

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION**PERMIT**

Permit Number: 070026

PERMIT ISSUED

FEB - 1 2007

CITY OF PORTLANDThis is to certify that JENKINS KRISTEN Lhas permission to Legalization of one non-conforming unit in a lot of 3 unitsAT 71 ROBERTS ST066A B013001

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or service closed-in. 4 HOUR NOTICE 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

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

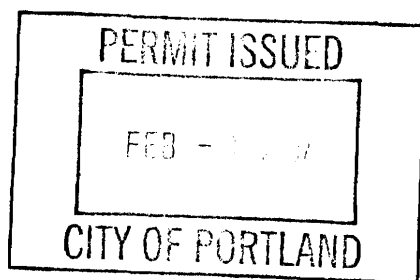
Permit No: 07-0026	Issue Date:	CBL: 066A B013001
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Location of Construction: 71 ROBERTS ST	Owner Name: JENKINS KRISTEN L	Owner Address: 71 ROBERTS ST	Phone: 2078740089
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: RS

Past Use: <i>COAL</i> Residential 2 unit	Proposed Use: Residential 3 unit. Legalization of one non-conforming unit for a total of 3 units	Permit Fee:	Cost of Work: \$375.00	CEO District: 3
Proposed Project Description: Legalization of one non-conforming unit for a total of 3 units		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>IRC 2003</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: dmartin	Date Applied For: 01/09/2007	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<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"/>	<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
Date: <i>ok with conditions</i> <i>2/1/07</i>	Date: _____	Date: <i>ADW</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: 07-0026	Date Applied For: 01/09/2007	CBL: 066A B013001
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Location of Construction: 71 ROBERTS ST	Owner Name: JENKINS KRISTEN L	Owner Address: 71 ROBERTS ST	Phone: (207) 874-0089
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: Residential 3 unit. Legalization of one non-conforming unit for a total of 3 units	Proposed Project Description: Legalization of one non-conforming unit for a total of 3 units
------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/01/2007

Note: **Ok to Issue:**

- 1) This property shall remain a three family dwelling with the issuance of this permit and the subsequent issuance of certificates of occupancy. Any future change of use shall require a separate permit application for review and approval.
- 2) 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:** 02/02/2007

Note: **Ok to Issue:**

- 1) This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code.

Comments:

1/9/2007-amachado: Reviewed application & it is complete. Gave forms to Building, Fire & Gayle for notices to property owners.

2/1/2007-mes: 1/16/07 Notices mailed out - no written letters received within 10 days

1/31/07 Received Housing compliance sign-off on 1/31/07

2/1/07 Received NFPA compliance sign-off on 2/1/07

Zoning signed off on permit 2/1/07 - Ann did the prep work and Marge did the final sign-off

Zoning Division
Marge Schmuckal
Zoning Administrator



874-8710
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: <u>71 Roberts St.</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>606</u> <u>AB</u> <u>013</u>	Owner: <u>Kristen Jenkins</u> Telephone: <u>874 0089</u> Address: <u>71 Roberts St</u>
Contact name, address & telephone if different than above:	Cost of Work: \$ <u>N/A</u> Fee: \$ <u>375.00</u> \$300 per legalized unit & \$75 per C of O
Current # of legal D.U. <u>0</u>	Requested # of units To be legalized: <u>1</u> Total bldg. units: <u>3</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>greater Portland City Directory of the year 1992</u> <u>located at the Assessors office</u>	
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: <u>I didn't purchase the property until Dec 1, 2000</u> <u>Purchase + Sale agreement</u>	

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.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

This is NOT a permit, you may not commence ANY work until the permit is issued.

JAN - 9 2007
Room 315 - 389 Congress Street - Portland, Maine 04101

RECEIVED

Kristen Jenkins

Date: 1/8/07

(207) 874-8695 - FAX: (207) 874-8716 - TTY: (207) 874-8936



PORTLAND MAINE

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

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 71 Roberts St. 66A-B-013

Notices to owners of properties situated within 300 feet sent on: given 1/9/07 mailed 1/16/07

City Housing Ordinance compliance given on: 1/9/07 received: 1/31/07

City NFPA compliance given on: 1/9/07 received: 2/1/07

Received any letters within 10 days from notices sent? NONE received

Unit(s) existed prior to April 1, 1995? three (3)

Unit(s) shown to be established by different owner? three (3)

Site plan included: yes

Floor plans included? yes

Is ZBA action required? NO written letters received in opposition (1/31/07)

From: Gayle Guertin
To: Jeanie Bourke
Date: 1/16/2007 3:09:06 PM
Subject: 71 Roberts St., Legalization of non-conforming unit

71 Roberts Street
Owner: Kristen Jenkins
CBL: 066A B013

Sent out abutters notice as of 01/16/07

Gayle

CC: Ann Machado; Gayle Guertin; Marge Schmuckal



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: 71 Roberts St., 66A-B-C13

Owner: Kristen Jenkins

Address of Owner: 71 Roberts St., Portland **Telephone:** 874-0089

Applicant information if different than above: _____

Current number of legal units: two (2)

Number of units to be legalized: one (1)

bhl : three (3)

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

Signature: Suzanna Howe **Date:** 1/30/07



CITY OF PORTLAND

**NFPA LIFE SAFETY CODE – FIRE PREVENTION 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 NFPA Life Safety Code – Fire Prevention 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: 71 Roberts St., 66A-B-013

