 45 Brackett St Portland, Maine 04102	
Tax Assessor's Chart, Block & Lot Chart# 044 Block# E Lot# 014	Owner: Leslie Phil / Robert Fiske Telephone: 874-0093 Address: 45 Brackett St. #2 Portland ME 04102
Contact name, address & telephone if different than above:	Cost of Work: \$ _____ Fee: \$ _____ \$300 per legalized unit & \$75 per C of O
Current # of legal D.U. 2	Requested # of units To be legalized: 1 Total bldg. units: 3
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <input checked="" type="checkbox"/> Tax Assessment records : 1981	
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: Regarding our purchase of 45 Brackett on 3/31/03. ① Copy of the Information Sheet from the Realtor ② Copy of the purchase and sale agreement showing 3 stoves & 3 refrigerators ③ Copy of the lease that was in place for Unit 3 when we purchased the house.	
I hereby certify that I am the Owner of record of the above 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 of applicant: Leslie Phil	Date: 6/6/04
This is NOT a permit, you may not commence ANY work until the permit is issued.	

From: Mike Nugent
To: Lannie Dobson
Date: Wed, Jul 7, 2004 12:29 PM
Subject: have you seen a permit for

45 Danforth St., it's to legalize a illegal dwelling unit? I know we were talking about on of these yesterday and I wasn't sure if this was the one

CC: Marge Schmuckal

June 7, 2004

Mary P. Davis
Loan Officer
Department of Planning and Development
City Hall
389 Congress St.
Portland, ME 04101

Dear Mary:

Thank you for your letter regarding our application for Lead Safe Housing at 45 Brackett St. We would like to address the issue that you raised about the legal number of units in our building. When we bought the building in March of 2003, we were under the impression that it was a legal three-unit. However, the copies that you sent from the City Zoning Administrator clearly contradict this.

Therefore, I am submitting our Application for Legalization of Nonconforming Dwelling Units (see attached). Thank you for doing some research and sending us the copies of old tax assessment records, those were quite helpful.

Please let me know if you find any problems with this application. Thanks again for all your help in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leslie Pohl", written in black ink.

Leslie Pohl

C15L 44-E-04

11) 623

11/11/91 45 Buckleff

PLANCBL

City of Portland, Maine

04 FEB 91

KCOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

044 - E -	- - C - 11	S1 - - K -	- - A - 26	- - A - 31
- - D -	- - C - 17	S1 - - E -	- - A - 27	- - - -
- - C - 4	- - C - 21	S0 - A - 20	- - A - 28	- - - -
- - C - 5	- - C - 23	- - A - 21	- - A - 29	- - - -
- - C - 6	- - C - 24	- - A - 22	- - A - 30	- - - -
- - C - 9	- - C - 27	- - A - 23	- - A - 31	- - - -
- - C - 12	- - C - 28	- - A - 24	- - A - 32	- - - -
- - C - 15	- - C - 30	- - A - 25	- - A - 33	- - - -

Continue []

Cancel []

Done []

105 Adapters

27 sheets



CITY OF PORTLAND

PAGE 2

**APPLICATION FOR
LEGALIZATION OF NONCONFORMING DWELLING UNITS**

NO written comments
I received from our
Notary

For Office Use Only:

Notices to owners of properties situated within 300 feet sent on: 8/4/2004

City Housing Ordinance compliance received on: 3/22/05 - ok from Maland
gave another one 3rd one to housing on 3/15/05 to housing

City NFPA compliance received on: 1/22/04 - 3 conditions
*(2) smoke det. 1 hr.
(3) boiler fire code*

Is ZBA action required? NO

Assessors 1981 shows 3 D.U. in different owner

*submitted site plan -
submitted floor plans*

ok

to Joeline → i. Gough
7/9/04 8/1/04

**IMPORTANT NOTICE FROM CITY OF PORTLAND
INSPECTIONS DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF ~~137~~ ^{45 Brackett} SPRING STREET**

leslie Pohl and Robert Fiske

45 Brackett

WHAT ~~Webber Enterprises, Inc (Sarah Webber)~~ owners of property located at ~~137 Spring~~ Street, have submitted an application to legalize one existing on-conforming dwelling unit for a total of ~~1~~ ³ dwelling units within the building.

check spelling

The legalization maybe permitted if the application can meet the requirements allowed under section 14-391 of the Zoning Ordinance.

WHEN If you have any objections to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to:

City of Portland Zoning Administrator
City Hall - Room 315
389 Congress Street
Portland, Maine 04101

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator at 207-874-8695. The office hours are 8:00 a.m. To 4:00 p.m. weekdays.



CITY OF PORTLAND

**CITY OF PORTLAND HOUSING CODE
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 45 Brackett St - 44-E-01A

Owner: Leslie N. Pohl & Robert Fiske

Address of Owner: Same Address **Telephone:** 874-0093

Applicant information if different than above:

Current number of legal units: 2

Number of units to be legalized: 1

total 3 D.U

Comments of approval or disapproval (list any and all conditions):

Signature: Franklin Wang **Date:** 3-27-05

2nd request 2/8/04 - 3rd request 3/17/05

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 45 BRACKETT STREET**

Issues: Leslie N. Pohl and Robert Fiske, owners of the property located at 45 Brackett Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

Feedback: If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315 389 Congress Street Portland, Maine 04101

FOR MORE INFORMATION

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ZONING DIVISION**

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IN THE VICINITY OF 45 BRACKETT STREET**

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ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 45 BRACKETT STREET**

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**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 45 BRACKETT STREET**

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FOR MORE INFORMATION

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Plot plan

PROPERTY LINE ↓

45 BRACKETT STREET
ROBERT R FISKE
LESLIE N PONC
6-6-04

ECC SWC.



BULKHEAD



CONCRETE WALKWAY

YARD

PROPERTY LINE ↓

FENCE

GARDEN

BRACKETT ST.
SIDEWALK



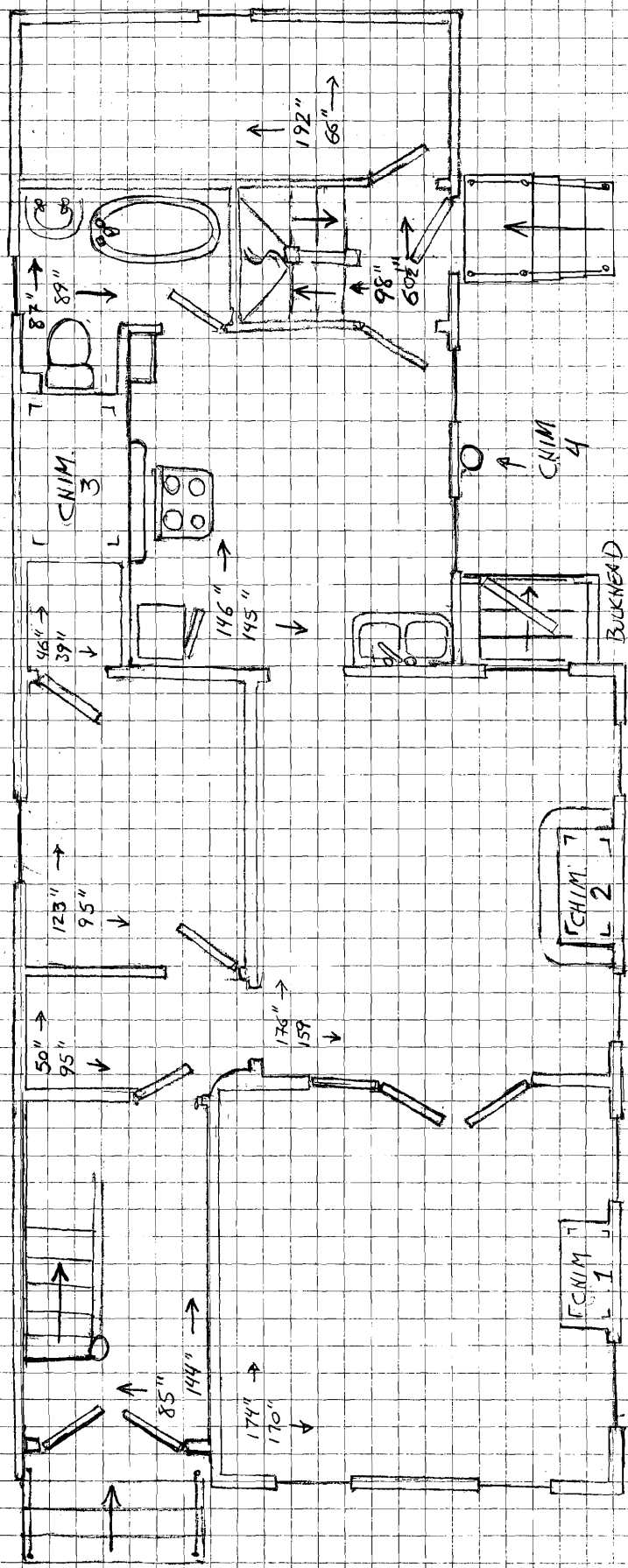
45 BRACKETT ST.

ROBERT R FISKE
LESLIE N POHL

6-4-04
SCALE 1:48 ~ 1/8" = 1 FOOT

1st FLOOR

CEILING - 98"

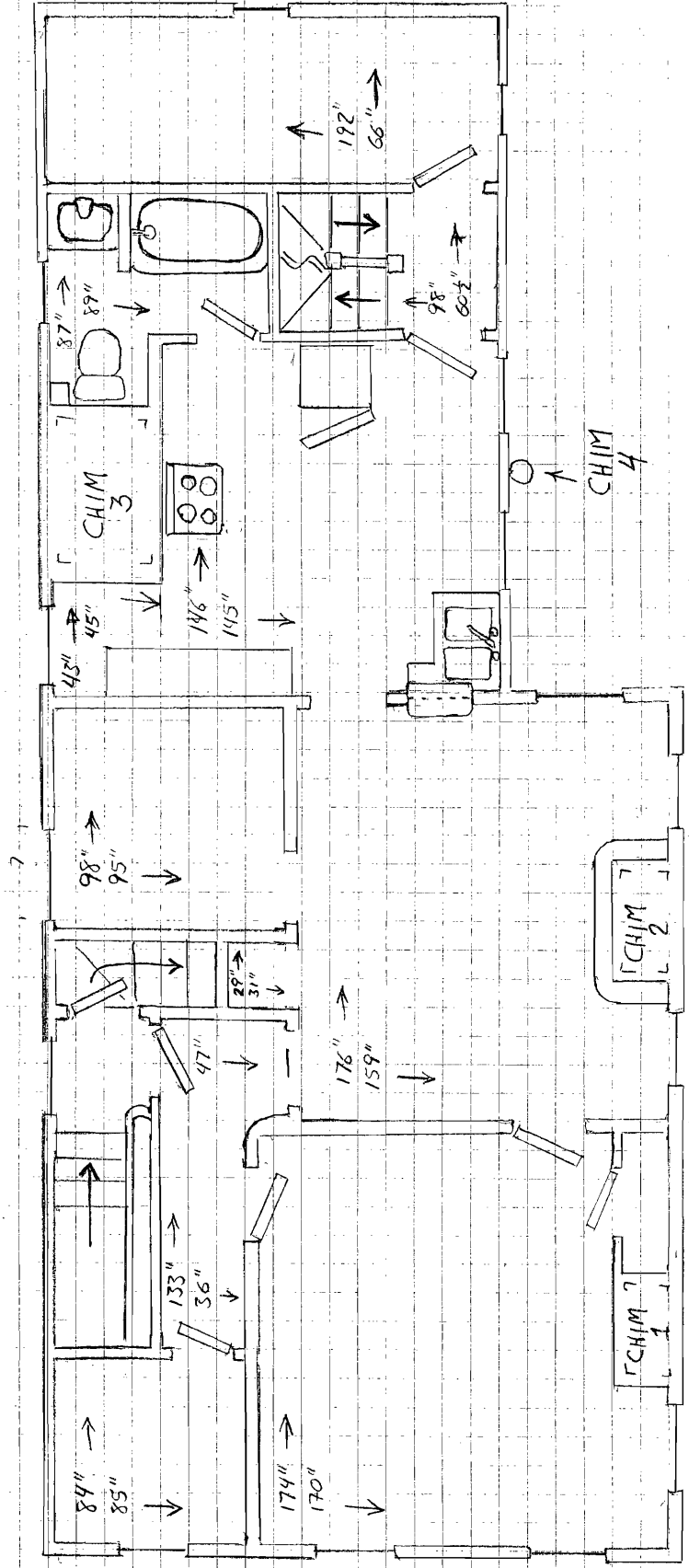


6-2-04

45 BRACKETT ST.
 ROBERT R FISKE
 LESLIE N POHL
 6-4-04

2nd FLOOR
 CEILING - 86"

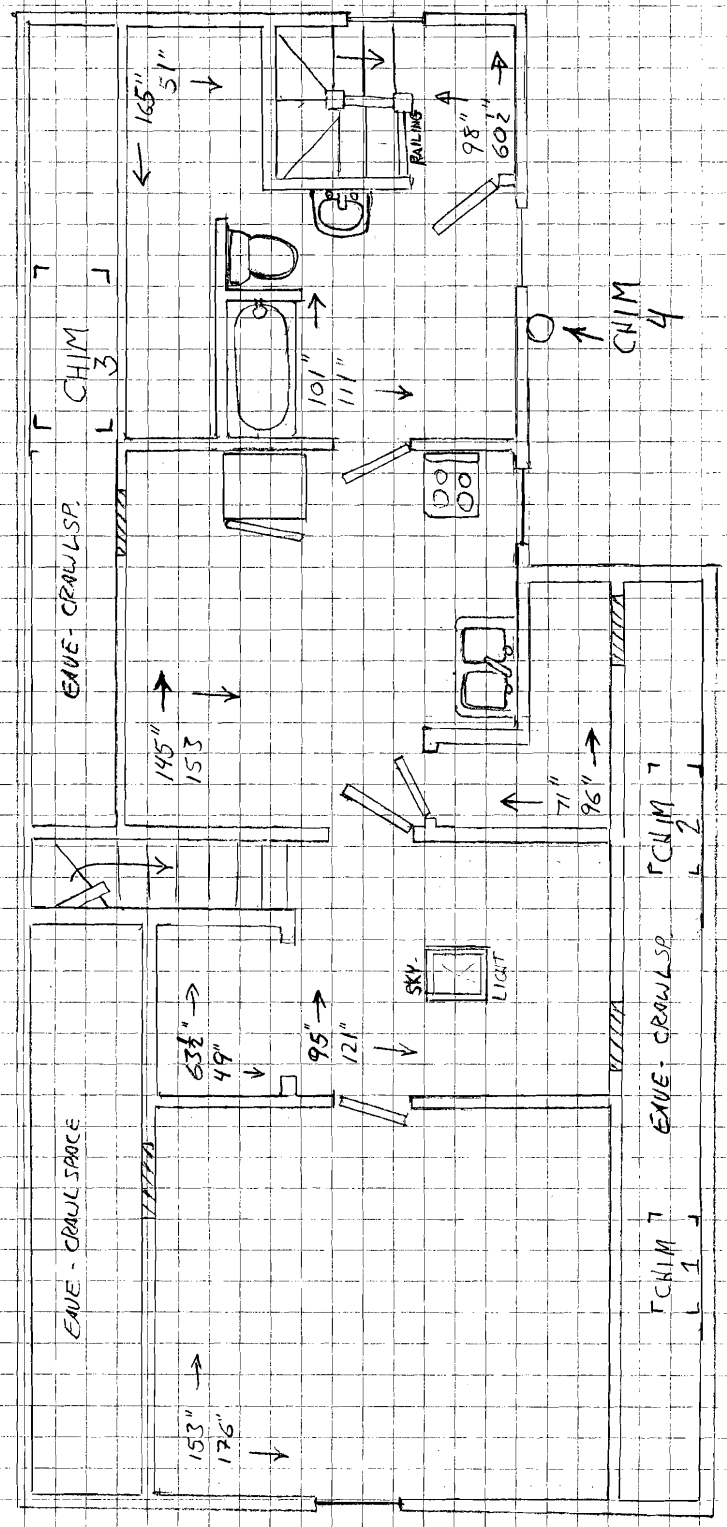
SCALE 1:1/8" = 1'0"



