

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040771

Please Read Application And Notes, If Any, Attached

This is to certify that Cordeau Christopher S / Applicant
has permission to repair and replace sub-flooring and stairs
AT 161 Grant St 053 B033001

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 must be completed before this building or part thereof is leased or otherwise closed-in. HOUR NOTICES ARE 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] 6/28/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

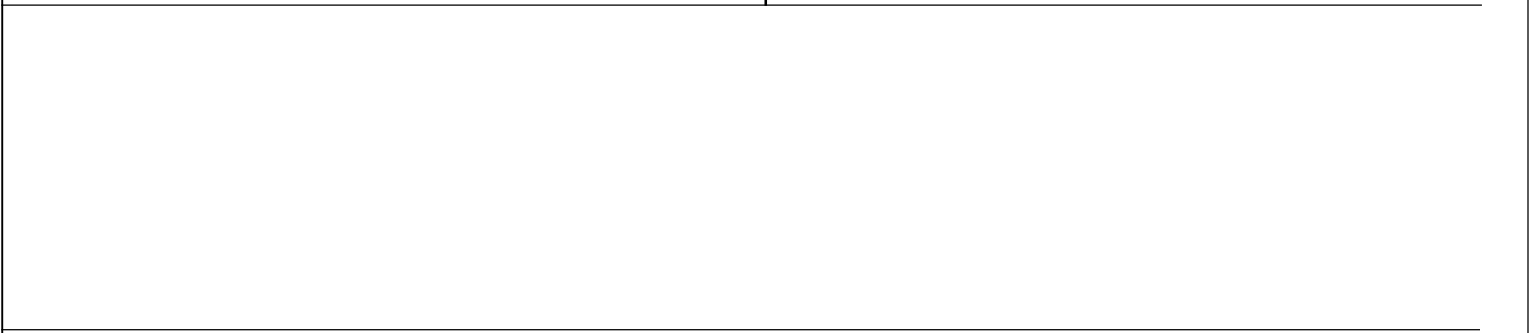
Permit No: 04-0771	Date Applied For: 06/10/2004	CBL: 053 B033001
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Location of Construction: 161 Grant St	Owner Name: Stephen Saudé son Cordeau Christopher S	Owner Address: 161 Grant St	Phone:
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Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family
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Proposed Use: 4 unit multi/family - repair and replace sub-flooring and stairs	Proposed Project Description: repair and replace sub-flooring and stairs
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06/28/2004

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 06/14/2004
Note: **Ok to Issue:**

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0771	Issue Date:	CBL: 053 B033001
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Location of Construction: 161 Grant St	Owner Name: <i>Stephen Scuderson</i> Cordeau Christopher S	Owner Address: 161 Grant St	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: <i>R-2</i>
Past Use: 4 unit multi/family	Proposed Use: 4 unit multi/family - repair and replace sub-flooring and stairs	Permit Fee: \$48.00	Cost of Work: \$3,000.00
Proposed Project Description: repair and replace sub-flooring and stairs <i>legal use: 4 dwelling units</i>		CEO District: 2	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R2</i> Type: <i>5B</i> <i>BOCA 1999</i> Signature: <i>[Signature]</i> Date: <i>6/24/04</i>
		Signature: <i>[Signature]</i> Date: _____ 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: Idobson	Date Applied For: 06/10/2004	Zoning Approval	

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"/> <i>ok with conditions</i> Date: <i>6/10/04</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 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>
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



CITY OF PORTLAND, MAINE
Department of Building Inspections

Phone 749-3498

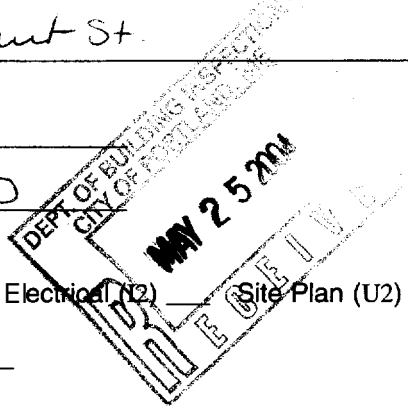
161 Grant 2004

Received from Stephen N Sanders

Location of Work 161 Grant St.