Owner: Kristen Jenkins

Address of Owner: 71 Roberts St., Portland **Telephone:** 874-0089

Applicant information if different than above: _____

Current number of legal units: two (2)

Number of units to be legalized: one (1)
total : three (3)

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

Signature: Jay Kelley **Date:** 1/31/07

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 71 Roberts Street**

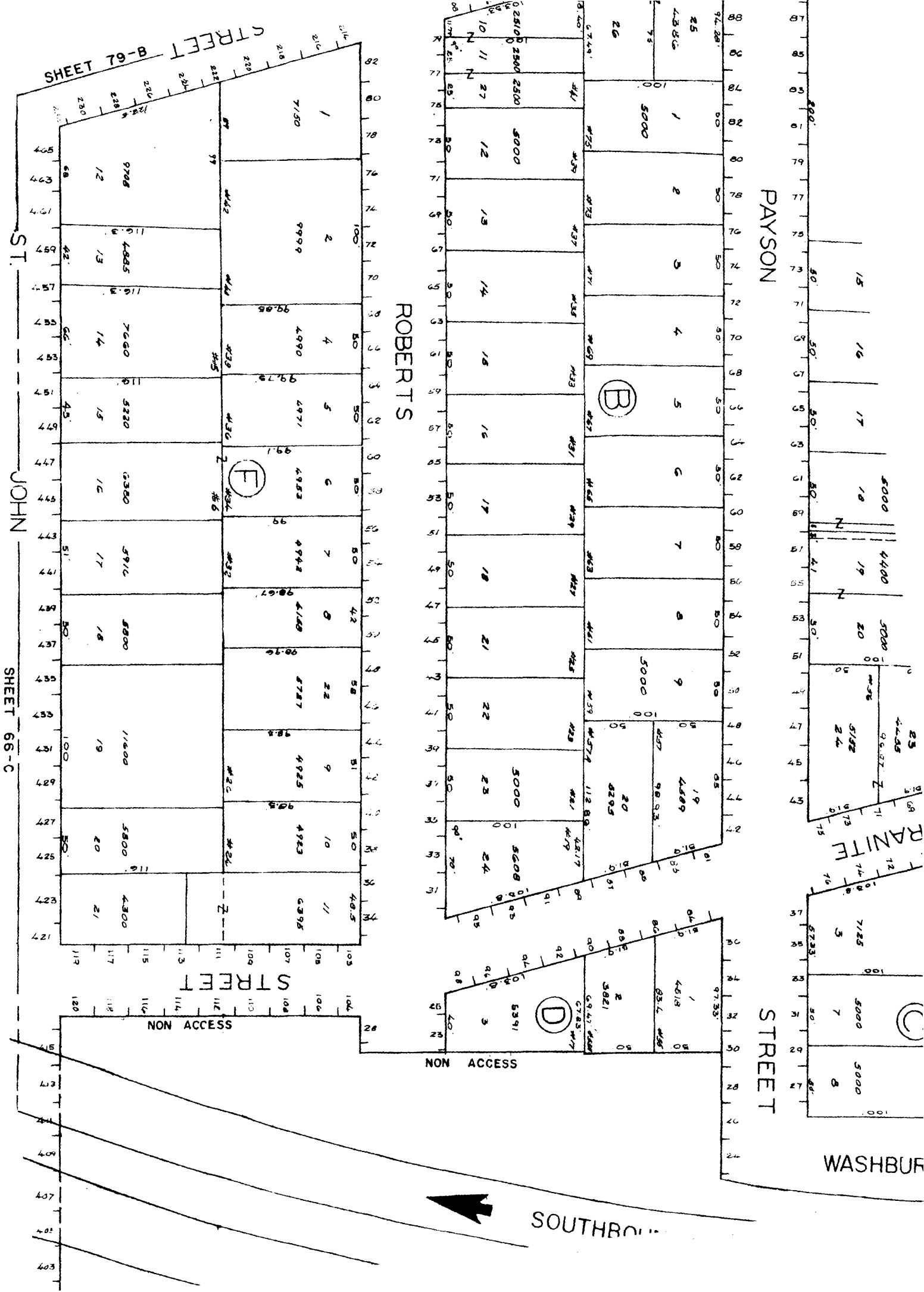
Issues: Kristen Jenkins, owners of the property located at 71 Roberts Street, ^{has} submitted an application to legalize ~~one~~ existing non-conforming dwelling unit for a total of ~~one~~ ^{three} dwelling units within this building. The legalization may be permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

