

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100760
PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Patrick Bolin/Haskell Construction

has permission to Remove front porch roof & build soffit, remove back porch and rebuild. JUL - 8 2010

AT 54 Exeter St CBE 051 A005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

June 05 2010

Received from Allen Rossi & Richard Bolon

Location of Work 56 Estlin St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100.00

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 051 A005

Check #: 304

Total Collected: 100.00

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

Taken by: [Signature]

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

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

Permit No: 10-0760	Issue Date:	CBL: 051 A005001
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Location of Construction: 54 Exeter St	Owner Name: Patrick Bolin	Owner Address: 56 Exeter St	Phone: 207-899-0216
Business Name:	Contractor Name: Haskell Construction	Contractor Address: 144 Holm Ave. Portland	Phone: 2074155783
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-5

Past Use: Two Family	Proposed Use: Two Family / Remove front porch roof & build soffit, remove back porch and rebuild. <i>Legal use - 2 family</i>	Permit Fee: \$100.00	Cost of Work: \$7,500.00	CEO District: 3
Proposed Project Description: Remove front porch roof & build soffit, remove back porch and rebuild.		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 06/25/2010	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED

JUL - 8 2010

City of Portland

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>All work to be done w/in existing footprint</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<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 <i>ABM</i>
Date: _____	Date: _____	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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0760	Date Applied For: 06/25/2010	CBL: 051 A005001
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Location of Construction: 54 Exeter St	Owner Name: Patrick Bolin	Owner Address: 56 Exeter St	Phone: 207-899-0216
Business Name:	Contractor Name: Haskell Construction	Contractor Address: 144 Holm Ave. Portland	Phone: (207) 415-5783
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two Family / Remove front porch roof & build soffit, remove back porch and rebuild.	Proposed Project Description: Remove front porch roof & build soffit, remove back porch and rebuild.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/02/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that all the work will take place within the existing structure. 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 07/08/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The carrying beam supporting the roof framing and the carrying beam supporting the floor system but be a minimum of 3 - 2" x 10"-s. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

PERMIT ISSUED

JUL - 8 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

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

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

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

 X **Framing inspection required prior to covering.**

 X **Final inspection required at completion of work.**

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

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

PERMIT ISSUED

JUL - 8 2010

City of Portland



General Building Permit Application

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

Location/Address of Construction: <u>56 Exeter St. Portland ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>72 ft²</u>	Square Footage of Lot <u>5,000 ft²</u>	Number of Stories <u>2 stories</u>
Tax Assessor's Chart, Block & Lot Chart# <u>051</u> Block# <u>A</u> Lot# <u>005</u>	Applicant <u>must be owner, Lessee or Buyer*</u> Name <u>Patrick Bolin</u> Address <u>56 Exeter St.</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>(207) 899-0216</u>
RECEIVED JUN 25 2010 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>7,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>100.00</u>
	Current legal use (i.e. single family) <u>2-unit multi-family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>Same, 2-unit</u> Proposed Specific use: <u>2-unit multi-family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Remove + rebuild existing:</u> <ol style="list-style-type: none"> ① <u>Remove front porch roof + build soffit.</u> ② <u>Remove back porch + rebuild same size, same location, same structure.</u> 	
Contractor's name: <u>Dave Haskell</u>		
Address: <u>Haskell Construction</u> mail <u>mail</u>		
City, State & Zip _____		Telephone: <u>207-252-0646</u>
Who should we contact when the permit is ready: <u>Patrick Bolin</u>		Telephone: <u>207-899-0216</u>
Mailing address: <u>56 Exeter St. Portland ME 04102</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application, as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Pat Bolin Date: 6/24/10

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

PURCHASE AND SALE AGREEMENT

Offer Date April 9 2010

April 12, 2010 Effective Date
Effective Date is defined in Paragraph 24 of this Agreement