45 BRACKETT ST.
 ROBERT R FISKE
 LESLIE N POHL
 6-4-04

3RD FLOOR
 CEILING - 8 1/2"

SCALE 1:48 ~ 1/4" = 1 FOOT



08/03/2004

next DAY

SITE PLAN APPLICATION ID: 623 45 BRACKETT ST

8:32 AM

CB#	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
044 C004001	LEAPING FISH LLC	377 CUMBERLAND AVE PORTLAND, ME 04101	193 YORK ST	5
044 C009001	SPINELLA RONALD J & CHRISTINE L JTS	377 CUMBERLAND AVE PORTLAND, ME 04101	31 TYNG ST	4
044 C015001	PROMENADE PROPERTIES LLC	PMB 384 PO BOX 9715 PORTLAND, ME 04102	39 TYNG ST	7
044 C017001	CARDONE LORRAINE L & DOROTHY T JTS	45 TYNG ST PORTLAND, ME 04102	45 TYNG ST	2
044 C019001	HELLER NICHOLAS & JOSEPHINE CONTE JTS	47 TYNG ST PORTLAND, ME 04102	47 TYNG ST	1
044 C021001	BIGELOW GEORGE E	51 TYNG ST PORTLAND, ME 04102	51 TYNG ST	2
044 C023001	FORTIER JAMIE T	8 ALDER ST SOUTH PORTLAND, ME 04106	53 TYNG ST	3
044 C024001	FORESTATE ASSOCIATES LLC	ONE CITY CENTER PORTLAND, ME 04101	54 STATE ST	7
044 C027001	MORRISON STEPHEN H	PO BOX 25 A CUMBERLAND CENTER, ME 04021	156 DANFORTH ST	5
044 C028001	MORRISON STEPHEN H	PO BOX 25 A CUMBERLAND CENTER, ME 04021	158 DANFORTH ST	4
044 C030001	CARDONE DOROTHY T & LORRAINE L CARDONE JTS	45 TYNG ST PORTLAND, ME 04102	43 TYNG ST	1
044 D006001	GUTGSELL MICHAEL S & NANETTE D GUTGSELL JTS	32 TYNG ST #2 PORTLAND, ME 04102	32 TYNG ST	1
044 D008001	GUTGSELL MICHAEL S & NANETT D GUTGSELL JTS	32 TYNG ST #2 PORTLAND, ME 04102	34 TYNG ST	1
044 D009001	MATTOZZI DOMENICO & BONNIE	9 TATE ST PORTLAND, ME 04102	9 TATE ST	2
044 D010001	FAY MARTHA	P.O.BOX 2 ROUND POND, ME 04564	36 TYNG ST	2
044 D011001	MARLOWE DANIEL P	13 TATE ST PORTLAND, ME 04102	13 TATE ST	2
044 D012001	PARCAK AARON J & JOHN P PARCAK &	42 TYNG ST PORTLAND, ME 04102	42 TYNG ST	2
044 D013001	CARDONA MARY K	25 TATE ST #1 PORTLAND, ME 04102	25 TATE ST	1
044 D013002	SIMPSON JAMES P & SANDRA L	23 TATE ST #2 PORTLAND, ME 04102	23 TATE ST	1
044 D013003	ORNE JEFFREY C & NANCY I JTS	19 TATE ST #3 PORTLAND, ME 04102	19 TATE ST	1
044 D013004	WADSWORTH ROBERT L & DONNA M JTS	17 TATE ST #4 PORTLAND, ME 04102	17 TATE ST	1
044 D016001	PALEY DEBORAH C & DAVID H HULBERT JTS	48 TYNG ST PORTLAND, ME 04102	48 TYNG ST	1
044 D019001	COYNE MARY F ETAL	54 TYNG ST PORTLAND, ME 04102	54 TYNG ST	1
044 D020001	HABITAT FOR HUMANITY PORTLAND INC	PO BOX 10505 PORTLAND, ME 04104	TATE ST	0
044 D023001	SHERWOOD WARD C WWII VET	31 TATE ST PORTLAND, ME 04102	31 TATE ST	1
044 D024001	SHERWOOD WARD C	31 TATE ST PORTLAND, ME 04102	33 TATE ST	1
044 D026001	MAPLE KING LLC	2 ROMASCO LN PORTLAND, ME 04101	35 TATE ST	3
044 D028001	MAPLE KING LLC	2 ROMASCO LN PORTLAND, ME 04101	37 TATE ST	3
044 D029001	HONAN WILLIAM E	164 DANFORTH ST PORTLAND, ME 04102	164 DANFORTH ST	5

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
044 D031001	LEVANDOWSKI MICHAEL T & ANDREW A FLAKE	62 MAIN ST VINEYARD HAVEN , MA 02568	168 DANFORTH ST	3
044 D032001	REDLON REBECCA J	172 DANFORTH ST PORTLAND, ME 04102	172 DANFORTH ST	3
044 D033001	MUNROE NANCY A	50 TYNG ST PORTLAND , ME 04101	50 TYNG ST	3
044 E001001	SHELTON PAMELA WAKEFIELD	225 YORK ST # 1 PORTLAND, ME 04102	225 YORK ST	1
044 E001002	MURPHY-BAIRD MAUREEN	225 YORK ST # 2 PORTLAND, ME 04102	225 YORK ST	1
044 E001003	SNOW DAVID J	225 YORK ST # 3 PORTLAND, ME 04102	225 YORK ST	1
044 E001004	NIELSEN JULIANNA	225 YORK ST #4 PORTLAND, ME 04102	225 YORK ST	1
044 E002001	OLIVER MARY E WID WWII VET	227 YORK ST PORTLAND, ME 04102	227 YORK ST	1
044 E003001	ORNE BERNARD L	8 READ RD WINDHAM, ME 04062	231 YORK ST	0
044 E004001	MEUSE-HAYDEN BARBARA & ALICE M MEUSE LIFE INTEREST	12 TATE ST PORTLAND, ME 04102	12 TATE ST	2
044 E006001	NOONAN MARY RITA	31 BRACKETT ST PORTLAND, ME 04102	31 BRACKETT ST	2
044 E008001	GREENE FREDERICK H III & JANE M BERGERON JTS	35 BRACKETT ST PORTLAND, ME 04102	35 BRACKETT ST	1
044 E009001	MACLEOD ALEXANDER B	14 TATE ST PORTLAND, ME 04102	14 TATE ST	2
044 E010001	WHITE SHOSHANNAH	39 BRACKETT ST PORTLAND, ME 04102	39 BRACKETT ST	2
044 E011001	MURPHY JAMES F	16 TATE ST PORTLAND, ME 04102	16 TATE ST	2
044 E012001	CLARK JOHN M	41 BRACKETT ST PORTLAND, ME 04102	41 BRACKETT ST	2
044 E013001	VINEY FRANKLIN W VN VET TD & MARION G JTS	20 TATE ST PORTLAND, ME 04102	18 TATE ST	2
044 E014001	POHL LESLIE N & ROBERT R FISKE JTS	45 BRACKETT ST APT 2 PORTLAND, ME 04102	45 BRACKETT ST	3
044 E015001	SCOTT MEREALD E & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	22 TATE ST	1
044 E016001	YANKOWSKY RICHARD A KW VET	47 BRACKETT ST PORTLAND, ME 04102	47 BRACKETT ST	2
044 E018001	NILES STEPHEN M & HOLLY J SHEEHAN JTS	49 BRACKETT ST PORTLAND, ME 04102	49 BRACKETT ST	2
044 E020001	VERRILL THOMAS A	51 BRACKETT ST PORTLAND , ME 04102	51 BRACKETT ST	1
044 E021001	PORTER J FREEMAN	15 BALLARD ST SOUTH PORTLAND , ME 04106	55 BRACKETT ST	6
044 E023001	PORTER J FREEMAN	15 BALLARD ST SOUTH PORTLAND , ME 04106	59 BRACKETT ST	6
044 E024001	HOBLE EDWARD A & DAVID GARRITY JTS	174 DANFORTH ST PORTLAND, ME 04102	174 DANFORTH ST	2
044 E025001	HOBLE EDWARD A & DAVID J GARRITY JTS	174 DANFORTH ST PORTLAND , ME 04102	176 DANFORTH ST	4
044 E026001	NAPOLITANO TIMOTHY A	PO BOX 2310 SOUTH PORTLAND , ME 04116	180 DANFORTH ST	10
044 E027001	DUEST JUDITH & DAVID W JTS	53 BRACKETT ST PORTLAND, ME 04102	53 BRACKETT ST	1
057 E001001	VANREENEN JO ANN & CHRISTOPHER HORTON JTS	100 GRAY ST PORTLAND, ME 04102	100 GRAY ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 E002001	CRANE CHARLES D	98 GRAY ST PORTLAND, ME 04102	98 GRAY ST	3
057 E003001	HOLMES-SMITH JULIET & S CAMPBELL BADGER JTS	96 GRAY ST PORTLAND, ME 04102	96 GRAY ST	1
057 E004001	LUTHY JAMES A & NANCY A MERROW JTS	94 GRAY ST PORTLAND, ME 04102	94 GRAY ST	1
057 E005001	KOLBERT DANIEL M & LAURA L CIANCHETTE JTS	90 GRAY ST PORTLAND, ME 04102	90 GRAY ST	1
057 E006001	FOSTER MARC C	90 BRACKETT ST PORTLAND, ME 04102	90 BRACKETT ST	3
057 E007001	ANGLE BETHANY	14 WINTER ST PORTLAND, ME 04102	88 BRACKETT ST	5
057 E008001	WAGABAZA DAVID A	211 DANFORTH ST PORTLAND, ME 04102	211 DANFORTH ST	1
057 E009001	NICHOLOS PAULINE	207 DANFORTH ST PORTLAND, ME 04102	207 DANFORTH ST	1
057 E010001	NICHOLOS PAULINE	201 DANFORTH ST PORTLAND, ME 04102	201 DANFORTH ST	1
057 E011001	DOHERTY ROBERT J & JOANNE M JTS	193 DANFORTH ST PORTLAND, ME 04102	193 DANFORTH ST	1
057 E012001	KOPACK STANLEY M R KW VET	84 R BRACKETT ST PORTLAND, ME 04102	84 BRACKETT ST	1
057 E013001	DUNN MAUREEN E	84 BRACKETT ST PORTLAND, ME 04102	84 BRACKETT ST	1
057 E014001	FOLEY MARGARET M	82 BRACKETT ST PORTLAND, ME 04102	82 BRACKETT ST	2
057 E015001	MCARDLE ROBERT D & RICHARD ROTHLSBERGER JTS	80 BRACKETT ST PORTLAND, ME 04102	80 BRACKETT ST	1
057 E016001	DOHERTY THOMAS P	187 DANFORTH ST PORTLAND, ME 04102	187 DANFORTH ST	2
057 K001001	DANA LORIE G	208 DANFORTH ST PORTLAND, ME 04102	208 DANFORTH ST	3
057 K002001	HARPER ELAINE M	61 JEFFERSON ST SOUTH PORTLAND, ME 04106	206 DANFORTH ST	7
057 K003001	HAFFENREFFER RUDOLF IV	200 DANFORTH ST PORTLAND, ME 04102	200 DANFORTH ST	2
057 K004001	LAUDAMUS LEIF & HILARY APTOWITZ JTS	198 DANFORTH ST PORTLAND, ME 04102	198 DANFORTH ST	1
057 K005001	ROSENTHAL VICTORIA A	196 DANFORTH ST PORTLAND, ME 04102	196 DANFORTH ST	3
057 K006001	CHANDLER GRETE L	194 DANFORTH ST PORTLAND, ME 04102	194 DANFORTH ST	4
057 K007001	HAWKES PETER B & ELIZABETH B JTS	192 DANFORTH ST PORTLAND, ME 04102	192 DANFORTH ST	2
057 K008001	FINK ARTHUR J	10 NEW ISLAND AVE PEAKS ISLAND, ME 04108	190 DANFORTH ST	3
057 K009001	THOMSEN THOMAS W	188 DANFORTH ST PORTLAND, ME 04102	188 DANFORTH ST	4
057 K011001	BROWN JESSICA M	62 BRACKETT ST PORTLAND, ME 04102	62 BRACKETT ST	2
057 K012001	WILEY PHYLLIS M	62 BRACKETT ST PORTLAND, ME 04102	62 BRACKETT ST	3
057 K013001	DANA MATTHEW P	14 W ELM ST YARMOUTH, ME 04096	57 CLARK ST	3
057 K014001	MILLER ROSEMARY	27 SALEM ST PORTLAND, ME 04102	27 SALEM ST	1
057 K015001	MULQUEENEY DAVID	31 NEW RD SCARBOROUGH, ME 04074	19 SALEM ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 K016001	NICHOLS DIANE M	17 SALEM ST PORTLAND, ME 04102	17 SALEM ST	1
057 K018001	FOLEY PETER D & JOYCE L JTS	7 SALEM ST PORTLAND, ME 04102	7 SALEM ST	3
057 K019001	CLOWES ELIZABETH DABROSKY	5 SALEM ST PORTLAND, ME 04102	5 SALEM ST	1
057 K020001	FOX STEPHEN H	20 SCHOOL ST PORTLAND, ME 04102	60 BRACKETT ST	3
057 K021001	KIDDER HOLLY M	56 BRACKETT ST PORTLAND, ME 04102	3 SALEM ST	3
057 K023001	FOLEY MICHAEL B	15 SALEM ST PORTLAND, ME 04102	15 SALEM ST	1
057 K024001	PAREKH RAHUL	184 D ADA AVE MOUNTAIN VIEW, CA 94043	21 SALEM ST	3
057 K025001	MILOSE RUTH	64 1/2 BRACKETT ST R PORTLAND, ME 04102	64 BRACKETT ST	2
058 A020001	SARFATY KAREN	46 SALEM ST PORTLAND, ME 04102	46 SALEM ST	1
058 A021001	GAUDET CLAUDE J & SHIRLEY M JTS	206 MOUNTAIN RD FALMOUTH, ME 04105	42 SALEM ST	4
058 A023001	DALE WILLIAM M JR & ELIZABETH GIESE JTS	40 SALEM ST PORTLAND, ME 04102	40 SALEM ST	1
058 A024001	COYNE JO ELLEN	36 SALEM ST PORTLAND, ME 04102	36 SALEM ST	2
058 A026001	ELLIS STEVEN	PO BOX 201 GORHAM, ME 04038	44 CLARK ST	1
058 A027001	MUSHIAL ERIK & CAITLIN J JTS	42 CLARK ST PORTLAND, ME 04102	42 CLARK ST	3
058 A029001	GRAHAM LANI F B	PO BOX 10368 PORTLAND, ME 04104	32 CLARK ST	3
058 A032001	MCGARVEY MICHELLE J & SHANE MCGARVEY JTS	45 SUMMER ST PORTLAND, ME 04102	45 SUMMER ST	1
058 A033001	YANKOWSKY JAMES N & KIMBERLY S JTS	49 SUMMER ST PORTLAND, ME 04102	49 SUMMER ST	2
058 A034001	TALBOT DENISE A	51 SUMMER ST PORTLAND, ME 04102	51 SUMMER ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 105

to Joanne

7/9/04

044 E 014

**IMPORTANT NOTICE FROM CITY OF PORTLAND
INSPECTIONS DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF ~~137~~ ^{45 Brackett} SPRING STREET**

Leslie Pohl and Robert Fiske

45 Brackett

WHAT ~~Webber Enterprises, Inc (Sarah Webber)~~ owners of property located at ~~137 Spring~~ Street, have submitted an application to legalize one existing on-conforming dwelling unit for a total of ~~1~~ ³ dwelling units within the building.

help spelling

The legalization maybe permitted if the application can meet the requirements allowed under section 14-391 of the Zoning Ordinance.