Cost of Construction \$ _____

Permit Fee \$ 48⁰⁰/00



Building (U) _____ Plumbing (15) _____ Electrical (N2) _____ Site Plan (U2) _____

Other _____

CBL: 053 B 033

Check #: 1418 Total Collected \$ 48⁰⁰/00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

Signature

Faint illegible text

PERSONAL REPRESENTATIVE'S DEED
OF SALE

KNOW ALL BY THESE PRESENTS THAT I, KATHRYN C. DeMEDEIROS of New Bedford in the County of Bristol and Commonwealth of Massachusetts, the duly appointed and acting Personal Representative of the Estate of Christopher S. Cordeau, late of South Portland, deceased, intestate, as shown by the records of the Probate Court for Cumberland County, Maine, under Docket No. **2003-1649**, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Maine Probate Code, and every other power, for consideration paid grants to ~~STEPHEN and MELINDA SANDERSON~~* of North Yarmouth, Cumberland County, whose mailing address is 878 North Road, North Yarmouth, Maine **04097**, the decedent's real property located in the City of Portland, Cumberland County, Maine, described as follows: *Back Bay Properties, LLC

TWO ADJOINING lots or parcels of land situated on the northerly side of Grant Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

PARCEL ONE:

A certain lot of land with the buildings thereon situated on the northerly side of Grant Street in said Portland and described as follows: Beginning at an iron spike on the northerly side of Grant Street distance **141.32** feet westerly from the intersection of Deering Avenue and Grant Street; thence northerly **56** feet to a stake; thence westerly **49.50** feet to a stake; thence southerly **56** feet to Grant Street; thence easterly along Grant Street 49.50 feet to the point of beginning. Also granting a right of way **11** feet in width and **56** feet in depth which right of way commences on the westerly boundary of the above described lot. Reserving to Rose Burns, her heirs and assigns, a right of way **11** feet in width and **56** feet in depth, which right of way commences at the westerly boundary of said above described lot.

PARCEL TWO

A certain lot or parcel of land with the building thereon situated northerly of Grant Street in said Portland, being bounded and described as follows: Beginning at the northeasterly corner of Parcel One herein; thence westerly and parallel with Grant Street and said Parcel One and by the northerly end of a right of way a distance of 55.00 feet to a point; thence by other land now or formerly of Rose Burns and at right angles to Grant Street a distance of **39.04** feet, more or less, to land conveyed by Stanley R. Doyle to Community Oil Co., Inc., by Deed dated March **26, 1954**, and recorded in said Registry of Deeds in Book **2173**, Page **66**; thence by land of said Community Oil Co., Inc. easterly a distance of 55.00 feet to the northwesterly corner of land conveyed by Ethel Van Brocklin to Jennie Weinstein by Deed dated July **15, 1943** and recorded in Cumberland County Registry of Deeds in Book **1722**, Page **223**; thence by said Weinstein land southerly and at right angles to Grant

Street a distance of **39.74** feet to the point of beginning. Being a portion of the premises conveyed to the said Rose Burns by Callegranto, Inc., by Deed dated September 14, 1953 and recorded in the Cumberland County Registry of Deeds in Book 2151, Page 228.

Being the same premises conveyed to Christopher S. Cordeau by Warranty Deed of Tuan T. Nguyen and Van Ngoc Nguyen, dated February 27, 2003 and recorded in said Cumberland County Registry of Deeds in Book 18990, Page 112.

WITNESS my hand and seal in my said capacity this 21st day of April, 2004.