1. PARTIES: This Agreement is made between Patrick Bolin, Ana Rossi ("Buyer") and Stephen E. Michaels, Carl M. Merrill ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of; if "part of" see para. 26 for explanation) the property situated in municipality of Portland County of Cumberland State of Maine, located at 54-56 Foster Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 17248 Page(s) 311.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing alarm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: none

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: none

4. PERSONAL PROPERTY: The following items of personal property as viewed on April 7, 2010 are included with the sale at no additional cost. In "as is" condition with no warranties: all appliances currently in each unit of the building

5. PURCHASE PRICE: For each Deed and conveyance Buyer agrees to pay the total purchase price of \$ 822,500. Buyer has delivered; or will deliver to the Agency within 2 days of the Offer Date, a deposit of earnest money in the amount \$ 2,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered n/a. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

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

6. EARNEST MONEY/Acceptance: REMAX By The Bay ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until April 12, 2010 (date) 5:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of TRIS 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 May 21, 2010 (closing date) or before. If agreed in writing by both parties, if Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

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

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

PRB APR

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 elect this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. FUEL, UTILITIES/PRORATIONS: Fuel in tank shall be paid by Buyer at cash price as of date of closing of company that has delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) none. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of paid 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 re-apportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

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

TYPE OF INVESTIGATION	YES		NO		RESULTS REPORTED TO SELLER	TYPE OF INVESTIGATION	YES		NO		RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	7	days	l. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
b. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	m. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
c. Coastal shoreland scenic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	n. Arsenic Treated Wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
d. Water Quality (including but not limited to radon, arsenic, lead, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	o. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
e. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	p. Code Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	7	days
f. Air Quality (including but not limited to radon, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	7	days	q. Insurance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
g. Sepsis Postage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	7	days	r. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
h. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	s. Lot size/acreage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
i. Energy Audit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	t. Survey/M.I.I	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
j. Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	u. Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	7	days
k. Smoke/CO detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	7	days	v. Habitat Reversal/Vectorflow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
						w. Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
						x. Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days

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

13. 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 \$ 0/0 to be provided through 0/0.

14. FINANCING: This Agreement is is not subject to financing. If subject to financing:
a. This Agreement is subject to Buyer obtaining a conventional loan of 20,000 % of the purchase price, at an interest rate not to exceed prime + 1.00 % and amortized over a period of 30 years.
b. 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 Done days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
c. Buyer to provide Seller with loan commitment letter from lender within 21 days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
e. After (b) or (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the financing. Any failure by Buyer to notify Seller within (5) days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
f. Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ 2000 toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
g. Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .
h. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

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

Brian Linscott of Linscott Real Estate is a Seller Agent Buyer Agent
 Licensee Agency Dual Agent Transaction Broker

Kathie Roemer of RE/MAX By The Bay is a Seller Agent Buyer Agent
 Licensee Agency New Dual Agent Transaction Broker

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

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

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

18. 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 unavowed 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/ASSIGN: 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: a/s Multi family addendum
 The Property Disclosure Form is not an addendum and not part of this Agreement.

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 calendar days prior to closing.

24. EFFECTIVE DATE/NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party (or their licensee). Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any State/Federal holidays (including but not limited to Patriots Day, Columbus Day, Martin Luther King Holiday, etc.) Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day enumerated. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

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

Handwritten signatures: JRM, SM, PRB, APR

26. OTHER CONDITIONS: *Property is being sold "as is" Buyers have been provided with home inspection report.*

PRB APR gm gm

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, consult 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 Revenue Services.

Buyer and Seller acknowledge that Maine law says the owner of property as of April 1st is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1st which could have a negative effect on their credit rating.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is 60 Moss Ave #5, Portland, ME 04102

[Signature] BUYER DATE *[Signature]* BUYER DATE
Patrick Bolin Ana Rossi

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

Seller's Mailing address is _____

[Signature] SELLER DATE *[Signature]* SELLER DATE
Gretchen S. Michaels Gail M. Merrill 4/11/2010 4/11/2010

COUNTER-OFFER

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

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

SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE

BUYER DATE SELLER DATE

BUYER DATE SELLER DATE



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Building Inspection Report



54-56 Exeter St. Portland, ME 04102

Inspection Date:
April 14, 2010

Prepared for:
Pat Bolin & Ana Rossi
60 Massachusetts Ave. Apt. F
Portland, ME 04102

Prepared by:
Len Westra Home Inspections
Certified ASHI Inspector #201664
Len Westra, LLC
73 Granite Farm Road
Brunswick, Maine 04011
(207) 729-9720

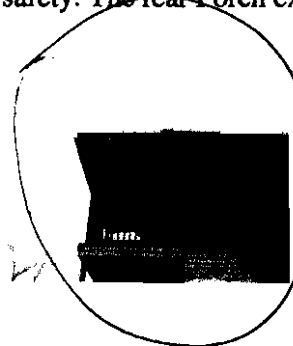
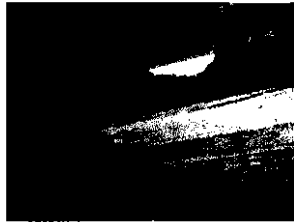
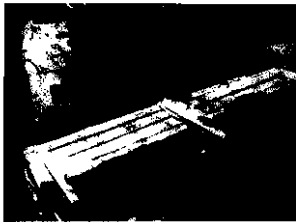
Report Overview

The inspected property consisted of an approximately 90 year-old Duplex style wood framed house with detached garage. The home is serviced by public water supply and public sewer system and is considered to face North.

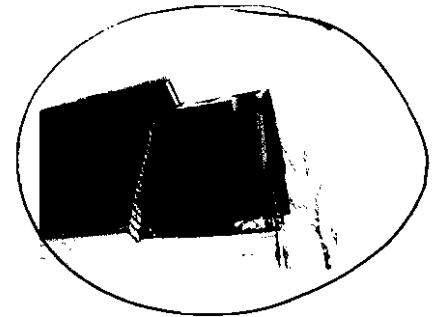
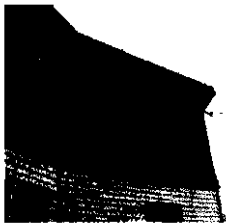
Report Summary

The house and its major systems are in generally good condition for their age with several exceptions. Exterior surfaces need maintenance and repair in several areas. Interior surfaces are in generally good condition but painting and window maintenance is necessary. Many surfaces in No. 54 are dirty and smoke covered. Houses of this age should be assumed to contain lead paint; use appropriate precautions when remodeling or refinishing.

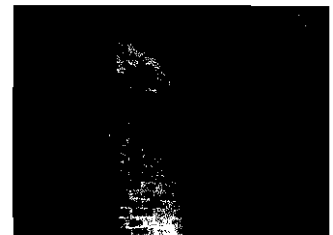
- The roofs on the front and back Porches are in very poor condition. Some structural repairs may be necessary to ensure safety. The rear Porch exterior stairs are in dangerous condition.



- Many exterior areas need maintenance and painting.



- Bricks are loose at the top of the Chimney. These could be blown off resulting in personal injury or property damage, or could block the flue if they fall inside. Rebuilding may be necessary to below the roofline where mortar joints are in poor condition.

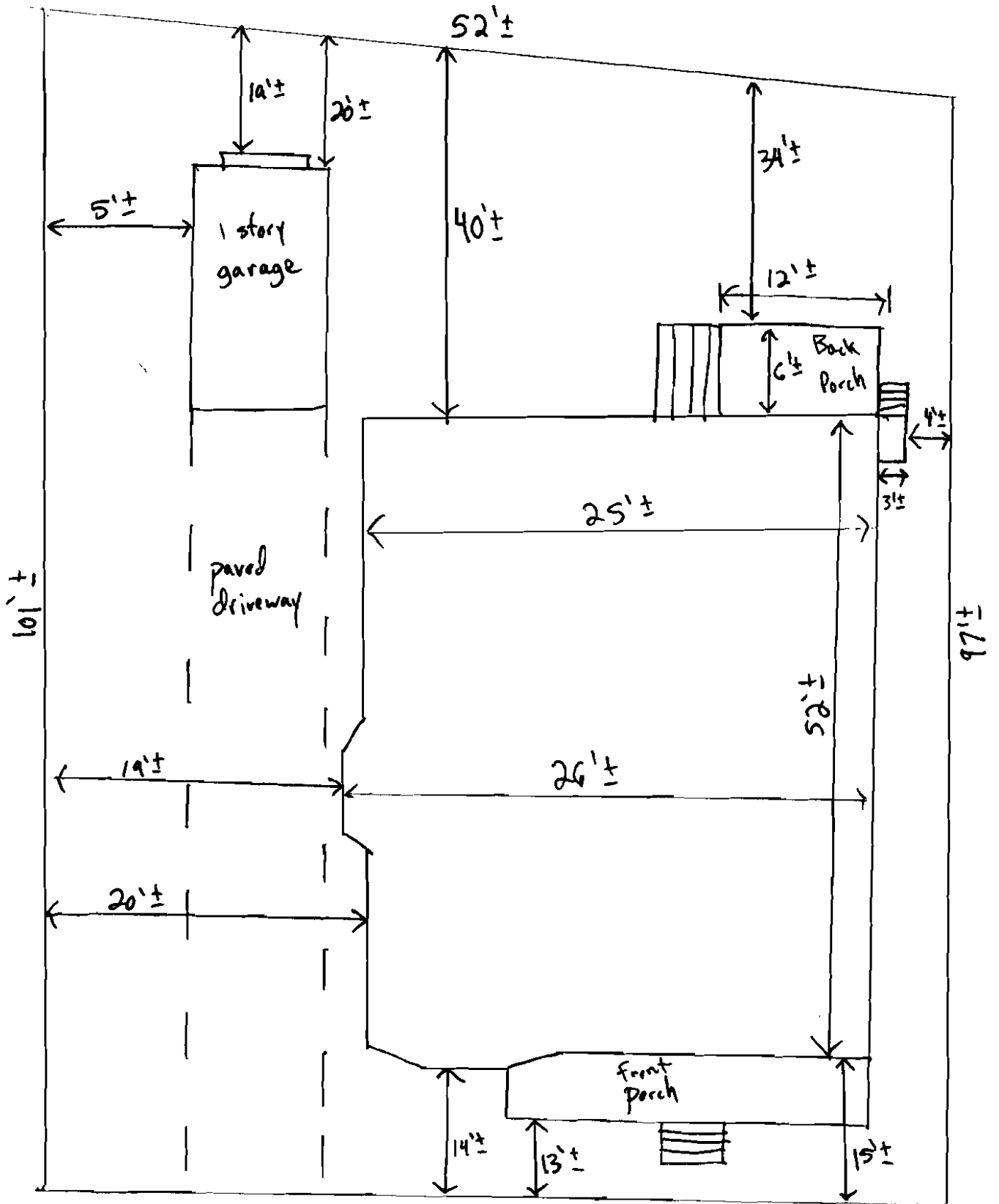


FOUNDATION		SUPERSTRUCTURE		ROOFING		MECHANICAL		ELECTRICAL		PLUMBING		PAINTING		GENERAL	
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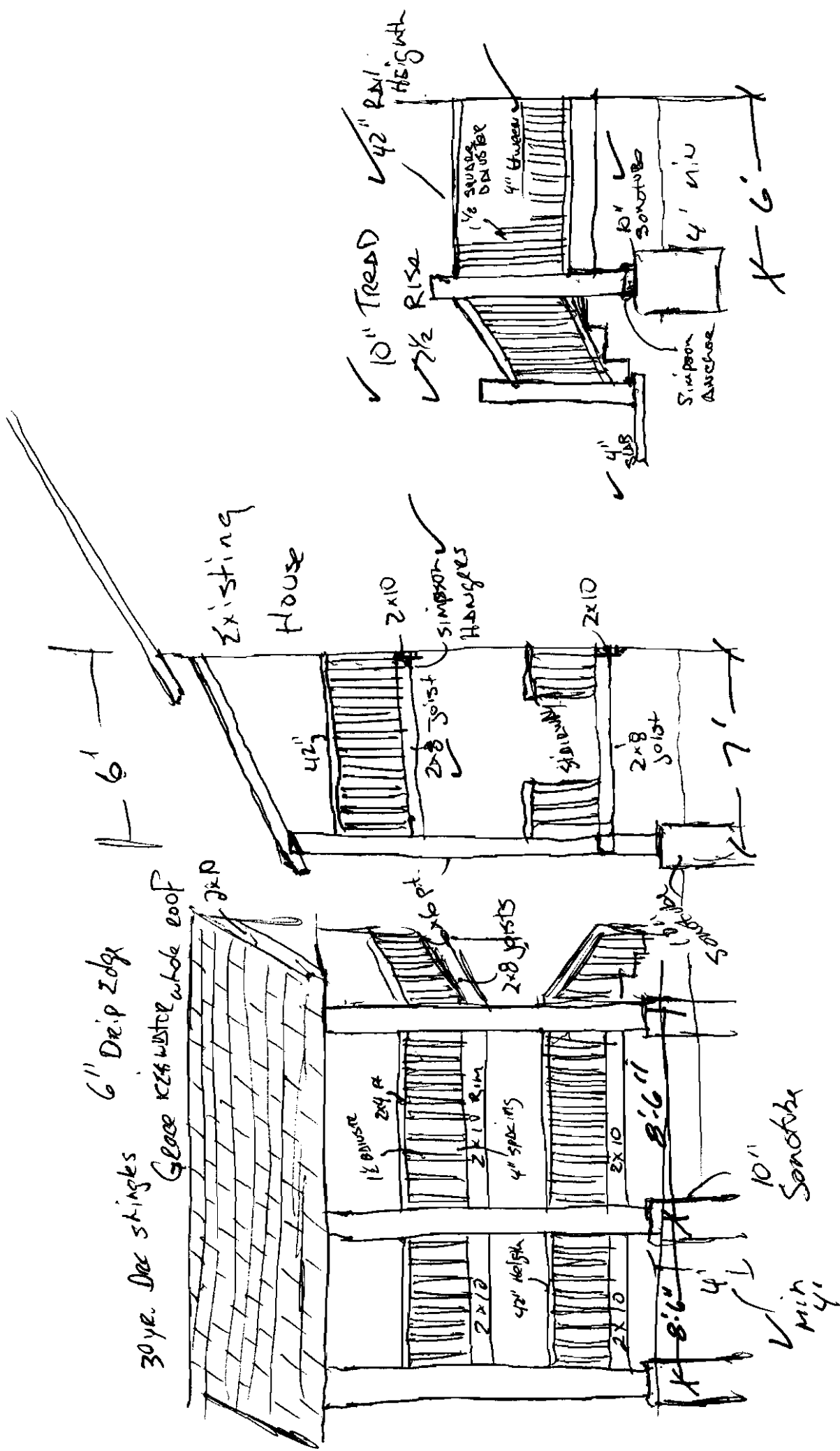
FOUNDATION
 SUPERSTRUCTURE
 ROOFING
 MECHANICAL
 ELECTRICAL
 PLUMBING
 PAINTING
 GENERAL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87
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S4 Exctr:



Exctr.



30 yr. Deck stringers
 6" Drip Edge
 Glass railing whole roof

Existing House

10" Tread
 7 1/2" Rise
 4 1/2" Rail Height
 1/2" Square Baluster
 4" Posts
 Simpson Anchor
 4" Min
 6'-0"

4x4
 2x8 Joist
 Simpson Hangers
 2x10
 2x10
 2x8 Joist
 7'-0"

2x4 Post
 2x10 Rail
 4" Square
 2x10
 8'-6"
 10"
 Sandstone
 min 4"