WHEN If you have any objections to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to:

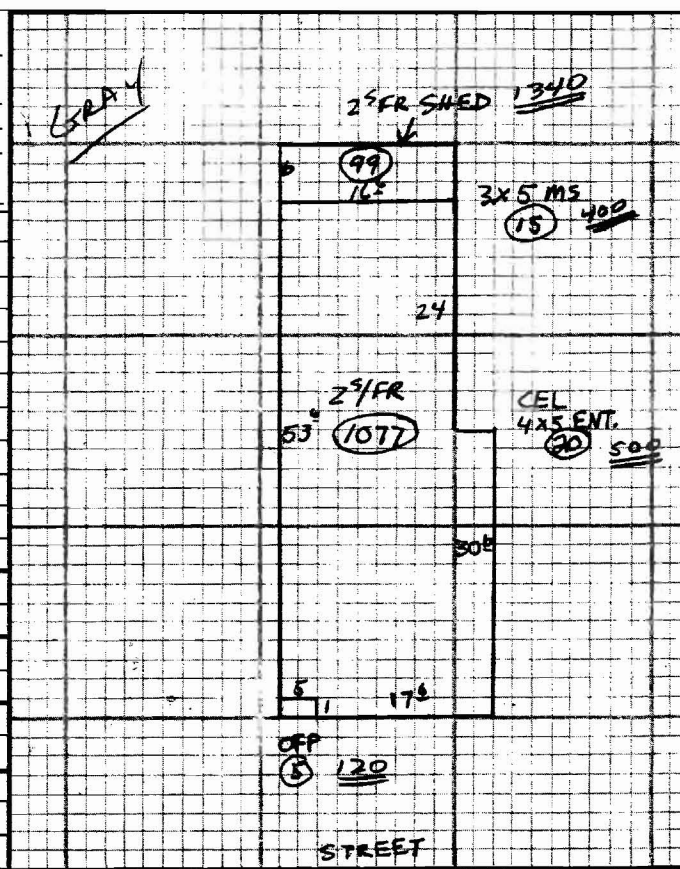
City of Portland Zoning Administrator
City Hall - Room 315
389 Congress Street
Portland, Maine 04101

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator at 207-874-8695. The office hours are 8:00 a.m. To 4:00 p.m. weekdays.

V	VACANT LOT	OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
(D)	DWELLING DATA	SINGLE FAMILY		ADDITION POINTS		0 MASONRY TRIM	
CONSTRUCTION		TWO FAMILY		GRADE FACTOR		0 MODERNIZED KITCHEN	
2.0 STORY		APARTMENT 3 ✓		C & D FACTOR		0 RECREATION ROOM	
1 BRICK 4 CONC. BLK. 7 STONE		NO. UNITS		C & D FACTOR		0 WOODBURNING FIREPLACE	
2 SPLIT-LEVEL 3 FR. & MAS. 6		OTHER		CDU		0 BASEMENT GARAGE	
AGE		COTTAGE		DEPRECIATION		0 ATTACHED GARAGE	
ERECTED 1 000		UNFIN.		DWELLING COMPUTATIONS			
REMODELED 19		FIN. OPEN		19 19 19 19			
LIVING ACCOMMODATIONS		FIN. DIV.		BASE PRICE 55,490			
TOTAL ROOMS 11		PLUMBING M 0		PLUMBING 4,000			
BED ROOMS 4		BATHROOM 3		BASEMENT			
FAMILY ROOMS 0		TOILET ROOM		BASEMENT FIN.			
FULL BATHS 3		FLUSH		ATTIC 4,760			
HALF BATHS 0		LAVATORY		HEATING			
TOTAL FIXTURES 13		SHOWER - EXTRA		ADDITIONS 2,360			
FOUNDATION		KITCHEN SINK 3		DORMERS			
BASEMENT & ATTIC		HOT WATER HEATER 1		TOTAL BASE 68,610			
CONCRETE		NO PLUMBING		GRADE FACTOR 1.05			
FIN. BSMT. AREA 20		WATER ONLY		TOTAL 72,040			
DNC. BLOCK WALLS		REMODELING DATA		TOTAL 72,040			
HEAD ROOM 016		KITCHEN		C & D FACTOR 1.10			
RICK STONE WALLS		PLUMBING		REPL. COST 79,240			
GARAGE S D		HEATING		DEPREC. 60,100			
IERS/SLAB/CRAWL		GENERAL		R.C.L.D. 28,530			
ASEMENT - FULL		H/W OFF F		OTHER BUILDINGS AND YARD			
0 1/4 1/2 3/4				0			
FINISHED ATTIC ✓							
DORMER L/F							
EXTERIOR WALLS							
WOOD VINYL ALUM.							
HINGLES - WOOD							
HINGLES - ASPHALT							
HINGLES - ASBESTOS							
RICK VENEER							
LANKET INSULATION							
DOOF INSULATION							
ROOFING							
HINGLES - ASPHALT							
HINGLES - WOOD							
HINGLES - ASBESTOS							
LATE							
OLL							
FLOORS							
CONCRETE							
ARTH							
INE							
ARDWOOD							
SPH. TILE							
ARPET							
NOTES:							
OWNER							
TENANT							
NO ANSWER							
INSPECTED							
REFUSED ENTRY							
INFO @ DOOR							
REFUSED INFO							

TOTAL BASE		68,610
GRADE FACTOR		1.05
TOTAL		72,040
OTHER FEATURES		
TOTAL		72,040
C & D FACTOR		1.10
REPL. COST		79,240
DEPREC.		60,100
R.C.L.D.		28,530



OTHER BUILDINGS AND YARD		TYPE CODE	
0		01 GARAGE	
		02 CARPORT	
		03 PATIO	
		04 SHED	
		05 POOL	
		06 BARN	

NOTES: RENT
 1st owner
 2nd 200 3rd owner HEATE!
 3rd UNKNOWN

# NO. OF ENTRIES		TOTAL VALUE	
TOTAL VALUE - BUILDINGS		YEAR	
28,530			
NOTES:			

Husband not home

DOWNEAST REALTY, INC.

125 Ocean Street
South Portland, Maine 04106
Telephone (207) 767-3497
Fax (207) 799-8867

①
- 4th night after bridge
- 3rd or night



As per Dea
\$2250 to
close

**45 BRACKETT STREET
PORTLAND, MAINE 04102**

3-Unit Apartment House

Price \$ 239,000

**For More Information Call
Gregory Nisbet
Downeast Realty 767-3497**

→ Incl. heat/hot water
water/sewer
→ pay electricity

Ask Ed!

Start at \$190
Deposit \$5000 → towards closing costs
Start \$210 contingent on the inspection.

95-Scarboro
430

SECTION II. UTILITIES

A. ELECTRICAL: AMPS: 220 Volt Service [X] Yes [] No [X] Circ. Breakers [X] Fuses
Are you aware of any malfunctions? [] Yes [X] No
If Yes, Explain:

B. PIPING: Type: [X] Copper [] Brass [] Galv [X] PVC [] Lead
Are you aware of any malfunctions? [] Yes [X] No
If Yes, Explain:

C. ROOF: Type: Asphalt Shingle Age: Unknown Condition:

D. BASEMENT: [X] Full [] Partial [] Crawl [] Slab [] Outside Entrance [] Dirt [X] Concrete
[] Finished [X] Floor Drain [] Sump Pump [] Wet [] Dry
Comments:

E. HEATING SYSTEM: Type/Fuel: Forced Hot Water - Oil Age: Unknown
Fuel Supplier: B & B Annual Cost/Consumption: @ \$2548 per year
System Servicer: Last Serviced:
Are you aware of any malfunctions: [] Yes [X] No If Yes, Explain:

F. HOT WATER: Type: [] Elec. [] Gas [] Oil [X] Off Heat Unit [] Other
If other, describe:
Is tank or unit rented? [] Yes [X] No Annual Cost:
Are you aware of any malfunctions? [] Yes [X] No If Yes, Explain:

G. WATER SUPPLY: Please answer all questions regardless of type of water supply:
Type of System: [X] Public [] Private [] Seasonal [] Unknown
[] Drilled [] Dug [] Other
Installation: Location:
Installed By: Date of Installation:
What is the source of your information?:
Use: Number of persons currently using system?
Does system supply water for more than one household? [] Yes [] No [] Unk
Malfunctions: Are you aware of or have you experienced any malfunctions? [] Yes [X] No
Water Test: Have you had the water tested? [] Yes [] No
If Yes, date of most recent test: Are test reports available? [] Yes [] No
To your knowledge, have any test results ever been reported as unsatisfactory
Or satisfactory with notation? [] Yes [] No Tests Available? [] Yes [] No

H. WASTE WATER DISPOSAL:
Type of System: Public: [X] Yes [] No Private: [] Yes [] No Quasi-Public: [] Yes [] No
- If Public or Quasi-Public:
Have you experienced any problems such as line or other malfunctions? [] Yes [X] No
What steps were taken to remedy the problem?
- If Private:
Tank: [] Septic Tank [] Holding Tank [] Cesspool [] Other:
Tank Size: [] 500 Gal. [] 1000 Gal. [] Unknown [] Other:
Tank Type: [] Concrete [] Metal [] Unknown [] Other:
Location: Date of Installation: [] Unknown
Date of Last Servicing: Name of Service Company:
Have you experienced any malfunctions? [] Yes [] No
If yes, give the date and describe the problem:
Leach Field: [] Yes [] No Type: Location:
If Yes: Date of installation of leach field: Installed by:
Date of last serving: Name of Service Company:
Have you experienced any malfunctions? [] Yes [] No
If yes, give the date and describe the problem:
Is system located in a shoreland zone? [] Yes [] No [] Unknown
Source of information: Comments:
Attachment explaining current problems, past repairs or additional information? [] Yes [X] No

SECTION V. GENERAL INFORMATION

- A. Are you aware of any encroachments, easements, rights-of-way, leases, zoning variances, flood hazard areas, Government restrictions or restrictive covenants on the property? Yes No
If yes, explain:
What is the source of your information?
- B. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space, Farmland, Homestead or Veteran? Yes No Unknown
If yes, explain:
- C. Have you made any additions or structural changes or other alterations to the property? Yes No
If yes, explain:
- D. Is there anything else that you feel you should disclose to a prospective Buyer because it may materially affect the value of the property e.g.; zoning changes, non conforming units, structural/mechanical defects or repairs, previously corrected or currently needed, etc.? Yes No
If yes, explain:
- E. Is the property covered by a Home Warranty Contract? Yes No
- F. Additional information not covered by this disclosure: **None**

Attachments explaining additional information for this section: Yes No
Comments:

SELLER'S STATEMENT:

The undersigned Seller represents that the information set forth in the foregoing disclosure statement, and Attachments if any, is accurate and complete. Seller does not intend this disclosure statement to be a Warranty or guarantee or any kind. Seller hereby authorizes Downeast Realty, Inc. to provide This information to other Real Estate Brokers and Agents and to prospective Buyers. Seller will notify Downeast Realty, Inc. immediately in writing if any information set forth in this Disclosure Statement becomes inaccurate or incorrect in any way through the passage of time.

BUYER'S RECEIPT AND ACKNOWLEDGMENT:

1. Buyer has carefully inspected the property and has been advised to have the property examined by professional inspectors. Buyer acknowledges that no Broker or Agent involved in this transaction is an expert at detecting or repairing physical defects in the property.
2. Buyer understands that the property is to be sold in its present condition as is, without warranties or guarantees of any kind by Seller or Broker or Agent. No representations concerning the condition are being relied on except as stated above or in a purchase and sale agreement.
3. Buyer has received and reviewed owner's deed of subject property.
4. If Buyer is represented by a Buyer Broker, both Buyer and Buyer Broker have read and understand this Seller's Disclosure statement.
5. Buyer has been informed of the opportunity to purchase a home warranty in the event Seller has declined to furnish the same to the Buyer.

Seller: _____ Date: _____ Buyer: _____ Date: _____

Seller: _____ Date: _____ Buyer: _____ Date: _____

THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

0056883

BK 5759PG245

2

WARRANTY DEED

Know All Men By These Presents That I, William H. Dawson
of PO Box 7102, Portland,
County of Cumberland and State of Maine,

for consideration paid, grant to David M. Epright

of 21 Redlon Road, Portland,
County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon 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, I have hereunto set my hand(s) this 26th day of
September, 2000.

Wendy L Swan
Witness

William H Dawson
William H. Dawson

State of Maine
County of Cumberland ss.

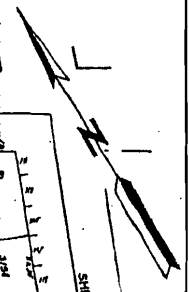
On this 26th day of September, 2000, personally appeared before me the
above named William H. Dawson

and acknowledged the foregoing to be his/her/their free act and deed.