SIGNED, SEALED AND DELIVERED

in the presence of

Suzanne E. Thompson
Quic C. Souza
↙

Kathryn C. DeMedeiros (L.S.)
Kathryn C. DeMedeiros
Personal Representative of the
Estate of Christopher S. Cordeau, deceased

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF BRISTOL, ss.:

On this 21st day of April, 2004, before me personally appeared the above-named Kathryn C. DeMedeiros and acknowledged the foregoing instrument to be her free act and deed in her said capacity as personal representative of the Estate of Christopher S. Cordeau, deceased.

Suzanne E. Thompson
Notary Public
Name: SUZANNE E. THOMPSON
Date Commission Expires: 4/23/04

McCANDLESS EPSTEIN & O'DONOVAN L.L.P. • PORTLAND, MAINE

ADDRESS: 161-163 Grant Street, Portland, Maine

Buyers: Melinda M. Sanderson

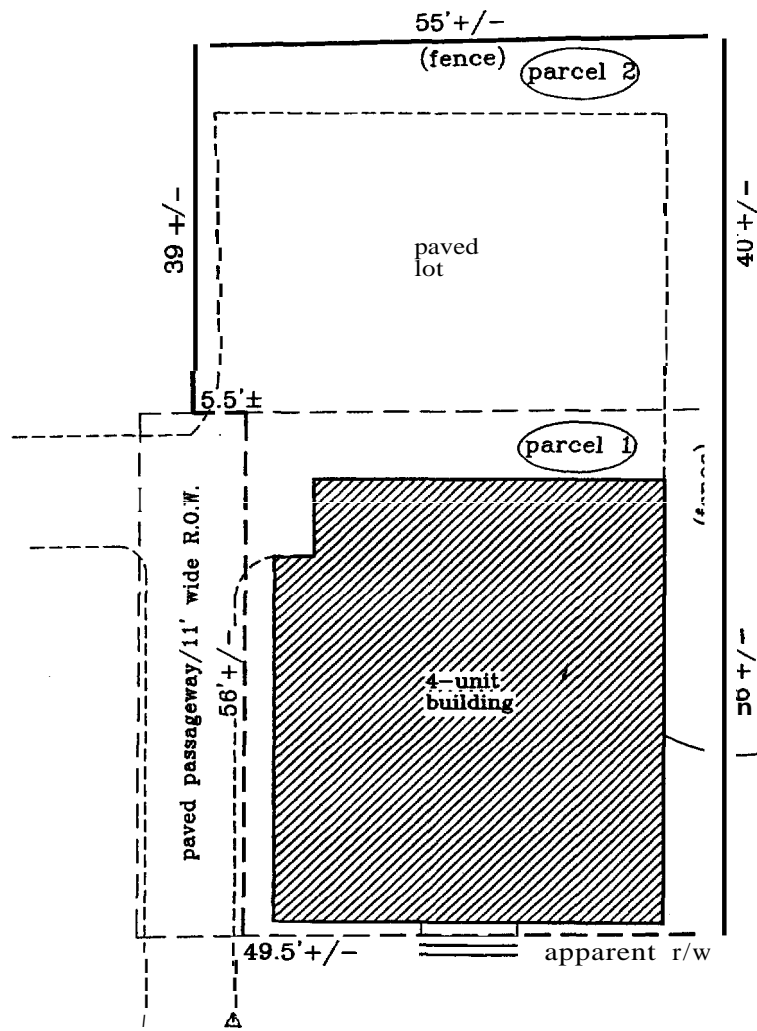
Sellers: Estate of Christopher S. Cordeau
 by Kathryn DeMederios

Job Number: ---

Inspection Date: 4-15-04
 Scale: ---

Client File#: H-SANDERSON.M

975



1 1/2 story wood structure w/ brick foundation

Note:
 Lines of occupation are shown.
 A boundary survey may yield different results.

Grant Street

to Deering Ave.

[Handwritten signature]

I HEREBY CERTIFY TO: Hopkinson, Abbondanza & Backer;

Monuments found did not conflict with the deed description.
 the Lender and its title insurer.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0013 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 Dhone

207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY