

ELECTRICAL PERMIT

City of Portland, Maine

To the Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland's Electrical Ordinances, National Electrical Code and the following specifications:



Date: 3/16/15

Permit #: _____

CBL#: _____

ADDRESS: 96 Winter Street

METER MAKE/MODEL #: _____

CMP Work Order #: _____

OWNER: 94-96 Winter St Realty, LLC

TENANT: _____

PHONE #: _____

PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!

PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!						TOTAL EACH FEE
OUTLETS:	<u>10</u>	Receptacles	Switches	<u>11</u>	Smoke Detector	0.20
FIXTURES:	<u>2</u>	Incandescent	Flourescent		Strips	0.20
SERVICES:		Overhead	Underground		TTL Amps <800	15.00
					TTL Amps >800	25.00
TEMPORARY SERVICE:		Overhead	Underground		TTL Amps	25.00
METERS:		(Number of)				1.00
MOTORS:		(Number of)				2.00
RESID/COMMER:		Electric Units				1.00
HEATING:		Oil/Gas Units	Interior		Exterior	5.00
APPLIANCES:		Ranges	Cook Tops		Wall Ovens	2.00
		Insta-hot	Water Heaters		Fans	2.00
		Dryers	Disposals		Dishwasher	2.00
		Compactors	Spa		Washing Machine	2.00
		Others (denote)				2.00
MISC. (# of):		Air Cond (Window)				3.00
		Air Cond (Central)			Pools	10.00
		HVAC	EMS		Thermostat	5.00
		Signs				10.00
		Alarms/Resident				5.00
		Alarms/Commer				15.00
		Heavy Duty (CRKT)				2.00
		Alterations				5.00
		Fire Repairs				15.00
		Emergency Lights				1.00
		Emer Generators				20.00
		Circus/Carnival				25.00
PANELS:		Service	Remote		Main	4.00
TRANSFORMER:		0-25 Kva				5.00
		25-200 Kva				8.00
		Over 200 Kva				10.00

MINIMUM COMMERCIAL FEE: \$55.00

MINIMUM RESIDENTIAL FEE: \$45.00

Brief Description of work:

TOTAL DUE:

45.00

Updating/adding smokes and outlets

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CONTRACTOR INFORMATION:

Contractor Name: Sam Ngoun Master License #: MS600 20417

Address: 2108 Broadway South Portland Limited License #: _____

Telephone & E Mail: (207) 229-1159 sam@eastcoastelectrical.com

Contractor Signature: [Signature]

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CBL:



Individual Member
Individual Membership



CBRE | The Boulos Company

**CONTRACT
FOR THE SALE OF REAL ESTATE**


Date: 1/20/2015

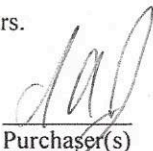
One Canal Plaza, Portland, ME 04101
(207) 772-1333

RECEIVED OF: I-95 Ventures, LLC and/or Assigns whose mailing address is 220 Lanier Drive, Unit 1, Statesboro, GA 30458, hereinafter called the Purchaser(s), the sum of Seven Thousand Five Hundred Dollars (\$7,500) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at (See Exhibit A) being all the property owned by Parkside Properties, LLC, a Maine limited liability company, (hereinafter called the Seller) at (See Exhibit A), and described at said County's Registry of Deeds Book 16808 Page 029 and further described as: (See Exhibit A) upon the terms and conditions indicated below:

1. **PERSONAL PROPERTY:** The following items of personal property are included in this sale (if applicable): All personal property owned by the Seller and located on the property including but not limited to washers, dryers, tools, etc. as of the effective date of this Contract.
2. **PURCHASE PRICE:** The TOTAL purchase price being Seven Hundred and Fifty Five Thousand Dollars (\$755,000) to be paid as follows: earnest money deposit within five (5) business days of the effective date of the Contract and the remainder, as adjusted for prorations or other credits/debits against the Purchase Price, shall be paid to Seller in cash, certified check or wire transfer at closing.
3. **EARNEST MONEY/ACCEPTANCE:** CBRE | The Boulos Company shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing; this offer shall be valid until January 20, 2015 at 7:00 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. **TITLE:** That a deed, conveying the property in fee simple with good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and execute all necessary papers within 15 days of expiration of the financing period, or, if the Purchaser(s) and Seller(s) shall mutually agree in advance and in writing, on another date. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, or upon Purchaser(s)'s determination upon examining title to the property that title to the property is not merchantable or that any of the encumbrances on the property have a material adverse effect on the property as currently improved, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Contract shall be terminated and any earnest money shall be returned to the Purchaser(s) and neither party shall have any further obligation hereunder. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. **DEED:** That the property shall be conveyed by a Warranty Deed, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record acceptable to Purchaser(s) and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations. Seller(s) further agrees to execute and deliver to Purchaser(s) at the closing, the following documents: (i) a Certificate of Non-Foreign Status (as required by the Internal Revenue Service regulations); (ii) a title insurance "Seller's Affidavit" regarding mechanics' liens and persons in possession; (iii) an affidavit regarding underground storage tanks (as required by Maine law) and, if Seller(s) is a partnership or corporation, (iv) evidence of Seller's authority to convey and good standing; (v) warranty bill of sale for personal property located at the property; (vi) assignment and assumption of leases, contracts and warranties; (vii) a current rent roll certified by Seller to be true and accurate as of the date of Closing.
6. **POSSESSION /OCCUPANCY:** Possession/occupancy of premises shall be given to Purchaser(s) immediately at closing, subject to any leases, unless otherwise agreed by both parties in writing.
7. **LEASES/TENANT SECURITY DEPOSITS:** Seller(s) shall transfer at closing to Purchaser(s) all Seller(s)' rights under the current leases to the property and all security deposits held by Seller(s) pursuant to said leases.
8. **RISK OF LOSS:** Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise, is assumed by the Seller(s) unless otherwise agreed in writing. Said premises shall then be in substantially the same condition as at present, excepting reasonable use and wear. In the event that, prior to the closing, the improvements which are a part of the property are destroyed or substantially damaged, Purchaser(s) may either (i) terminate this Contract and receive back the earnest money, or (ii) accept the insurance proceeds payable by reason of such damage or destruction and close this transaction notwithstanding the same and without reduction to the purchase price.
9. **PRORATIONS:** The following items shall be prorated as of the date of closing:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Fuel
 - c. NA

Seen and agreed to:


Seller(s)


Purchaser(s)