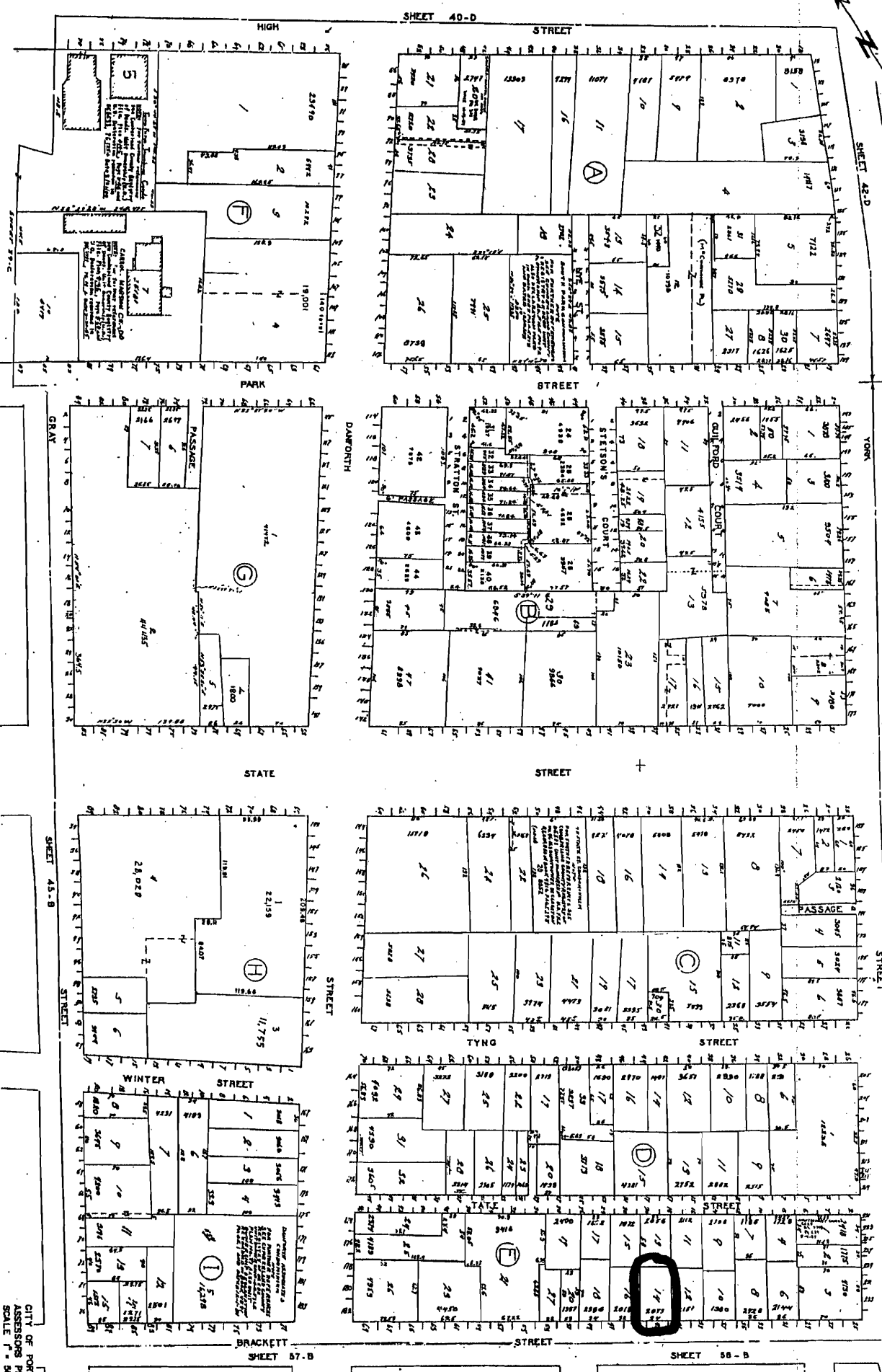
Wendy L Swan
Notary Public, Attorney at Law

Return to: David M. Epright
21 Redlon Road
Portland ME 04102

10/13/04



No 44



RETRACED 2-21-67
CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

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PURCHASE AND SALE AGREEMENT

FEBRUARY 13 2003

FEB. 15, 2003 Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Leslie N. POKLY & ROBERT R. FISKE (hereinafter called "Buyer") of PORTLAND and ASH MEADOWS LLC (DAVID EPRIGHT) (hereinafter called "Seller") of

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all) part of the premises situated in municipality of PORTLAND, County of CUMBERLAND, State of Maine, located at 45 BRACKETT STREET and described in deed(s) recorded at said County's Registry of Deeds Book(s) 15759 Page(s) 245. If "part of" see Other Conditions (paragraph 26) for explanation.

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 and electrical fixtures are included with the sale except for the following: Seller represents that all mechanical components of fixtures will be operational at the time of closing except:

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: (3) STOVES + (3) REFRIGERATORS Seller represents that such items shall be operational at the time of closing, except:

5. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of PRICE \$ 225,000.00 of which DEPOSIT \$ 5,000.00 is included herewith as an earnest money deposit, and an additional amount of DEPOSIT \$ will be paid by (date) . The balance due amount of... BALANCE DUE \$ 220,000.00 is to be paid by certified or bank check, upon delivery of the Deed.

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

6. EARNEST MONEY/ACCEPTANCE: DOWNEAST REALTY ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until FEBRUARY 17, 03 (date) 12:00 AM PM ; and, in the event of Seller's 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.

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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 APRIL 30 2003 / 4/15/03 (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 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

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 for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

Rev.2002

Page 1 of 4 - P&S

Buyer(s) Initials

Initials

Seller(s) Initial

Initials

Phone:

Fax:

Produced with ZipForm™ by RE Partner, LLC 18025 Faxon Mills Road, Clinton Township, Michigan 48036, (800) 383-8806

15 April 03 [Signatures]

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. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) _____ Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Fuel in tank (shall shall not) be paid by Buyer (cash price as of date of closing). 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. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

13. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Agent makes no warranties regarding the condition, permitted use or value of Sellers' real or personal property. This Agreement is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>14</u> days	j. Other Air Tests	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
b. Environmental Scan	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	k. Mold	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
c. Sewage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	l. Lead Paint	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
d. Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	m. Pests	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
e. Water Quantity	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	n. Pool	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
f. Radon Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	o. Zoning	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
g. Other Water Tests	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	p. Code Conformance	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
h. Radon Air Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	q. Other	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
i. Asbestos Air Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days				

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection 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 inspection or other condition specified herein is unsatisfactory to Buyer, 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 inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

14. HOME SERVICE CONTRACTS: At closing, the property will will not be covered by a Home Warranty Insurance Program to be paid by Seller Buyer at a price of \$ _____.

15. FINANCING: This Agreement is subject to Buyer obtaining an approved Conventional mortgage of 80 % of purchase price, at an interest rate not to exceed 6.12 % and amortized over a period of 30 years.

- a. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement.
- b. Buyer to provide Seller with mortgage commitment letter from lender showing that Buyer has secured the loan commitment within _____ days of the Effective Date of the Agreement.
- c. If either of these conditions is not met within said time periods, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- d. After (a) and (b) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed with the financing. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- e. Buyer agrees to pay no more than 0 points. Seller agrees to pay \$ 0 toward points and/or Buyer's closing costs.

Page 2 of 4 - P&S Buyer(s) Initials BS Seller(s) Initials DLK

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

GREGORY NISBET of DOWNEAST REALTY represents SELLERS
 Listing Agent Agency

EDWARD CONNOLLY of ERA AGENCY I represents BUYERS
 Selling Agent Agency

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.

17. MEDIATION: Any dispute or claim 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 of the American Arbitration Association. 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. DEFAULT: 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.

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

20. 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.

21. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

22. ADDENDA: Lead Paint - Yes No ; Other - Yes No
 Explain: _____

23. 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 days prior to closing.

24. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on Page 1 of this Agreement. The use of "by (date)" or "within ___ days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

25. CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the parties and their agents to receive a copy of the entire closing statement.

26. OTHER CONDITIONS: _____

[Handwritten initials]

[Handwritten initials]

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.

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 Bureau of Taxation.

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.

Jessie J. Ouel
BUYER

242-11-8921
SS# OR TAXPAYER ID#

K.R. Cole
BUYER

005-66-3406
SS# OR TAXPAYER ID#

Buyer's Mailing address is 263 YORK STREET, PORTLAND, ME.

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. If the earnest money is forfeited by Buyer, it shall be distributed as follows:

Signed this 14th day of February 2003
[Signature]
SELLER 172 42 4167
SS# OR TAXPAYER ID#

SELLER _____ SS# OR TAXPAYER ID# _____

Seller's Mailing address is 21 Reddon Rd, Portland me 04101

Offer reviewed and refused on _____ SELLER _____

SELLER _____ SELLER _____

EXTENSION: The time for the performance of this Agreement is extended until _____ DATE _____

BUYER _____ DATE _____ SELLER _____ DATE _____

BUYER _____ DATE _____ SELLER _____ DATE _____

Maine Association of REALTORS®/ Rev. 2002
All Rights Reserved.



STANDARD FORM APARTMENT LEASE
(Terminable on 30 Days Written Notice)

Date: OCT 31-02

This is a Lease of Apartment No. 3

located at 45 Blackata, Portland, Maine

The Landlord is: Ash Meadows House LLC.

PO Box 188, Cumberland Center, Maine 04021-0188

Telephone: (207) 829 6672

David Spright
Mari Dandeyter

The Tenant is: Jayson Parks
Drivers License # _____ Maine/other state (list) _____

The term of this lease is 1 year(s), beginning on NOV 1-02, and ending on OCT 31-03

although it is possible that the term may end sooner based upon 30 days written notice by either Landlord or Tenant, or as explained later in the Lease. Landlord and Tenant agree that each of them has various rights and duties, and that this Lease is subject to certain conditions, as follows:

•FOR MAINTENANCE THE TENANT SHOULD CONTACT

Gene Lord, or Gayle (Name) (207) 284 2673 or cell (207) 232 1803, fax (207) 2862381 (Telephone) (fax)
994 Portland Rd. (Address) Saco Me (City)

•To be filled in only where maintenance is performed by Managing Agent.

JP

TP

9. **ANIMALS:** No dogs, cats, birds or other animals may be kept in the Apartment or allowed anywhere else in the Building or on the Landlord's property without the Landlord's written permission. The Landlord may decide, even after giving written permission that a particular animal may not be allowed to stay. If the animal belongs to the Tenant, the Tenant must, immediately upon notice from the Landlord, arrange to have the animal removed.

10. **CONSIDERATION FOR OTHERS:** Everyone living in the Building must be a good and considerate neighbor who understands and respects the fact that other persons should not be bothered by noise or other disturbances.

10.1. Any tenant who is the subject of two or more police visits for noise will have their lease cancelled immediately and will be given 7 days to quit the premises and remove their belongs without recourse to receive deposit or prorated rent returned.

10.2. The Apartment can be used only as a residence, and no business activity of any nature may take place

Note: A loud party is one example of something which the Tenant must avoid. Another example is playing a television, radio or record player with the volume turned up too high. Musical instruments should only be played at times when others in the Building won't be annoyed. It is also important to maintain the good appearance of the Building, and the Tenant must never place any object on an outside window sill or hang or shake anything outside the Apartment.

11. **REPAIR AND MAINTENANCE:** Both the Landlord and the Tenant have responsibility for the repair and maintenance of the Apartment.

11.1. If the Landlord gives written permission for the Tenant to install the Tenant's own equipment, such as refrigerators, washing machines and dryers, dishwashers, stoves, garbage grinders, and electrical fixtures, the Tenant must properly install and maintain the equipment and make all necessary repairs.

11.2. The Tenant is also required to keep all toilets, wash basins, sinks, showers, bathtubs, stoves, refrigerators and dishwashers in a clean and sanitary condition. The Tenant must exercise reasonable care to make sure that these facilities are properly used and operated. In general, the Tenant will always be responsible for any defects resulting in abnormal conduct by the Tenant.

11.3. Whenever the Tenant uses the Apartment or any other part of the Building, the Tenant must exercise reasonable care to avoid damage to floors, walls, doors, windows, ceiling, roof, staircases, porches, chimneys, or other structural parts of the Building.

Note: As long as the Tenant complies with all of these duties, the Landlord will make all required repairs at the Landlord's expense to make sure that the Apartment is livable and fit for human habitation. If the Tenant wishes to request reasonable maintenance, the Tenant should contact the Landlord unless a managing agent is named at the beginning of this agreement.

12. **ENTRY BY LANDLORD:** Whenever permitted by law, the Landlord will be entitled to enter the Apartment even though the term of the Lease has not yet ended. Entry is permitted:

12.1. the Landlord wants to inspect the Apartment or make repairs.

12.2. the Landlord wants to show the Apartment to other persons who may be interested in buying the property, making a mortgage loan to the Landlord.

12.3. for renting the Apartment after the Tenant has moved out.

12.4. The Landlord can also enter the Apartment if it appears to have been abandoned by the Tenant or if the Landlord obtains an appropriate court order.

Note: Future laws may authorize entry for the other reasons as well. If the Landlord ever notices that the Tenant is not properly maintaining the Apartment or is otherwise failing to comply with the Tenant's obligations under this Lease, the Landlord has the right to correct the problem and charge the Tenant for any reasonable costs which the Landlord incurs in doing so. The Tenant must then promptly reimburse the Landlord for these costs. Except in the case of emergency, or if it is impracticable to do so, the Landlord shall give Tenant 24 hours notice of Landlord's intent to enter and shall enter only at reasonable times.

13. **LOCKS AND KEYS:** The Landlord must maintain any required locks on the main entry door of the Building as well as every entry door of the Building as well as every entry door and exterior window of the Apartment. The Tenant may not change or replace any lock or add any new locks unless the Landlord gives written permission. Whenever a lock is changed or replaced, or a new lock is added, a duplicate key must promptly be given to the Landlord.

14. **Insurance:** The Tenant is required to carry insurance to cover the full replacement value of his/her personal property.

Note: The parties may also use any other method of giving notice which is permitted by law. Whenever notice is sent by mail, the party giving the notice must pay all necessary postage and must mail the notice early enough to make sure that it will be received when due.

Tenants Initials

- 24. **PERMISSION AND INVALIDITY:** The mere fact that one party has allowed the other to violate this Lease on a particular occasion does not mean that any future violation will also be allowed. The Landlord will never be assumed to have given permission to the Tenant under the terms of this Lease, or to have relieved the Tenant from any of the Tenant's obligations, unless the Landlord has made his intention clear in advance and in writing. If any provision of this Lease is declared to be invalid on a particular occasion, the Lease will still be in effect to the fullest extent permitted by law.
- 25. **PERSONAL LIABILITY:** If the Landlord is a partnership or the trustees of a trust, no individual trustee, beneficiary, shareholder or partner will be personally responsible to pay money damages for failure to comply with any of the obligations of the Landlord, and the Tenant will have rights only against the Landlord's equity in the Building in which the Apartment is located.
- 26. **REPRISALS:** The Landlord is forbidden from threatening to take or taking reprisals against the Tenant in certain cases where the Tenant is properly attempting to assert the Tenant's legal rights.
- 27. **COPY OF LEASE:** If the Landlord has orally agreed to sign this Lease, the Landlord must do so and deliver a signed copy to the Tenant within thirty (30) days after the Landlord receives a copy signed by the Tenant.
- 28. **ATTACHED FORMS:** If any forms (such as a Rent Receipt, Rent and Security Deposit Receipt or Apartment Condition Statement) are attached to this Lease, they are to be considered a part of the Lease for all purposes.
- 29. **LEGAL EFFECT:** Although this agreement has attempted to express the rights and duties of the parties in simple language understandable to a layman, the Tenant understands that this Lease will be treated as a formal legal instrument under seal and will be binding on all persons having any future dealings with the Landlord's property. If more than one copy is signed, all copies will be equally effective. If more than one person is named as the Tenant, the Landlord may hold any such person legally responsible for all of the obligations of the Tenant under this lease.

30. **ADDITIONAL PROVISIONS:**

30.1. LANDLORD



30.2. TENANT:

31. **TENANT:**

31.1.1. Subject to applicable law, the Landlord will provide insurance for up to \$750 in benefits to cover the actual costs of relocation of the Tenant if displaced by fire or damage resulting from fire.

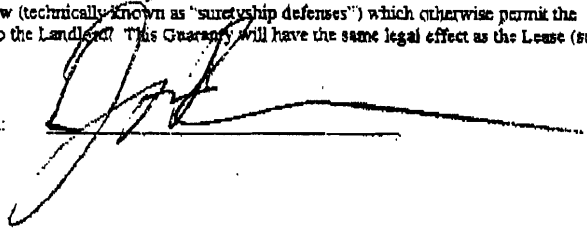
32. **TENANT:**

32.1.1. Be sure to receive a signed copy of this Lease.

33. **GUARANTY**

Because the Landlord is agreeing to sign this Lease, the person signing below (the "Guarantor") will be legally responsible for all of the obligations of the Tenant under this Lease. Whenever the Landlord would be entitled to take action against the Tenant, the Landlord may take the same action against the Guarantor, even though the Guarantor did not have notice that the Tenant was in default. The Guarantor waives all rights under law (technically known as "suretyship defenses") which otherwise permit the Guarantor to avoid or reduce his or her liability to the Landlord. This Guaranty will have the same legal effect as this Lease (see Paragraph 28).

GUARANTOR:



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1029	Issue Date:	CBL: 044 E014001
-----------------------	-------------	---------------------

Location of Construction: 45 Brackett St	Owner Name: Pohl Leslie N &	Owner Address: 45 Brackett St Apt 2	Phone:
Business Name:	Contractor Name: Mackenzie, Stephen	Contractor Address: 74 Gertrude Ave Portland	Phone 2077977706
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: R6

Past Use: Two Unit	Proposed Use: Two Unit w/oil heating system, 330 gal. tank in basement	Permit Fee: \$75.00	Cost of Work: \$5,300.00	CEO District: 3
Proposed Project Description: Install Oil Heating System in Basement/330 Gallon Tank <i>Legal Allowable use: R.D.U. only</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>V</i> Type: <i>Heating</i> <i>BCA 1993 Mechanical</i>
		Signature:		Signature: <i>[Signature]</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: gad	Date Applied For: 08/25/2003	Zoning Approval		
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 <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>9/25/03</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	Historic Preservation <input 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:

CERTIFICATION

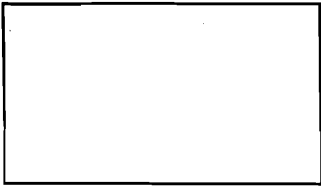
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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



FILL IN AND SIGN WITH INK 03-1029

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

044 E 014

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 45 BRACKET ST Use of Building APT. BLD Date 8/24/03
Name and address of owner of appliance ROBERT FISKE 45 BRACKET ST.

Installer's name and address STEE. MACKENZIE HEATING
74 GAITHER AVE. PORT. 04103 Telephone 7977706

Location of appliance:

Basement Floor
 Attic Roof

Type of Fuel:

Gas Oil Solid

Appliance Name: Peerless

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

Master Plumber # _____
 Solid Fuel # _____
 Oil # 1340
 Gas # _____
 Other _____

Type of Chimney:

Masonry Lined
Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type _____ UL# _____

Type of Fuel Tank

Oil
 Gas

Size of Tank 330

Number of Tanks 1

Distance from Tank to Center of Flame 20 feet.

Cost of Work: \$ 5300 -

Permit Fee: \$ 75.00

Approved

Approved with Conditions

Fire: _____
Ele.: _____
Bldg.: _____

See attached letter of requirement

Inspector's Signature

Date Approved

Signature of Installer [Signature]

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	ELDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	43	Brackett	k/	OF			1		44	E	14	

TAXPAYER ADDRESS AND DESCRIPTION

DUNNING LOUISE B LANE
43 BRACKETT STREET
CITY

REAL ESTATE-PORTLAND ME ASSESSORS
PLANS ON FILE IN ASSESSORS OFFICE
CITY HALL PLAN 44-E-14 BRACKETT
ST #43 AREA 2073 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
TREND OF DISTRICT	
PAVED <input checked="" type="checkbox"/>	IMPROVING
SEMI-IMPROVED	STATIC <input checked="" type="checkbox"/>
DIRT	DECLINING
SIDEWALK <input checked="" type="checkbox"/>	
TILLABLE	PASTURE
	WOODED
	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
31	62	332	80	1920	540	
TOTAL VALUE LAND					590	
TOTAL VALUE BUILDINGS					2800	
TOTAL VALUE LAND AND BUILDINGS					3390	
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

YEAR	ORIG. COST	RENTAL	720
YEAR	SALE PRICE	EXPENSE	-
YEAR	U. S. R. S.	NET	720

ASSESSMENT RECORD INCREASE DECREASE		
1950	LAND	225
	BLDGS.	1075
	TOTAL	1300
1951	LAND	350
	BLDGS.	1675
	TOTAL	2025
195	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

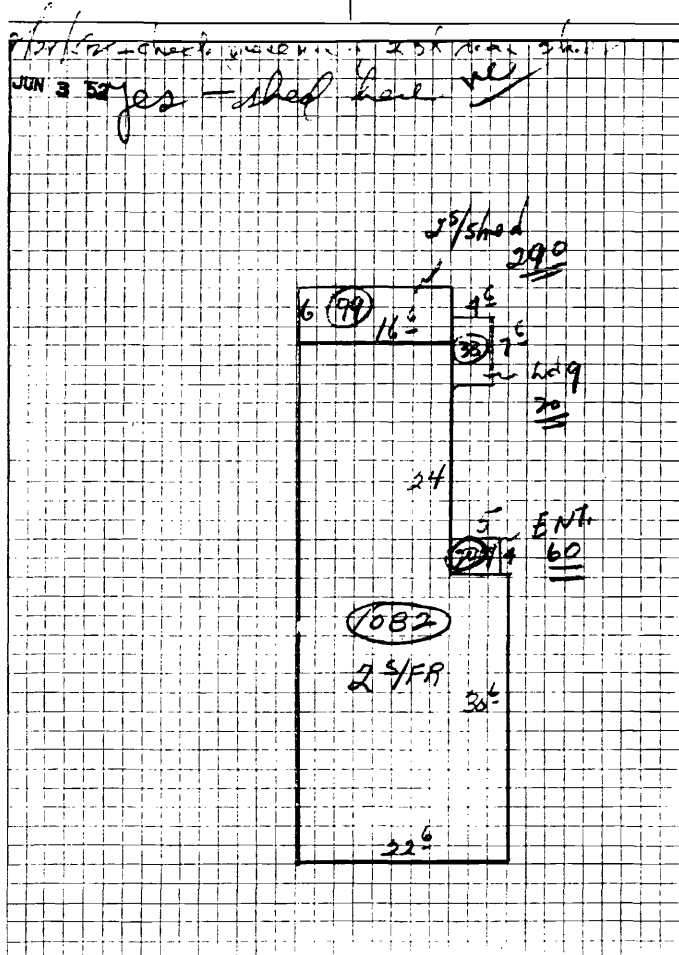
YEAR 19

1st 300
2nd 300 50
757 720

CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST	BATHROOM 2 ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE ✓	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL ✓	FLOOR FINISH	KITCHEN SINK 2 ✓
1/4 1/2 3/4	B 1 2 3	STD. WAT. HEAT 2 ✓
NO. CELLAR	CEMENT ✓	AUTO. WAT. HEAT
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.
CLAPBOARD'S ✓	PINE ✓✓	LAUNDRY TUBS
WIDE SIDING	HARDWOOD	NO PLUMBING
DROP SIDING	TERRAZZO	TILING
NO SHEATHING	TILE	BATH FL. & WCOT.
WOOD SHINGLES		TOILET FL. & WCOT.
ASBES. SHINGLES		LIGHTING
STUCCO ON FRAME	ATTIC FLR. & STAIRS ✓	ELECTRIC ✓
STUCCO ON TILE	INTERIOR FINISH	NO LIGHTING
BRICK VENEER	B 1 2 3	NO. OF ROOMS
BRICK ON TILE	PINE ✓	BSMT. 2ND 4
SOLID BRICK	HARDWOOD	1ST 4 3RD 4
STONE VENEER	PLASTER ✓✓	OCCUPANCY
CONC. OR CIND. BL.	UNFINISHED ✓	SINGLE FAMILY
	METAL CLG.	TWO FAMILY ✓
TERRA COTTA		APARTMENT
VITROLITE	RECREAT. ROOM	STORE
PLATE GLASS	FINISHED ATTIC 50% ✓	THEATRE
INSULATION	FIREPLACE	HOTEL
WEATHERSTRIP	HEATING	OFFICES
ROOFING	PIPELESS FURNACE	WAREHOUSE
ASPH. SHINGLES ✓	HOT AIR FURNACE	COMM. GARAGE
WOOD SHINGLES	FORCED AIR FURN.	GAS STATION
ASBES. SHINGLES	STEAM	ECONOMIC CLASS
SLATE TILE	HOT WAT. OR VAPOR	OVER BUILT
METAL	NO HEATING ✓	UNDER BUILT
COMPOSITION		DT 6-19-50 AR. MM
ROLL ROOFING	GAS BURNER	LD. 5 PD. MM
INSULATION	OIL BURNER	MS. CK. 32
	STOKER	

1/2 52-532 - 1 R/W Cont'd ✓

COMPUTATIONS	
UNIT	1951
1082 S. F.	5730
S. F.	
ADDITIONS	+ 370
BASEMENT	
WALLS	
ROOF	
FLOORS	
ATTIC 1/2	+ 260
FINISH	
FIREPLACE	
HEATING	- 650
PLUMBING	+ 350
TILING	
MF+10% +	570
TOTAL	6630 ✓
FACT. + 5	+ 290
REP. VAL.	6920 ✓



SUMMARY OF BUILDINGS											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwg	A	2 SFR	C		F-P	6920	55%	3110	1/2	2800	107
	B										
	C										
	D										
	E										
	F										
	G										
YEAR	1951	1951 TOTAL BLDGS.								2800	107
TAX VAL.										19	19
OLD VAL.	107									19	19
CHANGE										19	19

John P Calvert Δ4-2302
Mrs Maria Pesce © Δ3-6805
Sebastian Pennisi Δ3-6805
Richard M Andersen Δ2-0612
(rear) John J DiSanto
Francis F Buck
Emery S Nute
Emery S Nute jr
HEATH STREET begins
Mrs Yvonne M Hoffman
Henry D Williams Δ5-1198
Kenneth T Forbes
William R Delaney gro and h ©
Bayside Candy Kitchen
Mrs Annie M Walsh
Henry E Remington
Frederick A Holt
Mrs V Grace Stone © Δ2-7515
Vacant
Earl W Leclair
Warren E Peavey
Clarence E Wildes
Mrs Elizabeth C Tuttle
Vacant
LANCASTER STREET crosses
Bayside Junk Shop Δ5-0872
Bayside Motors
Harrison F Crockett
HAYSIDE PARK
FOX STREET crosses
Capitol Motor Transportation Co
Inc Δ4-1477
PTCO RE TRACKS

BOYNTON STREET
WARD 7

Weymouth to 21 Forest
Vacant
Mrs Madelene Maley
Herard J Paulin Δ3-1492
Earl P Jensen Δ2-8801
Oscar P Spencer © Δ4-3336
Noyes E O'Brien
Noyes E Corliss apt 1 Δ3-3900
Esther M Noel
George B Silverman © Δ3-6546
Sherman Kelley ©
Robert A Verrier warehouse
Richard P Connolly © Δ3-7391
Phillip M O'Connor
Jessie Ricker
Dominic R Donatelli Δ2-5604
James J Finley jr
Benjamin B Robinson Δ2-3418
Donald W Goodwin Δ3-3530
John P O'Brien jr Δ2-6722
Douglas J Goodwin
Verna L Graham Δ3-8427
Euse E Edgerton
Leon Southard
Kenneth R McKenney © Δ2-5056
Alfred J Alward
Leonard C West Δ4-6486
Edward D Dougherty Δ2-8840
Arthur E Ray
Mayton C Robinson

AVENUE—PEAKS ISLAND
near Forest City landing
Sea Shore av

BRACKETT STREET
WARDS 6, 7

of Portland bridge to 25 Arse-
Johnson Automatic Heat
Δ3-9662
Thomas J O'Malley
Edward A Cahill
Gracie Bleach Water Co Δ4-4870
Vacant
Century House used furn & an-
tiques
Mary S Clark Δ4-9252
Irene M Clark
ORK STREET crosses
Martin Oliver radio and televi-
sion
Edward E Fisher ©
Vacant
UMMER STREET begins
Cliff F Ridge
Stephen Noonan Δ3-9074
Andrew A Walsh © Δ3-1558
Ardelle Markos ©
Joseph A Labbe ©

Left Right
40 Bronick J Batura Δ5-0143
Mrs Margaret H Conley Δ3-0686
Mrs Malvina Batura
41 John J Concannon
Everett P Connolly
42 Frederick J Thompson Δ2-2326
Malachi H Craven Δ4-2171
44 Edward S Dzialga
Elias J Radziewz © Δ3-0600
45 John Works
William A Glendenning ©
47 Mary A Hayes
William R Shuman
48 Albenie J Bourgeois
James S Taylor
Joseph Porter Δ3-3636
49 John A Griffin Δ4-9598
Patrick J Finnerty ©
50 Raymond L Hayward
Linwood A Weeman
51 Delmont H Murphy
53 Benjamin T Andrew
Vincent W Kane
54 **SALEM STREET begins**
55 Mrs Margaret F Fogg
55a John C O'Donnell Δ4-2718
Michael T Mullen Δ4-6340
56 Joseph J Mulkern Δ3-4360
57 Mrs Catherine Joyce
Matthew J Riley Δ2-625
57a John R King Δ4-0615
59 Coleman J Kane
59a James J Thornton
Mrs Frances T Murphy Δ2-3544
60 Robert F O'Brien
Ivan E Bell
Mrs Glenice B Randell
61 Mrs Mary Joyce
Nehemiah I Connor Δ4-1628
61a Michael B Jennings Δ4-3316
62 Mrs Josephine Thomas ©
(rear) Frank J Thomas Δ2-6485
64 William A Lyden
Adam Romano
64½ James McDonough Δ3-7162
Harold J Dibble Δ3-9094
John Curran
67 Carl J Kittleson Δ3-0364
James P Feeney
Marlin J Feeney
Evelyn F Connors
Mrs Theresa S DuPont
70 **DANFORTH STREET crosses**
73 Fred A Canavan apt 1 Δ5-0353
Ella M Robbins apt 2
Catherine E Kemp apt 3
Francis J Mantak apt 4
Mrs Grace P Harmon apt 5
Katherine M Denaco apt 6
(rear) Jessie Moody
79 Conrad Tardiff
80 John J Foley Δ3-7835
82 John J Foley
Peter Foley © Δ3-6746
83 Robert L Dow
Leroy E Day
84 Mary E Foley Δ4-3284
(rear) Stanley M Kopack
Mrs Nellie Kopack © Δ3-3531
85 David A Burns
Louis E Ackerman © Δ3-1271
Idella Cadz
Joseph Ambrozewicz
(rear) Steven H Cavies
Esther Maines
89 E & R Variety Store Δ3-9218
90 Mrs Sadie R Wilson
Thomas J Foley
David A McKenzie © Δ3-7756
92 **GRAY STREET crosses**
103 Lewis U. Greene ptr and h ©
Δ4-2311
104 Raymond W Young Δ4-6603
105 Charles N Barton
(rear) Charles W Upham Δ5-1776
107 Eugene B Leclair
Mrs Julie Young
Catherine Beaulien
Henry A Prince Δ4-5280
108 John J DiMatteo
Daniel S MacDonald
109 Lewis J Brown Δ3-3324
Donald R Trask Δ2-6300
110 Frank G Bean
George E Spires
Ell Roma
111 Thomas J Darlo
Vacant
112 Peter J Griffin
113 Kingman P Noyes
114 Vacant Store

Left Right
114a Charles H Talbot Δ2-3837
(rear) Edith M Kelsey pract
nurse and h Δ4-9254
115 Mrs Mary E Campbell
Mrs Mary A Flaherty © Δ2-8882
116 **DERMOT COURT begins**
117 Nelson L Briggs
118 Harry M Miller Δ3-4865
119 Lance G Logan
Vacant
120 Mrs Millicent A Peabody 3-4240
121 Wilfred E Ferante
Vacant
Mary Primrose
Merle Stubbs
122 Frank Paro
122a Clifford H Keating Δ2-7066
124 Vacant
124a Edward F Paro
128-130 Lola McLester apts and h
Frank S Cole
Leslie Osteen
Kenneth Radley
Frank H Roberts
Frederick Lambert
Earl Crawford
Warren Waterhouse
Arthur Greene
132 **SPRING STREET crosses**
135 Edward I Kilbride Δ3-6752
George W Bourne © Δ3-2274
Eugene A Wakefield
Raymond A MacDonald
136 Mrs Jennie S Marr © Δ4-3767
138 Edith R Small Δ3-2121
139 Linwood R Libby
Lulu B Shepley
Mrs Della G York
John Anderson
Arthur W Guptill
Bryan E Egan
143 The 7 rle Club Inc stamp dirs
Δ5-0400
Fortunato Pompeo
Helen T Strout
144 Ezra F Ferris © Δ4-8059
145 Russell L Reynolds
Ralph E Dunnell Δ3-2468
146 **SPRUCE STREET begins**
147 Vacant
Cecil Currie bldg contr and h ©
Δ2-7254
George I Williamson
149 Lee H Jones apts
Ralph Bowden apt 1
Chester E Butler apt 2
Vacant apt 3
Vacant apt 4
Albert E Blackton apt 5
William Palmer apt 6
Harry Sclar Δ4-5381
152 Rebecca R Robbins dramkr and
h
Mrs Mary Mitchell
Patrick Richards
155 Alder Dress Co Inc clothing mfrs
Δ3-7022
156 Ralph W Casso © Δ2-3320
Elizabeth Gott
Andrew L Calderwood Δ3-0660
Albert Hussey
Irving W Soule jr
Richard V Credford Δ3-1445
William J Winslow
162 Joseph Verrocchi
163 Portland Fire Dept Ladder 3
164 **JOY PLACE begins**
Claude C Bowlin
William H DeMille
Vernon S Irish Δ4-8733
165 Bertha Poullin
Nora J Forestell
David F Avery
167 Herbert C Leighton Δ3-2378
Carrie L Gordon © Δ2-1723
168 **VARNUM STREET begins**
169 Joseph M Green
170 Rev Herbert B Pulsifer ©
Δ3-9448
170a Edward T Pulsifer Δ3-4335
172 Danforth S Hersey
172a Robert H Dolliff Δ3-5807
173 Leo M Godin ©
Gertrude Prew
Leonard B Cain
175 Moulton's Garage Inc Δ5-1552
(rear) Samuel Alley jr auto
washing
176 Star Theatrical Enterprises Sup-
plies & equip Δ3-9520
178 Charles M Patton Δ4-8087

FLOWERS - WALLACE'S GREENHOUSES

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1029	Date Applied For: 08/25/2003	CBL: 044 E014001
------------------------------	--	----------------------------

Location of Construction: 45 Brackett St	Owner Name: Pohl Leslie N &	Owner Address: 45 Brackett St Apt 2	Phone:
Business Name:	Contractor Name: Mackenzie, Stephen	Contractor Address: 74 Gertrude Ave Portland	Phone (207) 797-7706
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	

Proposed Use: Two Unit w/oil heating system, 330 gal. tank in basement	Proposed Project Description: Install Oil Heating System in Basement/330 Gallon Tank
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/25/2003**Note:** The number of dwelling units (3) can not be confirmed. The microfiche and the assessors and the 1955 directory says two units **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 09/30/2003**Note:** **Ok to Issue:**

- 1) Installation shall comply with 1993 BOCA Mechanical Code and State of Maine Oil and Solid Fuel Board Laws and Rules

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

January 25, 2000

William H Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: 044-E-01400101

Certified Mail Receipt # Z 564 696 204

Dear Mr. Dawson;

An evaluation of your property at 45 *Brackett St* on *Jan-25-2000 time* revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within days of the date of this notice. A re-inspection of the premises will occur on Feb-25-2000 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Feb-25-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer

CC: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing @ 874-8696
Status:
Green 0-4 Violations
Date & Time Requested:
Jan 25, 2000 at
Date of Inspection:
Tuesday, January 25, 2000
Reinspect By:
Friday, February 25, 2000
Reason For Inspection:

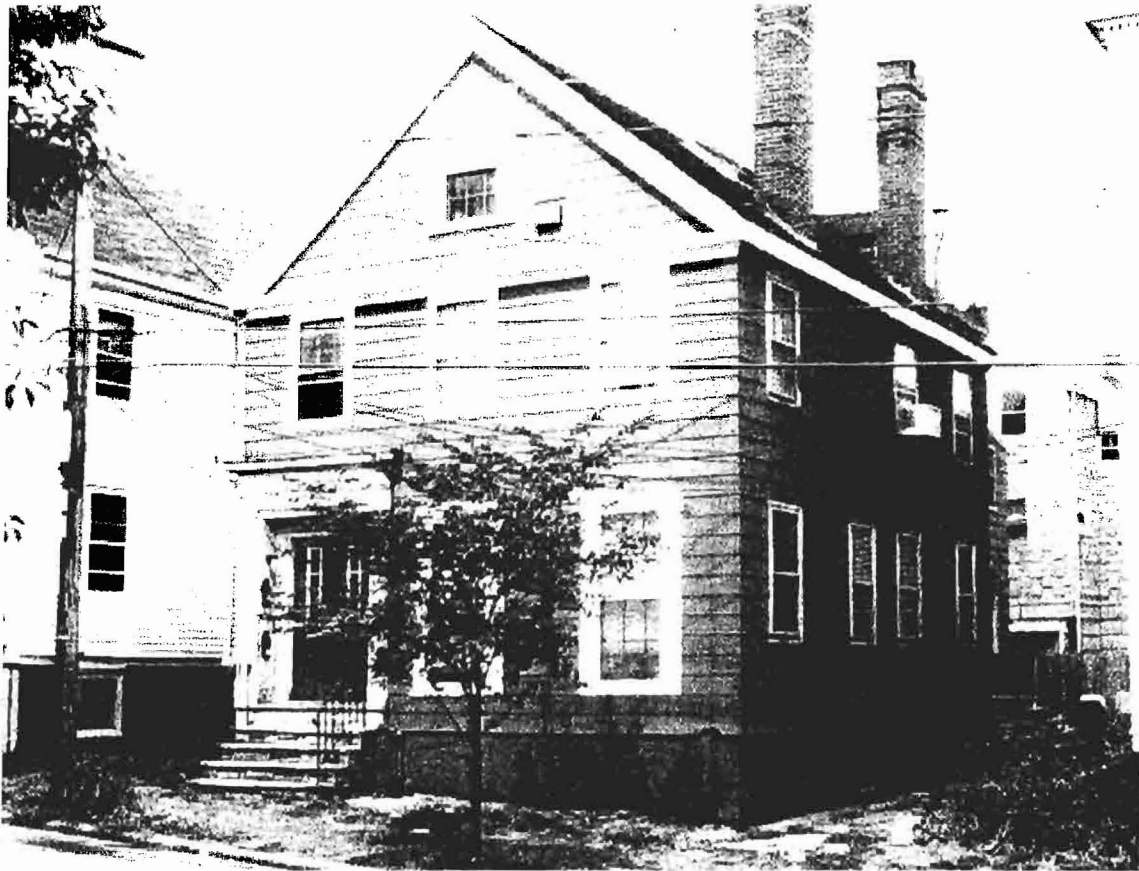
Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
		Trim sagging gutter and rotted fascia board				
2.	<input checked="" type="checkbox"/>	6-113.5	Interior	1	front	
		Hall ceiling inoperative light fixtures				
3.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows missing glass				
4.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front
		Bedroom ceiling peeling paint				
5.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room
		Wall missing trim and mouldings				
6.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Ceiling missing light fixtures				
7.	<input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
8.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
9.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
10.	<input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
11.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Missing hard wired battery back up smoke detector				

DOWNEAST REALTY, INC.

125 Ocean Street
South Portland, Maine 04106
Telephone (207) 767-3497
Fax (207) 799-8867

- 4th night after bridge
- 3rd or night



As per Dea
\$2250 to
close

**45 BRACKETT STREET
PORTLAND, MAINE 04102**

3-Unit Apartment House

Price \$ 239,000

**For More Information Call
Gregory Nisbet
Downeast Realty 767-3497**

Incl. heat/hot water
water/sewer
→ Pay electricity

15k Ed!
Start at \$210 Contingent
at on the inspection.
Start at \$190
Deposit \$5000 → Towards closing costs

95-Scarboro 430

Downeast Realty
125 Ocean Street
South Portland, ME 04106
(207)767-3497 Office
(207)799-8867 Fax

Roof
15-20 yrs
(5 yrs left)



Property Address: **45 Brackett Street**
Portland, Maine 04102

Price: \$ 239,000

Directions: **East On Danforth Street To Right On Brackett To #45 On Left.**

Showing Instructions: **Call Downeast Realty For An Appointment.**

Taxes: \$2614.28	Tax Year: 2002
Age: 1850	Occupancy: TBD
Book: 15759	Page: 245
Map: 44	Block: E Lot: 14
Broker: Greg Nisbet	Seller: Epright
MLS #:	Co-Broke %: 3%

SECTION 1. PROPERTY INFORMATION

UNIT DETAILS: * Paid by (L)Landlord /(T)Tenant

Units	#1	#2	#3	Basement
Kitchen	X	X	X	
LivingRm	X	X	X	
DinRoom		X		
Bedrms	2	2	1	
Baths	1	1	1	
Other				
Stove	Electric	Electric	Electric	
Refrig	X	X	X	
Dishwsh				
Disposal				
Washer				(2) HU
Dryer				(2) HU
Garage				
FPLC/WS	X			
SmokeDt	Yes	Yes	Yes	
Heat	L	L	L	
Electric	T	T	T	
Lease	No	No	No	
Sec Dep	\$650	\$700	\$575	
Rent	\$650	\$700	\$575	

Zone:	Residential - 6
Lot Size:	.05 Acre Lot / 2073 SF
Frontage:	34 Feet
Foundation Size:	1100 SF
Foundation:	Brick & Stone
Number Of Units:	3
Style:	Multi-Unit, Greek Revival Style
Color:	Battleship Gray
Siding:	Asbestos
Roof:	Asphalt Shingle
Gutters/Downspouts:	No
Windows:	Original Double Hung Wood
Screens:	Yes
Storm Windows:	Yes
Basement:	Full
Garage:	None
Out Buildings:	None
Landscaping:	
Association:	None
Flood Hazard Area:	No

Items Included:

water
30 yrs old

Items Excluded:

Additional Information:

Could fit 2 washer/dryer

Remarks: **West Side Multi w/Gothic Revival Features.**
Two 2 Bedroom & One 1 Bedroom Units. Short Walk To Waterfront & Downtown.

GROSS INCOME: #1 #2 #3 #4 Total:

Electricity*					230
Heat*					2548
Hot Water*					0
Water/Sewer*					914
Taxes*					2614
Insurance*					950
Maintenance*					

Total Expenses:

230
2548
2778
231
2778
24
37
34
18
126

\$1275

239
50
\$189

\$1321
300

290
290
24
110
108
2

1021
1275
4346

\$609/m
rent
util

SECTION II. UTILITIES

A. ELECTRICAL: AMPS: 220 Volt Service [X] Yes [] No [X] Circ. Breakers [X] Fuses
Are you aware of any malfunctions? [] Yes [X] No
If Yes, Explain:

B. PIPING: Type: [X] Copper [] Brass [] Galv [X] PVC [] Lead
Are you aware of any malfunctions? [] Yes [X] No
If Yes, Explain:

C. ROOF: Type: Asphalt Shingle Age: Unknown Condition:

D. BASEMENT: [X] Full [] Partial [] Crawl [] Slab [] Outside Entrance [] Dirt [X] Concrete
[] Finished [X] Floor Drain [] Sump Pump [] Wet [] Dry
Comments:

E. HEATING SYSTEM: Type/Fuel: Forced Hot Water - Oil Age: Unknown
Fuel Supplier: B & B Annual Cost/Consumption: @ \$2548 per year
System Servicer: Last Serviced:
Are you aware of any malfunctions: [] Yes [X] No If Yes, Explain:

F. HOT WATER: Type: [] Elec. [] Gas [] Oil [X] Off Heat Unit [] Other
If other, describe:
Is tank or unit rented? [] Yes [X] No Annual Cost:
Are you aware of any malfunctions? [] Yes [X] No If Yes, Explain:

G. WATER SUPPLY: Please answer all questions regardless of type of water supply:
Type of System: [X] Public [] Private [] Seasonal [] Unknown
[] Drilled [] Dug [] Other
Installation: Location:
Installed By: Date of Installation:
What is the source of your information?:
Use: Number of persons currently using system?
Does system supply water for more than one household? [] Yes [] No [] Unk
Malfunctions: Are you aware of or have you experienced any malfunctions? [] Yes [X] No
Water Test: Have you had the water tested? [] Yes [] No
If Yes, date of most recent test: Are test reports available? [] Yes [] No
To your knowledge, have any test results ever been reported as unsatisfactory
Or satisfactory with notation? [] Yes [] No Tests Available? [] Yes [] No

H. WASTE WATER DISPOSAL:
Type of System: Public: [X] Yes [] No Private: [] Yes [] No Quasi-Public: [] Yes [] No
- If Public or Quasi-Public:
Have you experienced any problems such as line or other malfunctions? [] Yes [X] No
What steps were taken to remedy the problem?
- If Private:
Tank: [] Septic Tank [] Holding Tank [] Cesspool [] Other:
Tank Size: [] 500 Gal. [] 1000 Gal. [] Unknown [] Other:
Tank Type: [] Concrete [] Metal [] Unknown [] Other:
Location: Date of Installation: [] Unknown
Date of Last Servicing: Name of Service Company:
Have you experienced any malfunctions? [] Yes [] No
If yes, give the date and describe the problem:
Leach Field: [] Yes [] No Type: Location:
If Yes: Date of installation of leach field: Installed by:
Date of last serving: Name of Service Company:
Have you experienced any malfunctions? [] Yes [] No
If yes, give the date and describe the problem:
Is system located in a shoreland zone? [] Yes [] No [] Unknown
Source of information: Comments:
Attachment explaining current problems, past repairs or additional information? [] Yes [X] No

SECTION III. INSULATION

Location:	Yes	No	Unk	If Yes, type:	Installed by:	Date:	Unk
Attic or cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>
Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>
Exterior Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>
Comments:							
Attachment explaining current problems, past repairs or additional information?							<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION IV. HAZARDOUS MATERIAL

- A. UNDERGROUND STORAGE TANKS – Current or previously existing:
 Are there now, or have there ever been, any underground storage tank(s) on your property? Yes No Unk
 If Yes: Are tank(s) in current use? Yes No
 If No: How long have tank(s) been out of service?
 What materials are, or were, stored in the tanks(s)?
 Age of tank (s): Size of tank (s):
 Location:
 Have you experienced any problems such as leakage?
 Are tank (s) registered with the Dept. of Environmental Protection? Yes No Unknown
 If tank(s) are no longer in use, have tank(s) been abandoned according to D.E.P.? Yes No Unknown
 Comments:
- B. ASBESTOS – Current or previously existing? Yes No Unknown
 As insulation on the heating system pipes or duct work? Yes No Unknown
 In the Siding? Yes No Unknown
 In flooring tiles? Yes No Unknown
 In the roofing shingles? Yes No Unknown
 Other: Yes No Unknown
 If Yes: Source of information:
 Comments:
- C. RADON/AIR – Current or previously existing:
 Has the property been tested? Yes No Unknown
 If Yes: Date: By:
 Results: If applicable, What remedial steps were taken?
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No Comments:
- D. RADON/WATER – Current or previously existing:
 Has the property been tested? Yes No Unknown
 If Yes: Date: By:
 Results: If applicable, What remedial steps were taken?
 Has the property been tested since remedial steps? Yes No Are test results available? Yes No
 Comments:
- E. LEAD-BASED PAINT/PAINT HAZARDS – Current or previously existing:
 Is there now or has there ever been lead-based paint/lead-based paint hazards on the property? Yes No Unk
 If yes, describe location and the basis for the determination:
 Do you know of any records/reports pertaining to such lead-based paint or lead-based paint hazards? Yes No
 If yes, describe: Comments:
- F. OTHER HAZARDOUS MATERIALS – Current or previously existing:
 Toxic Material: Yes No Unknown
 Land Fill: Yes No Unknown
 Radioactive Material: Yes No Unknown
 Other: Yes No Unknown
 Attachment explaining current problems, past repairs or additional information for HAZARDOUS MATERIALS (A-F)?
 Yes No Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

- A. Are you aware of any encroachments, easements, rights-of-way, leases, zoning variances, flood hazard areas, Government restrictions or restrictive covenants on the property? Yes No
If yes, explain:
What is the source of your information?
- B. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space, Farmland, Homestead or Veteran? Yes No Unknown
If yes, explain:
- C. Have you made any additions or structural changes or other alterations to the property? Yes No
If yes, explain:
- D. Is there anything else that you feel you should disclose to a prospective Buyer because it may materially affect the value of the property e.g.; zoning changes, non conforming units, structural/mechanical defects or repairs, previously corrected or currently needed, etc.? Yes No
If yes, explain:
- E. Is the property covered by a Home Warranty Contract? Yes No
- F. Additional information not covered by this disclosure: **None**

Attachments explaining additional information for this section: Yes No
Comments:

SELLER'S STATEMENT:

The undersigned Seller represents that the information set forth in the foregoing disclosure statement, and Attachments if any, is accurate and complete. Seller does not intend this disclosure statement to be a Warranty or guarantee of any kind. Seller hereby authorizes Downeast Realty, Inc. to provide This information to other Real Estate Brokers and Agents and to prospective Buyers. Seller will notify Downeast Realty, Inc. immediately in writing if any information set forth in this Disclosure Statement becomes inaccurate or incorrect in any way through the passage of time.

BUYER'S RECEIPT AND ACKNOWLEDGMENT:

1. Buyer has carefully inspected the property and has been advised to have the property examined by professional inspectors. Buyer acknowledges that no Broker or Agent involved in this transaction is an expert at detecting or repairing physical defects in the property.
2. Buyer understands that the property is to be sold in its present condition as is, without warranties or guarantees of any kind by Seller or Broker or Agent. No representations concerning the condition are being relied on except as stated above or in a purchase and sale agreement.
3. Buyer has received and reviewed owner's deed of subject property.
4. If Buyer is represented by a Buyer Broker, both Buyer and Buyer Broker have read and understand this Seller's Disclosure statement.
5. Buyer has been informed of the opportunity to purchase a home warranty in the event Seller has declined to furnish the same to the Buyer.

Seller: _____ Date: _____ Buyer: _____ Date: _____

Seller: _____ Date: _____ Buyer: _____ Date: _____

THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

LEAD PAINT ADDENDUM

TO CONTRACT DATED _____ BETWEEN Ash Meadows LLC. (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 45 Brackett Street, Portland, ME

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

- (c) Buyer has received copies of all information listed above.
- (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- (e) Buyer has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>[Signature]</u> Seller	<u>8/16/02</u> Date	_____	Buyer	_____	Date
<u>[Signature]</u> Seller	_____	_____	Buyer	_____	Date
<u>[Signature]</u> Agent	<u>8/16/02</u> Date	_____	Agent	_____	Date

D056883

BK 5759 PG 245

2

WARRANTY DEED

Know All Men By These Presents That I, William H. Dawson

of PO Box 7102, Portland,
County of Cumberland and State of Maine,

for consideration paid, grant to David M. Epright

of 21 Redlon Road, Portland,
County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon 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, I have hereunto set my hand(s) this 26th day of
September, 2000.

Wendy Swan
Witness

William H. Dawson
William H. Dawson

State of Maine
County of Cumberland ss.

On this 26th day of September, 2000, personally appeared before me the
above named William H. Dawson

and acknowledged the foregoing to be his/her/their free act and deed.

Wendy Swan
Notary Public, Attorney at Law

Return to: David M. Epright
21 Redlon Road
Portland ME 04102

10/13/04

File No: 00250925

BK 5759 PG 246

Exhibit A - Deed

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Brackett Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning in the line of said street at the southerly corner of land formerly owned by one Lobdell, thence running southeasterly by said street, thirty-four (34) feet to a stake; and from these two bounds to extend back sixty (60) feet, holding the width of thirty-four (34) feet.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Donna M. Nappi dated September 1, 2000 to William H. Dawson and recorded in the Cumberland County Registry of Deeds herewith.

William H. Dawson

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 OCT -2 PM 12:47

CUMBERLAND COUNTY

John B. O'Brien

45 Brackett St

Code Enforcement Officer

CBL: 044-E-014

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 28 day of April @ 11:55 AM, 1998, I made service of the Notice of Violation
upon the owner, David Dawson, at 45 Bracket St.

_____ By delivering a copy in hand.

_____ By leaving copies at the individual's dwelling house or usual place of abode
with a person of suitable age or discretion who resides therein and whose
name is _____.

X _____ By delivering a copy to an agent authorized to receive service of process,
and whose name is David Adams, Employee at New House
Mr Dawson is Building at the corner of Bracket + Summer St

_____ By (describe other manner of service) _____.

DATED: 4-28-98

Dom Reubrow
Signature of Person Making Service

C.E.O.
Title

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 22 day of Sept, 1999, I made service of the NOV.

upon, William H. Dowson, at 45 Brackett St. 12:46 PM
CBL 44-E-14

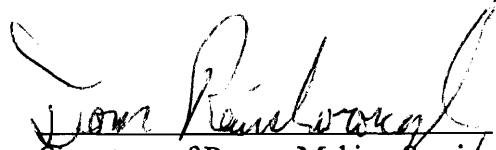
By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is Bi.

By (describe other manner of service) _____.

DATED: 9-22

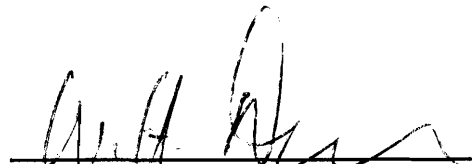


Signature of Person Making Service

C.E.O.

Title

I have received the above referenced documents



Person Receiving Service

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

September 21, 1999

William H Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: 044-E-01400101
DU: 3

HAND DELIVER

Dear Mr. Dawson:

An evaluation of your property at 45 Brackett St on Aug-18-1999 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on October 21, 1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8696, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Marland Wing
Code Enforcement Officer
/nbw

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing
Status:

Date & Time Requested:
Aug 18, 1999 at
Date of Inspection:
Wednesday, August 18, 1999
Reinspect By:
Thursday, October 21, 1999
Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1. <input type="checkbox"/>	6-108.1	Exterior			Left	
	Trim sagging gutter and rotted fascia board					
2. <input type="checkbox"/>	6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
	6-108.3	Interior	2		front	
	Hall door missing glass					
4. <input type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows missing glass					
5. <input type="checkbox"/>	6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
6. 10-21 <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	overall	
	Windows peeling paint					
7. 10-21 <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Living Room	
	Wall missing receptacle cover					
8. <input type="checkbox"/>	6-108.2	Interior	2	2	Living Room	
	Wall missing trim & mouldings					
9. 10-21 <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom	
	Wall loose recepticle					
10. 10-21 <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom	
	Ceiling inoperative light fixture					
11. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Ceiling missig light fixture					
12. 10-21 <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Ceiling loose light fixture					

45 Brackett St

13. ✓	<input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
14. ✓	<input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
15. ✓	<input type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
16. ✓	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
17. ✓	<input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				

Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

~~August 19, 1999~~ 9-21-99

William H Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: 044-E-01400101
DU: 3

*change Due Dates
and we will hand Deliver*

Dear Mr. Dawson:

Certified Mail Receipt # Z 564 696 395

An evaluation of your property at 45 Brackett St on Aug-18-1999 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Sep-17-1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Marland Wing
Marland Wing
Code Enforcement Officer
/sap

45 Brackett St

City of Portland Housing - Inspection

	Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code	
Owner / Manager: Dawson William H & Parcel Id: 044- E-01400101 # of Units: Inspector: Marland Wing Status: Date & Time Requested: Aug 18, 1999 at Date of Inspection: Wednesday, August 18, 1999 Reinspect By: Friday, September 17, 1999 Reason For Inspection: Notes:	1.	<input type="checkbox"/>	6-108.1	Exterior		Left		
	Trim sagging gutter and rotted fascia board							
	2.	<input type="checkbox"/>	6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures							
	3.	<input type="checkbox"/>	6-108.3	Interior	2		front	
	Hall door missing glass							
	4.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows missing glass							
	5.	<input type="checkbox"/>	6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint							
	6.	<input type="checkbox"/>	6-108.2	Interior	2	2	overall	
	Windows peeling paint							
7.	<input type="checkbox"/>	6-113.5	Interior	2	2	Living Room		
Wall missing receptacle cover								
8.	<input type="checkbox"/>	6-108.2	Interior	2	2	Living Room		
Wall missing trim & mouldings								
9.	<input type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom		
Wall loose receptacle								
10.	<input type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom		
Ceiling inoperative light fixture								
11.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen		
Ceiling missig light fixture								
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen		
Ceiling loose light fixture								

45 Brackett St

13.	<input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
Wall missing baseboard covers							
14.	<input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
Floor - worn linolium							
15.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall	
Windows won't stay up							
16.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
Wall - loose receptacle							
17.	<input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
Wall - missing sheetrock							

Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

August 19, 1999

William H Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: 044-E-01400101
DU: 3

Dear Mr. Dawson:

Certified Mail Receipt # Z 564 696 395


An evaluation of your property at 45 Brackett St on Aug-18-1999 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Sep-17-1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

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Sincerely


Marland Wing
Code Enforcement Officer
/sap

City of Portland Housing - Inspection

Owner / Manager: Dawson William H &	
Parcel Id: 044- E-01400101	# of Units:
Inspector: Marland Wing	
Status:	
Date & Time Requested: Aug 18, 1999 at	
Date of Inspection: Wednesday, August 18, 1999	
Reinspect By: Friday, September 17, 1999	
Reason For Inspection:	
Notes:	

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
Trim sagging gutter and rotted fascia board						
2.	<input type="checkbox"/>	6-113.5	Interior	1	front	
Hall ceiling inoperative light fixtures						
3.	<input type="checkbox"/>	6-108.3	Interior	2	front	
Hall door missing glass						
4.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall
Windows missing glass						
5.	<input type="checkbox"/>	6-108.2	Interior	2	2	front
Bedroom ceiling peeling paint						
6.	<input type="checkbox"/>	6-108.2	Interior	2	2	overall
Windows peeling paint						
7.	<input type="checkbox"/>	6-113.5	Interior	2	2	Living Room
Wall missing receptacle cover						
8.	<input type="checkbox"/>	6-108.2	Interior	2	2	Living Room
Wall missing trim & mouldings						
9.	<input type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom
Wall loose recepticle						
10.	<input type="checkbox"/>	6-113.5	Interior	2	2	Middle Bedroom
Ceiling inoperative light fixture						
11.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
Ceiling missig light fixture						
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
Ceiling loose light fixture						

45 Brackett St

13.	<input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
Wall missing baseboard covers							
14.	<input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
Floor - worn linolium							
15.	<input type="checkbox"/>	6-108.3	Interior	2	2	overall	
Windows won't stay up							
16.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
Wall - loose receptacle							
17.	<input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
Wall - missing sheetrock							

Code Enforcement Officer

Inspection Report

Certificate of Compliance

Notice of Violation

Refuse Violation Notice

T.A.C.I. Notice 1

T.A.C.I. Notice 2

Notice of Intent to Prosecute

Stop Work Order

Posting Notice

Junk Car

Violation # _____

Date of Inspection: 5/18/99

CBL: 44-E-014

Site Address: 45 Brackett St.

DU: 3 Insp.# 1 many

Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

#	Code	E/I	FI	Apt	Location	Description of Violation
1	108.1	E			Left Trim SAGGING CUTTER	
2	108.1	E			Left Trim Rotted Fascia Board	
3	113.5	I	1		FRONT Hall ceiling Imperative light fixture	
4	108.3	I	2		FRONT Hall door missing glass	
5	108.3	I	2	2	Overall windows missing glass	
6	108.2	I	2	2	FRONT Bedroom ceiling Peeling Paint	
7	108.2	I	"	"	Overall Windows Peeling Paint	
8	113.5	I	2	2	Living Room wall Missing Receptacle cover	
9	108.2	I	2	2	" " " " Trim Moldings	
10	113.5	I	2	2	Middle Bedroom wall loose Receptacle	
11	113.5	I	"	"	" " Ceiling Imperative light fixture	
12	113.5	I	"	"	Kitchen ceiling Missing light fixture	
13	113.5	I	"	"	" " loose light fixture	
14	114.3	I	"	"	Kitchen wall Missing baseboard covers	
15	108.1	"	"	"	" Floor worn linoleum	
16	108.3	"	"	"	Overall overall windows won't stay up	
17	113.5	"	"	"	Kitchen wall loose Receptacle	
18	108.2	"	"	"	FRONT Hall wall Missing sheetrock	

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

October 28, 1999

William H. Dawson
PO Box 415
Portland, ME 04112

RE: 45 Brackett St.
CBL: 044-E-01400101

Dear Mr. Dawson:

An evaluation of your property continues to fail to comply with

Attached is a list of the

*2nd Notice of violation
Billable*

*3 Viol's remaining
Re-inspected 1-25-00*

*M. Wing 44-E-014
C B C*

9 revealed that the structure

DU 3 unit 1

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on November 27, 1999 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to November 27, 1999. A Certificate of Compliance will not be issued until all re-inspection fees are paid. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact me at 874-8696, if you wish to discuss the matter or have any questions.

Sincerely

Marland Wing
Code Enforcement Officer

Cc: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing
Status:

Date & Time Requested:
Oct 21, 1999 at
Date of Inspection:
Thursday, October 21, 1999
Reinspect By:
Saturday, November 27, 1999
Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1. <input checked="" type="checkbox"/>	6-108.1	Exterior			Left	
	Trim sagging gutter and rotted fascia board					
2. <input type="checkbox"/>	6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
3. <input type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows missing glass					
4. <input type="checkbox"/>	6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
5. <input type="checkbox"/>	6-108.2	Interior	2	2	Living Room	
	Wall missing trim and mouldings					
6. <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Ceiling missing light fixtures					
7. <input type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
	Wall missing baseboard covers					
8. <input type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
	Floor - worn linolium					
9. <input type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows won't stay up					
10. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Wall - loose receptacle					
11. <input type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
	Wall - missing sheetrock					

3, 113.5 2nd Fl Missing hard wired battery Backup
Smoke Detector

Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

February 25, 2000

William H. Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: (044-E-01400101)

Certified Mail Receipt # Z 564 696 450

Dear Mr. Dawson;

An evaluation of your property at *45 Brackett St* on *Feb-24-2000* time revealed that the structure remains noncompliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within days of the date of this notice. A re-inspection of the premises will occur on *Mar-24-2000* at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to *Mar-24-2000*. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Tom Markley @ 874-8705, if you wish to discuss the matter or have any questions.

Sincerely,


Tom Markley @ 874-8705
Code Enforcement Officer

CC: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Tom Markley @ 874-8705
Status:
Green 0-4 Violations
Date & Time Requested:
Feb 24, 2000 at
Date of Inspection:
Thursday, February 24, 2000
Reinspect By:
Friday, March 24, 2000
Reason For Inspection:

Notes:
2/25/00 Third violation notice
bill per Tom Markley

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
		Description of Violation				
		Trim sagging gutter and rotted fascia board				
2.	<input checked="" type="checkbox"/>	6-113.5	Interior	1	front	
		Hall ceiling inoperative light fixtures				
3.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows missing glass				
4.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front
		Bedroom ceiling peeling paint				
5.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room
		Wall missing trim and mouldings				
6.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Ceiling missing light fixtures				
7.	<input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
8.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
9.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
10.	<input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
11.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Missing hard wired battery back up smoke detector				

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing @ 874-8696
Status:
Green 0-4 Violations
Date & Time Requested:
Jan 25, 2000 at
Date of Inspection:
Tuesday, January 25, 2000
Reinspect By:
Friday, February 25, 2000
Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
		Description of Violation				
		Trim sagging gutter and rotted fascia board				
2.	<input checked="" type="checkbox"/>	6-113.5	Interior	1	front	
		Hall ceiling inoperative light fixtures				
3.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows missing glass				
4.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front
		Bedroom ceiling peeling paint				
5.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room
		Wall missing trim and mouldings				
6.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Ceiling missing light fixtures				
7.	<input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
8.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
9.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
10.	<input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
11.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Missing hard wired battery back up smoke detector				

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

NOTICE OF INTENT TO PROSECUTE

May 8, 2000

William H. Dawson
Po Box 415
Portland, ME, 04112

RE: 45 Brackett St
CBL: 044-E-01400101

CERTIFIED MAIL# Z 397 902 000

** Marland
hand delivered*

Dear Mr. Dawson,

An evaluation of your property at 45 Brackett St on May-02-2000 revealed that the structure and premises fails to comply with previous violation notices sent on August 18, 1999, September 21, 1999, October 27, 1999, January 25, 2000, and February 25, 2000.

Attached are the violations.

The property continues to be in violation of the housing code of the City of Portland.

This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is a letter of intent to prosecute and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Mar-24-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Sincerely

Marland Wing @ 874-8696
Code Enforcement Officer
cc/Central File

45 Brackett St

City of Portland

Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing @ 874-8696
Status:
Green 0-4 Violations
Date & Time Requested:
May 2, 2000 at
Date of Inspection:
Tuesday, May 02, 2000
Reinspect By:
Friday, March 24, 2000
Reason For Inspection:

Notes:
05/08/2000 Notice of intent to
prosecute. 2 violations have
been corrected, 1 remaining. M.
Wing

2/25/00 Third violation notice bill
per Tom Markley

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Violation: Maintenance of lighting fixtures					
	Notes: Missing hard wired battery back up smoke detector					

Inspection Report

Certificate of Compliance

Notice of Violation Sec. _____ Days _____

Refuse Violation Notice Sec. _____ Days _____

T.A.C.I. Notice 1 Sec. _____ Days _____

T.A.C.I. Notice 2 Sec. _____ Days _____

Notice of Intent to Prosecute Sec. _____ Days _____

Stop Work Order Sec. _____ Days _____

Posting Notice Sec. _____ Days _____

Junk Car Sec. _____ Days _____

#	Code	E/I	FI	Apt	Location	Description of Violation
						Re-inspected 5-3-00
						2 viol's corrected
						1 - Remaining

Violation # 3

Date of Inspection: 5/2/00

CBL: _____

Site Address: 45 Brackett St

DU: _____ Insp.# 1 Muning

Inspection due to complaint: Yes/No _____

Owners Name and Address: _____

(Telephone if known) Billable

8/25
 11/26
 9/18
 9/21
 10/27

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 15th day of MAY, ~~1999~~ ²⁰⁰⁰, I made service of the Notice of violation

upon, MR. William Dawson, at residence 34 Brackett St.
FOR Violation 45 Brackett St. 44-E-014

X

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

By (describe other manner of service) _____.

DATED: 5-15-00

[Signature]
Signature of Person Making Service

Title

I have received the above referenced documents

[Signature]
Person Receiving Service
[Signature]

FOR
File

45 Brackett St
44-E-014

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

February 25, 2000

William H. Dawson
Po Box 415
Portland, ME 04112

775-3643 Not in Service

RE: 45 Brackett St
CBL: (044-E-01400101)

Certified Mail Receipt # Z 564 696 450

Dear Mr. Dawson;

An evaluation of your property at 45 *Brackett St* on *Feb-24-2000* time revealed that the structure remains noncompliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within days of the date of this notice. A re-inspection of the premises will occur on Mar-24-2000 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Mar-24-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Tom Markley @ 874-8705, if you wish to discuss the matter or have any questions.

Sincerely,


Tom Markley @ 874-8705
Code Enforcement Officer

CC: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Tom Markley @ 874-8705
Status:
Green 0-4 Violations
Date & Time Requested:
Feb 24, 2000 at
Date of Inspection:
Thursday, February 24, 2000
Reinspect By:
Friday, March 24, 2000
Reason For Inspection:

Notes:
2/25/00 Third violation notice
bill per Tom Markley

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
5/2 <input checked="" type="checkbox"/>	6-108.1	Exterior			Left	
	Description of Violation					
	Trim sagging gutter and rotted fascia board					
2. <input checked="" type="checkbox"/>	6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
3. <input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows missing glass					
4. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
5. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room	
	Wall missing trim and mouldings					
6. 5/2 <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Ceiling missing light fixtures					
7. <input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen	
	Wall missing baseboard covers					
8. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen	
	Floor - worn linolium					
9. <input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall	
	Windows won't stay up					
10. <input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Wall - loose receptacle					
11. <input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall	
	Wall - missing sheetrock					
12. <input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen	
	Missing hard wired battery back up smoke detector					

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

October 28, 1999

William H. Dawson
PO Box 415
Portland, ME 04112

RE: 45 Brackett St.
CBL: 044-E-01400101

Dear Mr. Dawson:

HAND DELIVER

An evaluation of your property at 45 Brackett St. on October 21, 1999 revealed that the structure continues to fail to comply with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a SECOND notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on November 27, 1999 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to November 27, 1999. A Certificate of Compliance will not be issued until all re-inspection fees are paid. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please fee free to contact me at 874-8696, if you wish to discuss the matter or have any questions.

Sincerely

Marland Wing
Code Enforcement Officer

Cc: Central File
John Corbin

45 Brackett St

City of Portland

Housing - Inspection

Owner / Manager:
Dawson William H &
 Parcel Id: # of Units:
044- E-01400101
 Inspector:
Marland Wing
 Status:

 Date & Time Requested:
Oct 21, 1999 at
 Date of Inspection:
Thursday, October 21, 1999
 Reinspect By:
Saturday, November 27, 199
 Reason For Inspection:

 Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/> 6-108.1	Exterior			Left	
	Trim sagging gutter and rotted fascia board					
2.	<input type="checkbox"/> 6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
3.	<input type="checkbox"/> 6-108.3	Interior	2	2	overall	
	Windows missing glass					
4.	<input type="checkbox"/> 6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
5.	<input type="checkbox"/> 6-108.2	Interior	2	2	Living Room	
	Wall missing trim and mouldings					
6.	<input type="checkbox"/> 6-113.5	Interior	2	2	Kitchen	
	Ceiling missing light fixtures					
7.	<input type="checkbox"/> 6-114.3	Interior	2	2	Kitchen	
	Wall missing baseboard covers					
8.	<input type="checkbox"/> 6-108.2	Interior	2	2	Kitchen	
	Floor - worn linolium					
9.	<input type="checkbox"/> 6-108.3	Interior	2	2	overall	
	Windows won't stay up					
10.	<input type="checkbox"/> 6-113.5	Interior	2	2	Kitchen	
	Wall - loose receptacle					
11.	<input type="checkbox"/> 6-108.2	Interior	2	2	Front Hall	
	Wall - missing sheetrock					

Code Enforcement Officer

389 Congress St. * Portland, ME * Phone:(207) 874-8704

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

February 25, 2000

William H. Dawson
Po Box 415
Portland, ME 04112

RE: 45 Brackett St
CBL: (044-E-01400101)

Certified Mail Receipt # Z 564 696 450

Dear Mr. Dawson;

An evaluation of your property at *45 Brackett St* on *Feb-24-2000* time revealed that the structure remains noncompliant with the Housing Code of the City of Portland.


Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within days of the date of this notice. A re-inspection of the premises will occur on Mar-24-2000 at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to Mar-24-2000. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact Tom Markley @ 874-8705, if you wish to discuss the matter or have any questions.

Sincerely,


Tom Markley @ 874-8705
Code Enforcement Officer

CC: Central File
John Corbin

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Tom Markley @ 874-8705
Status:
Green 0-4 Violations
Date & Time Requested:
Feb 24, 2000 at
Date of Inspection:
Thursday, February 24, 2000
Reinspect By:
Friday, March 24, 2000
Reason For Inspection:

Notes:
2/25/00 Third violation notice
bill per Tom Markley

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/>	6-108.1	Exterior		Left	
		Description of Violation				
		Trim sagging gutter and rotted fascia board				
2.	<input checked="" type="checkbox"/>	6-113.5	Interior	1	front	
		Hall ceiling inoperative light fixtures				
3.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows missing glass				
4.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	front
		Bedroom ceiling peeling paint				
5.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Living Room
		Wall missing trim and mouldings				
6.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Ceiling missing light fixtures				
7.	<input checked="" type="checkbox"/>	6-114.3	Interior	2	2	Kitchen
		Wall missing baseboard covers				
8.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Kitchen
		Floor - worn linolium				
9.	<input checked="" type="checkbox"/>	6-108.3	Interior	2	2	overall
		Windows won't stay up				
10.	<input checked="" type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Wall - loose receptacle				
11.	<input checked="" type="checkbox"/>	6-108.2	Interior	2	2	Front Hall
		Wall - missing sheetrock				
12.	<input type="checkbox"/>	6-113.5	Interior	2	2	Kitchen
		Missing hard wired battery back up smoke detector				

**CITY OF PORTLAND
HTE**

Date: 2/25/00

Name & Address:

William Dawson
Po Box 415
Portland, ME 04112

Description of Services:

Hte Code: *IN128*

REINSPECTION FEE

RE: 45 Brackett St.
CBL: 044-E-014

Amount Due: 75.00

45 Brackett St

City of Portland Housing - Inspection

Owner / Manager:
Dawson William H &
Parcel Id: # of Units:
044- E-01400101
Inspector:
Marland Wing @ 874-8696
Status:
Green 0-4 Violations
Date & Time Requested:
Jan 25, 2000 at
Date of Inspection:
Tuesday, January 25, 2000
Reinspect By:
Friday, February 25, 2000
Reason For Inspection:

Notes:

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
1.	<input type="checkbox"/> 6-108.1	Exterior			Left	
	Description of Violation					
	Trim sagging gutter and rotted fascia board					
2.	<input checked="" type="checkbox"/> 6-113.5	Interior	1		front	
	Hall ceiling inoperative light fixtures					
3.	<input checked="" type="checkbox"/> 6-108.3	Interior	2	2	overall	
	Windows missing glass					
4.	<input checked="" type="checkbox"/> 6-108.2	Interior	2	2	front	
	Bedroom ceiling peeling paint					
5.	<input checked="" type="checkbox"/> 6-108.2	Interior	2	2	Living Room	
	Wall missing trim and mouldings					
6.	<input type="checkbox"/> 6-113.5	Interior	2	2	Kitchen	
	Ceiling missing light fixtures					
7.	<input checked="" type="checkbox"/> 6-114.3	Interior	2	2	Kitchen	
	Wall missing baseboard covers					
8.	<input checked="" type="checkbox"/> 6-108.2	Interior	2	2	Kitchen	
	Floor - worn linolium					
9.	<input checked="" type="checkbox"/> 6-108.3	Interior	2	2	overall	
	Windows won't stay up					
10.	<input checked="" type="checkbox"/> 6-113.5	Interior	2	2	Kitchen	
	Wall - loose receptacle					
11.	<input checked="" type="checkbox"/> 6-108.2	Interior	2	2	Front Hall	
	Wall - missing sheetrock					
12.	<input type="checkbox"/> 6-113.5	Interior	2	2	Kitchen	
	Missing hard wired battery back up smoke detector					

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

October 13, 2000

David Epright
21 Redland Road
Portland, ME 04102

RE: 45 Brackett St
CBL: 044-E-01400101

Dear David Epright:

Certified Mail Receipt # 7099 3400 0019 5716 2131

An evaluation of your property at 45 Brackett St on Oct-11-2000 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Nov-13-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer

/

45 Brackett St

City of Portland

Housing - Inspection

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1. <input type="checkbox"/>	6-113.5	Interior	2	2	Throughout	
Violation: Maintenance of lighting fixtures						
Notes: hard-wired battery back up smoke det. Are required in each unit						

Owner / Manager: David Epright	
Parcel Id: 044- E-01400101	# of Units:
Inspector: Marland Wing @ 874-8696	
Status: Green 0-4 Violations	
Date & Time Requested: Oct 11, 2000 at	
Date of Inspection: Wednesday, October 11, 2000	
Reinspect By: Monday, November 13, 2000	
Reason For Inspection:	
Notes: first notice of violation	

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

February 12, 2001

David Epright
21 Redland Road
Portland ME 04102

RE: 45 Brackett St
CBL: 044 E01400101

Dear David Epright:

A re-inspection at the above noted property was made on December 5, 2000.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 12, 2001.

Thank you for your cooperation. If you have any questions, feel free to contact this office Marland Wing @ 874-8696.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer
gg



CITY OF PORTLAND

October 13, 2000

David Epright
21 Redland Road
Portland, ME 04102

RE: 45 Brackett St
CBL: 044-E-01400101

Dear David Epright:

Certified Mail Receipt # 7099 3400 0019 5716 2131

An evaluation of your property at 45 Brackett St on Oct-11-2000 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Nov-13-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Marland Wing @ 874-8696, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer

/

45 Brackett St

City of Portland

Housing - Inspection

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1.	<input type="checkbox"/>	6-113.5	Interior	2	2	Throughout
Violation: Maintenance of lighting fixtures						
Notes: hard wired battery back up smoke det. Are required in each unit						

Owner / Manager: David Epright
Parcel Id: 044- E-01400101 # of Units:
Inspector: Marland Wing @ 874-8696
Status: Green 0-4 Violations
Date & Time Requested: Oct 11, 2000 at
Date of Inspection: Wednesday, October 11, 2000
Reinspect By: Monday, November 13, 2000
Reason For Inspection:
Notes: first notice of violation

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

February 12, 2001

David Epright
21 Redland Road
Portland ME 04102

RE: 45 Brackett St
CBL: 044 E01400101

Dear David Epright:

A re-inspection at the above noted property was made on December 5, 2000.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 12, 2001.

Thank you for your cooperation. If you have any questions, feel free to contact this office Marland Wing @ 874-8696.

Sincerely,

A handwritten signature in cursive script that reads "Marland Wing".

Marland Wing @ 874-8696
Code Enforcement Officer
gg