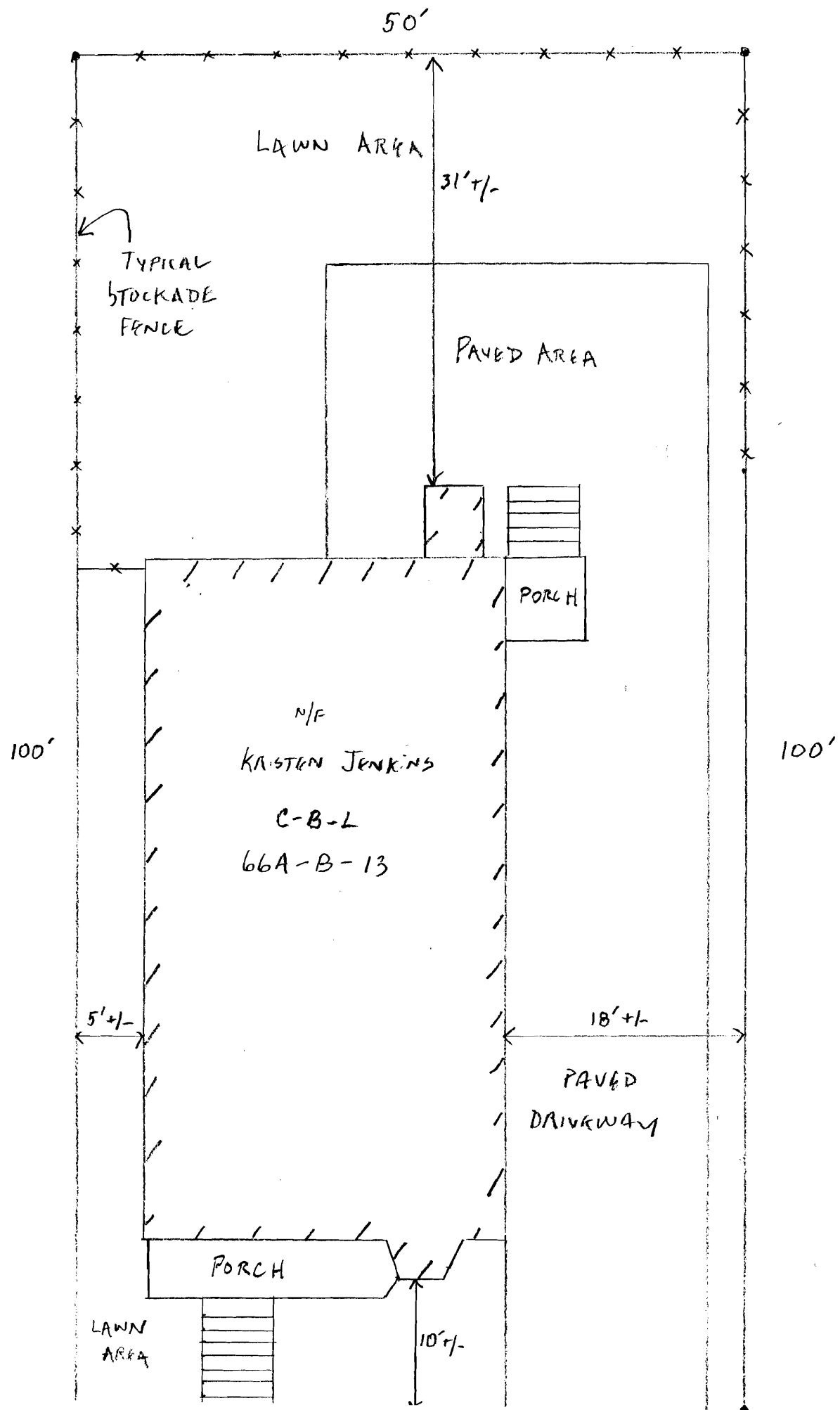
Feedback: If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-3695. The office hours are 8:00am to 4:00pm weekdays.

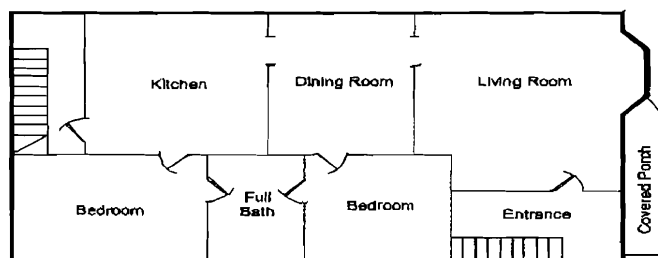
Given 1/9/07



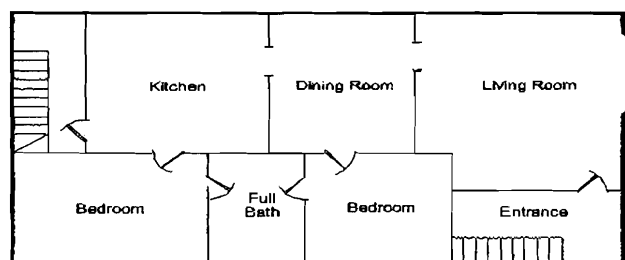


Building Sketch (Page - 1)

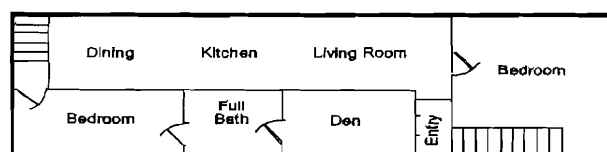
Borrower/Client Kristen Jenkins			
Property Address 71 Roberts St			
City Portland	County Cumberland	State ME	Zip Code 04102-2858
Lender Meridian Mortgage Group			



Drawing Not to Scale
Unit One
First Floor



Unit Two
Second Floor



Unit Three
Third Floor

Sketch by Apex IV™
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
CLA1	First Floor	1364.00	1364.00
CLA2	Second Floor	1364.00	1364.00
CLA3	Third Floor	750.00	750.00
TOTAL LIVABLE		(rounded)	3478

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	9.0 x	50.0	450.00
	2.0 x	5.0	10.00
	0.5 x	2.0 x	2.00
	0.5 x	2.0 x	2.00
	16.0 x	50.0	800.00
	2.0 x	50.0	100.00
Second Floor			
	9.0 x	50.0	450.00
	2.0 x	5.0	10.00
	0.5 x	2.0 x	2.00
	0.5 x	2.0 x	2.00
	16.0 x	50.0	800.00
	2.0 x	50.0	100.00
Third Floor			
	15.0 x	50.0	750.00
13 Calculations Total (rounded)			3478

Quality Heating Oil and Propane, Service & Installation

73 Pleasant Hill Road, P.O. Box 467, Scarborough 04074

HOMEOWNER

208

RIVERTON DR-Contd

- 113 Bartlett Minie L
114 Vacant
116 Day Dorren 878-8013
118 Vacant
117 Higgins Cynthia
118 Vacant
119 Bridges Larry 797-2893
120 Vacant
121 Willemann John 878-6481
122 Vacant
123 Young Jas
124 No Return
125 Vacant
126 Leighton David 797-9061
127 Paquette Janice E 797-9884
128 Purdue Kim
129 LaBelle Denise E 878-6820
130-151 Vacant (2 Hse)
132 Parker Wanda L 797-8976
133 Merrill Wanda
134 Brown Mary J 797-0794
136 Ramsey Raymond 878-6178

SPRINGBROOK WAY INTERSECTS

RIVERVIEW ST -FROM 186 CAPASIC ST
SOUTH TO DEAD END

- ZIP CODE 04108
15 Slauson White Jas H ● 871-0618
19 Courtola Gloria L ● 772-4456
30 Courtola Gerald L ● 778-5590
27 Hart Jerry W ● 774-5247
28 Green Carl L ● 778-0582
36 Gingras Edward J ● 775-1887
36 Jordan Mark J ● 778-7184
49 McLaughlin William A ● 772-8718
44 Bassett Peter H ● 778-8881
61 Swan Warren G ● 778-1253
62 Spink John L ● 778-4491
56 Delaney Vera M ● 774-4008
60 Urban Rhonda N ●
DEAD END

RIVERVIEW TER (WESTBROOK)
FROM KNIGHT ST TO DEAD END

- ZIP CODE 04088
101 Fickett Geo 864-8670
102 Mileska Sally 864-6782
103 Le Corre Laurette M ● 864-5024
104 O'Connor Anita E 864-8283
105 Dion Rose A 864-8380
106 Tedford Alice B 864-8440
107 King Pat 864-3427
108 Brown John E 864-8859
111 Martin Lorette 864-2002
113 Landry Ruth 864-4438
113 Drouin Irene 864-8008
114 Gaudin Catherine F 864-4807
116 No Return
116 Lock Ruth 864-5882
116 Frank Rose
117 Forrest Dorothy 864-6712
118 Nelson Paul 866-0032
201 Butterfield Mary E 864-4456
202 Conklin Geo III
203 Pride Ruby 866-8583
204 Filiault Ramona 864-8039
206 Tardiff Henry 864-9910
208 Conklin George F Jr
207 Wolfe Eunice 864-8712
208 Waldron Rose 864-1438
211 Camack Mary F 864-8286
212 Libby Angelina
213 Lavoie Margaret
214 Koop Rita M 864-8908
215 LeBlanc Anna R 864-6079
218 Ward Josiah 864-1249
217 Davis Ethel 866-8744
218 Gillham Lila M 864-8851
221 Williams Ruth T 864-8111
222 Clark Ester 864-5880
223 Foley John 864-8345
224 Fournier Marie-Paule 866-6106
225 LaVasor Genevieve 864-8994
226 Rose Ella 866-3381
301 St Pierre Ruth
302 Cleveland Bernice
303 Blake Olive 864-9617
304 Doughty Frances 864-1780
306 Grey Cheryl
306 Liberty Marion C 864-8441
307 Cadwell George
308 Richards Wilma W 864-4531

- 811 Powers Dorothy 864-1461
312 Jones Bernice S 864-8315
313 Parker Everetta M 864-4138
314 Francoeur Mathilda 864-1510
315 Chase Irene 864-2923
316 Farr Geraldine N
317 Conway E Adeline 864-6962
318 Martin Marie 864-8789
321 Le Blanc Reny G 864-2288
322 Crozier Sylvia 864-2112
328 Kopacz Evelyn L 864-9889
324 Burton Richd
335 Griffiths Mary L 864-6176
328 Peachwall Celeda 864-5203
DEAD END

ROARING BROOK RD -FROM 743
ALLEN AV TO 208 DEEPWOOD DR
(PART OF PINELOCH WOODS
DEVELOPMENT)

- ZIP CODE 04108
19 Fenton John 878-3786
DEEPWOOD DR INTERSECTS
49 PineLoch Woods Construction (SL5) constr
797-4584
51 Trip Michl J 797-7300
56 Currier Dennis 797-3392
57 Lyons Geo C ● 797-8365
65 Merrill Gary P ● 878-3759
66 Weber Wm J ● 797-3059
74 Dolan Wm E III ● 797-6388
81 Malcolm Elmer L ● 797-0488
82 Vacant
90 Pappas Joe 878-2536
103 New David 878-8321
104 Vacant
110 O'Brien Patricia A ● 797-7117
115 Requia Phillip ● 797-4900
128 Stockenridge Terry E ● 797-7183
138 Barr Peter L ● 797-2728
135 McCallum Geo 878-9458
138 Wrogh Peter J ●
148 Green Bill C ● 878-2279

ROBERTS LA (CAPE ELIZABETH)
FROM 24 LAWSON RD TO DEAD END

- ZIP CODE 04107
1 No Return
DEAD END

ROBERTS ST -FROM 307 EALMOUTH ST
SOUTH

- ZIP CODE 04102
33 Baker John L ● 774-9254
25 Goldan Brian A 879-1591
GRANITE ST CROSSES
33 Reed Eric 774-1657
32c O'Hanlon Laura 778-0987
34 Aravjo Tony 781-9614
36 Little Pals Daycare 772-6832
Dunicks Jerry A MIA ● 772-6432
38 Cooks Richard F 773-4230
39 No Return
39 Wood Martha
40 Glynn Harold F ● 778-1818
41 No Return
42 Hutchinson Lewis P ● 774-6338
43 Shepasian Margt ● 772-4061
45 Mac Vane Dwight R 772-0989
46a Koshaki
46b Di Mauro Geo
47 Harriman Robert E ● 778-7584
50 Toppi Jean E 772-7884
51 Campbell Russell B 778-5834
52 Dighton David E ● 874-3518
53 Seely Eleanor M ● 772-6531
ZIP CODE 04103
53a Seely Joseph F 772-0698
53b Norton Florence
54 Odlin Karine 778-8642
55 Esko David 775-2496
56 Rafford Vivian ● 874-0746
57 Vacant
58 Fatmehada Mohammed A 778-8801
59a Smith Richd L 772-0087
59b Bentley Daniel E ● 773-6999
60a-60b No Return (2 Hse)
61a Ney Barbara L ● 871-8270
61b Frans Carol P 871-0124
61c Gibin Shelley R 774-4320
62 Vacant

- 64 Marion Lorraine B ●
65 Flaherty Peter A ●
Stack Mathew A ●
66 Vacant
68 Miller Damon R 774-
Denison Chris ● 778-
70 No Return
71a Dreyer Sheila 874-
71b Phillips Wm
71c Flynn
72 Leveira James A ●
78a Lee D T 781-5018
78b Genovese T M ●
75 Kimborwick Kelly
77 Smith Brendan D ●
80a No Return
80b Carter Gary 781-
90c Vacant
DEAD END

ROBIN ST -FROM 130
TO 234 TAFT AV

- ZIP CODE 04102
23 White Anne ●
TAFT AV INTERSECTS

ROBINHOOD LA (CAPE
FROM S LOCKEY
(PART OF SHELLWOOD
DEAD END

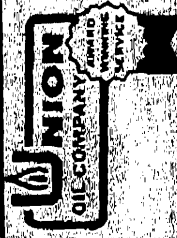
- ZIP CODE 04107
2 Cannell Robert E ●
3 Edgar Joseph H ●
4 Harris Malcolm J ●
7 Vacant
9 Grealick John G ●
15 Toulouse James W ●
16 Sherman David S ●
19 Frankman Jan ●
24 Robinson Glenn H ●
31 Vacant
39 Eldrup Jorgensen Jens ●
DEAD END

ROBINSON ST (SOUTH)
FROM 198 KIM ST
KELSEY ST

- ZIP CODE 04106
10 Sims Charles L ●
16 Apartments
1 Nadeau C 707-5511
2 Crowell Nancy ●
3 Vacant
4 Scott J 787-6845
18 Counts Cathy 799-4736
19 Apartments
5 Tower Timothy
6 Fielding Alan F ●
7 Jannarone Andrew
8 Cipy Joe A 787-4303
9 Nappi Rita
10 Vacant
25 Rodmond Jenise E ●
Mitchell Jennifer 799-
26 South Portland City ●
(Pleasantdale Hse)
27 Hebert Donald 799-1158
28 Anderson's Garage Arts
KELSEY ST INTERSECTS

ROBYN AV (WESTBROOK)
DEER HILL AV SOUTH
DEER HILL CIR

- ZIP CODE 04082
4 Lovecque Alme A ● 864-
7 Toungs Judy A ● 864-
11 Beaumier Hazel H Mrs ●
12 Vincent Rudolph G ● 864-
19 Langmeier Frederick F ●
20 Flaherty William P ● 864-
23 Edstrom Albert E ●
MARRETT ST BEGINS
37 Mearbyll Arthur R ● 864-
33 Bradley Robert L ● 864-
TOLMAN ST BEGINS

63 OCEAN STREET
SOUTH PORTLAND
799-1521MAILING LISTS
BUSINESS OR CONSUMER
R. L. POLK & CO. BOSTON SALES OFFICE 617-865-9113 FAX 617-868-4465SOURCE: 1992 Maine Polk's Greater Portland City Directory
Copy located in Portland's Assessor's Office
OK KSM



original

RE/MAX Absolute Realty PURCHASE AND SALE AGREEMENT

September 15, 2007 (DATE)

EFFECTIVE DATE

The use of days in this agreement refers to calendar days from the effective date

RECEIVED OF: Kristen Hauber
(hereinafter called "Buyer") the sum of (\$ 1000.00) One Thousand dollars
as earnest money and in part payment of the purchase price of the following described real estate, situated in municipality of Portland
County of Cumberland State of Maine located at 71 Roberts Road Being (all part of)
the property at the above address owned by _____ (Hereinafter called "Seller")
and described in deed recorded at said County's Registry of Deeds Book 12089 Page 98.

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 and electrical fixtures are included with the sale except the following: _____

PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost and in "as is" condition with no warranties: 3 refrigerators, 3 stoves, 2 dishwashers, VMP 10/3/2000

The TOTAL Purchase Price Being (\$ 205,000.00) Two Hundred Five Thousand dollars
to be paid as follows: \$1000.00 down payment as earnest money balance
The purchase price balance shall be paid in cash, certified funds or bank check at closing. at closing.

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

- EARNEST MONEY/ACCEPTANCE:** Mulkerin Assoc shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until Friday, Sept 15 (date) 6:00 AM/PM; and, in the event the Seller's non-acceptance, this earnest money shall be returned promptly to Buyer. Acceptance or non-acceptance of counter offer shall be given on or before _____
- 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 the Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on December 1, 2008 (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 good-faith effort to cure any title defect during such period.
- 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.
- POSSESSION AND OCCUPANCY:** Possession and occupancy of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing. Buyer shall have the right to view the property within 48 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this contract.
- RISK OF LOSS:** Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Said premises shall then be broom clean and in substantially the same condition as at present, excepting reasonable use and wear.

6. **PRORATIONS:** The following items, where applicable shall be prorated as of the date of closing: fuel (cash price as of date of closing), rent, real estate taxes (based on municipality's fiscal year), association fees, _____ (other). Seller will pay metered utilities such as electricity, water and sewer through date of closing. Buyer and Seller will each pay their transfer tax as required by State of Maine
7. **PROPERTY DISCLOSURE FORM:** Buyer acknowledges receipt of Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

Water Source- Yes No Insulation Yes No Sewerage Disposal- Yes No Hazardous- Yes No

8. **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 Seller's real or personal property. This contract is subject to the following inspections, with results being satisfactory to Buyer:

<u>TYPE OF INSPECTION</u>	<u>RESULTS REPORTED TO SELLER</u>	<u>TYPE OF INSPECTION</u>	<u>RESULTS REPORTED TO SELLER</u>
a. General Building	<input checked="" type="radio"/> YES <input type="radio"/> NO	f. Asbestos Air Quality	YES <input checked="" type="radio"/> NO <input type="radio"/>
b. Sewage Disposal	YES <input checked="" type="radio"/> NO <input type="radio"/>	g. Lead Paint	YES <input checked="" type="radio"/> NO <input type="radio"/>
c. Water Quality	YES <input checked="" type="radio"/> NO <input type="radio"/>	h. Pests	<input checked="" type="radio"/> YES <input type="radio"/> NO
d. Water Quantity	YES <input checked="" type="radio"/> NO <input type="radio"/>	i. Radon Air Quality	YES <input checked="" type="radio"/> NO <input type="radio"/>
e. Radon Water Quality	YES <input checked="" type="radio"/> NO <input type="radio"/>	j. _____	YES <input type="radio"/> NO <input type="radio"/>

All inspections will be done by inspectors chosen and paid for by the Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer may declare the contract null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. 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.

9. **HOME SERVICE CONTRACTS:** At closing, the property _____ will will not be covered by a Home Warranty Insurance Program

To be paid by Seller Buyer. (Circle one)

10. **FINANCING:** This contract is subject to Buyer obtaining an approved FHA Conventional mortgage of 95 % of the purchase price, at an interest rate not to exceed mk + rate % and amortized over a period of 30 years. This contract is subject to a written statement from the lender, within thirty seven (37) days of the Effective Date, that Buyer has made application. This Contract is subject to final loan approval within 25 days of Effective Date. If either of these conditions is not met within said time periods, Seller may declare this contract null and void, and the earnest money shall be returned to Buyer. Buyer is under good-faith obligation to seek and accept financing on the above-described terms. Buyer acknowledges that a breach of this good-faith obligation will be a breach of this contract. Buyer agrees to pay no more than _____ points. Seller agrees to pay \$ 3600.00 toward points and/or Buyer's closing costs.

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

The Jeff Davis of Mulkerin Assoc represents Seller
Listing Agent Agency

The Laura Byler of Re/Max Absolute Realty represents Purchaser
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, Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

12. **MEDIATION:** Any dispute or claim arising out of or relating to this contract or the property addressed in this contract 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.

13. **DEFAULT:** In the event of default by the Purchaser, Seller may employ all legal and equitable remedies, including without limitation, termination of the Contract and forfeiture by Purchaser of the earnest money. In the event of default by the Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this Contract and return to Purchaser of the earnest money. In the event of an asserted default, the escrow agent at its option may either (1) refuse to release the earnest money without a written release signed by both parties consenting to its disposition or (2) after providing 30 days written notice to both parties, release the earnest money to a court of competent jurisdiction and be further relieved of any duties as escrow agent.
14. **PRIOR STATEMENTS:** Any representations, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.
15. **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.
16. **COUNTERPARTS:** This agreement may be signed on any number of identical counterparts, such as a faxed copy, with same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

17. **ADDENDA:** Lead Paint Yes No Other Yes ___ Describe: _____ No ___

18. **EFFECTIVE DATE:** This contract is a binding contract when signed by both Buyer and Seller and when the 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.

19. **AGENCY CONFIDENTIALITY:** Buyer and Seller understand that the terms of this contract are confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Buyer and Seller authorize their agents to receive copy of the entire closing statements.

20. **OTHER CONDITIONS:** Purchaser's current residence is under contract and closing on December 1, 2000. This sale will be contingent upon the above mentioned property closing.

This contract subject to Purchaser reviewing leases within 3 days of effective date to satisfaction.

A copy of this contract 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.

Kristen Hamber
BUYER

10-2-00

005-80-7590
SS# OR TAXPAYER ID#

BUYER

SS# OR TAXPAYER ID#

Buyer's Mailing Address is _____

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agree to pay agency a commission for services as specified in listing agreement. If the earnest money is forfeited by Buyer, it shall be distributed as follows:

Signed this 3rd day of October

Thomas M. Paulson
SELLER

SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID #

Seller's Mailing Address is _____

ML 066 AB 013

11

1111111111 71 Roberts St

PLANCH

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

081--D-018 081--E-003 066--F-021 066-A-E-008 066-A-A-006
081--D-020 081--E-004 066--F-022 066-A-E-009 066-A-A-007
081--D-021 066--F-014 066--F-023 066-A-E-011 066-A-A-008
081--D-023 066--F-015 066--F-024 066-A-E-010 066-A-A-009
081--D-024 066--F-017 066--F-025 066-A-E-012 066-A-A-010
081--D-025 066--F-018 066-A-E-005 066-A-E-013 066-A-A-021
081--E-001 066--F-019 066-A-E-006 066-A-A-001 066-A-A-022
081--E-002 066--F-020 066-A-E-007 066-A-A-005 066-A-A-011

Continue []

Cancel []

Done []

ML 066 A B 013

11/ _____

11/11/91 - 71 Roberts St

PLANCH

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-DB-LLL)

Fill with '*' for all C - Chart 1 - Chart letter B - Block L - Lot

066-A-F-013 066-A-F-021

066-A-F-014

066-A-F-015

066-A-F-016

066-A-F-017

066-A-F-018

066-A-F-019

066-A-F-020

Continue []

Cancel []

Done []

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
066 F014001	JAMES BRAD C & ROXANNE POMPEO-JAMES JTS	440 ST JOHN ST PORTLAND, ME 04102	440 ST JOHN ST	2
066 F015001	MANTER TODD S	442 ST JOHN ST PORTLAND, ME 04102	442 ST JOHN ST	4
066 F017001	CHEVERIE DOUGLAS F & TONI CARON JTS	450 ST JOHN ST PORTLAND, ME 04102	450 ST JOHN ST	1
066 F018001	GENOVESE ANTHONY P KW VET BEVERLY J JTS	454 ST JOHN ST PORTLAND, ME 04102	454 ST JOHN ST	1
066 F019001	SANTARELLI DE BRASCH	282 SPRING ST PORTLAND, ME 04102	460 ST JOHN ST	6
066 F020001	SANTARELLI DE BRASCH	282 SPRING ST PORTLAND, ME 04102	464 ST JOHN ST	3
066 F021001	SANTARELLI DE BRASCH	282 SPRING ST PORTLAND, ME 04102	466 ST JOHN ST	0
066 F022001	FOLEY MARY A WID WWII VET	472 ST JOHN ST PORTLAND, ME 04102	472 ST JOHN ST	1
066 F024001	MEAS JADETTE ETAL JTS	480 ST JOHN ST PORTLAND, ME 04102	480 ST JOHN ST	1
066A A009001	YOUNG FLORENCE A	34 DEANE ST PORTLAND, ME 04102	DEANE ST	0
066A A010001	YOUNG FLORENCE A	34 DEANE ST PORTLAND, ME 04102	34 DEANE ST	1
066A A015001	LERCH CHARLES F	73 PAYSON ST PORTLAND, ME 04102	73 PAYSON ST	2
066A A016001	GALLAGHER FRANCIS J KW VET NANCY L JTS	67 PAYSON ST PORTLAND, ME 04102	67 PAYSON ST	2
066A A017001	BIXLER JANET I	65 PAYSON ST PORTLAND, ME 04103	63 PAYSON ST	2
066A A018001	KELLIS ALLAN J	61 PAYSON ST PORTLAND, ME 04102	59 PAYSON ST	2
066A A019001	KAYNOR EDWARD D & LESLIE M JTS	53 PAYSON ST APT 2 PORTLAND, ME 04102	53 PAYSON ST	4
066A A019531	KAYNOR EDWARD D & LESLIE M KAYNOR JTS	53 PAYSON ST # 1 PORTLAND, ME 04102	53 PAYSON ST	1
066A A019532	MAIER SARAH & JEFFREY PETERSON JTS	53 PAYSON ST # 2 PORTLAND, ME 04102	53 PAYSON ST	1
066A A019551	KAYNOR EDWARD D & LESLIE M KAYNOR JTS	53 PAYSON ST # 1 PORTLAND, ME 04102	55 PAYSON ST	1
066A A019552	SAMPRAKOS KRISTEN S & EDWARD P SAMPRAKOS JTS	55 PAYSON ST # 2 PORTLAND, ME 04102	55 PAYSON ST	1
066A A021001	SULLIVAN JANE	61 GRANITE ST PORTLAND, ME 04102	61 GRANITE ST	1
066A A022001	SULLIVAN JANE	61 GRANITE ST PORTLAND, ME 04102	GRANITE ST	0
066A A023001	AGGARWAL NIRUPAMA	105 BROAD ARROW TRAIL YARMOUTH, ME 04096	73 GRANITE ST	5
066A B001001	CARON RACHEL C	84 PAYSON ST PORTLAND, ME 04102	84 PAYSON ST	1
066A B003001	BERRY CHRIS A	76 PAYSON ST PORTLAND, ME 04102	74 PAYSON ST	1
066A B004001	DAVIS MEADOW & TREVOR SLATER JTS	70 PAYSON ST PORTLAND, ME 04102	70 PAYSON ST	1
066A B005001	JOHNSON CHRISTINE S	66 PAYSON ST PORTLAND, ME 04102	66 PAYSON ST	1
066A B006001	NADEAU SUSAN M	64 PAYSON ST PORTLAND, ME 04102	64 PAYSON ST	3
066A B008001	DILLON BRIAN D & LUCY B JTS	23 PINELAKE DR BUFFALO, NY 14221	56 PAYSON ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
066A B009001	TOOHEY JOHN F & YASELIS J TOOHEY JTS	50 PAYSON ST PORTLAND, ME 04102	50 PAYSON ST	2
066A B010001	CHASSE RANDALL R	123 SPURWINK RD SCARBOROUGH, ME 04074	75 ROBERTS ST	3
066A B012001	GENOVESE ROCCO	56 CORNELL ST SOUTH PORTLAND , ME 04106	73 ROBERTS ST	2
066A B013001	HAUBER KRISTEN L	71 ROBERTS ST PORTLAND, ME 04103	71 ROBERTS ST	3
066A B014001	STACKI SHARON A & STEPHEN L FLAHERTY	31 TREMAINE ST PORTLAND, ME 04103	65 ROBERTS ST	2
066A B015001	NEY JOHN M III & GERALDINE L JTS	131 BEACON ST # 1 PORTLAND, ME 04103	61 ROBERTS ST	3
066A B016001	LAPINE CRAIG A & MARJORIE NICOLE CHAISON JTS	59 ROBERTS ST PORTLAND, ME 04102	59 ROBERTS ST	2
066A B019001	CORBIN JEFFREY P	47 REVERE ST PORTLAND, ME 04103	81 GRANITE ST	3
066A B020001	PALMER LEROY	85 GRANITE ST PORTLAND , ME 04102	87 GRANITE ST	3
066A E005001	WELTY CHARLES J & MARTHA M	66 WOODMONT ST PORTLAND, ME 04102	66 WOODMONT ST	1
066A E006001	KERR KATHLEEN M	199 FALMOUTH ST PORTLAND, ME 04102	199 FALMOUTH ST	1
066A E007001	BEAL SAMUEL A & FAITH JTS	68 WOODMONT ST PORTLAND, ME 04102	68 WOODMONT ST	1
066A E008001	MIKKELSEN JAMES E KW VET & MARGUERITE R JTS	203 FALMOUTH ST PORTLAND, ME 04102	203 FALMOUTH ST	1
066A E009001	MORGAN JAMES R & DORIS F QUINN JTS	74 WOODMONT ST PORTLAND, ME 04102	74 WOODMONT ST	1
066A E010001	CAIN JEFFREY C	207 FALMOUTH ST PORTLAND, ME 04102	207 FALMOUTH ST	1
066A E011001	DANILEWICZ STANLEY J VN VET HELEN DANILEWICZ ETAL	78 WOODMONT ST PORTLAND, ME 04102	78 WOODMONT ST	1
066A E012001	PONTIUS DAVID B & ELIZABETH A JTS	211 FALMOUTH ST PORTLAND, ME 04102	211 FALMOUTH ST	1
066A E013001	HENDERSON LAURA L & RUDY WILLIAM H JTS	215 FALMOUTH ST PORTLAND, ME 04102	215 FALMOUTH ST	1
066A F001001	GRIFFIN HENRY W III & ELIZABETH EDDY GRIFFIN JTS	17 BELMONT ST PORTLAND, ME 04101	80 ROBERTS ST	3
066A F002001	MACDOWELL PAUL TRUSTEE	72 ROBERTS ST PORTLAND, ME 04102	72 ROBERTS ST	2
066A F004001	DORAN SANDRA S & EDWARD M DORAN III	68 ROBERTS ST PORTLAND, ME 04102	68 ROBERTS ST	3
066A F006001	ACKLEY KIMBERLY S	53 WATERHOUSE RD GORHAM , ME 04038	58 ROBERTS ST	3
066A F007001	DIGHTON DAVID E	54 ROBERTS ST PORTLAND, ME 04102	54 ROBERTS ST	2
066A F008001	DIGHTON DAVID E	54 ROBERTS ST PORTLAND, ME 04102	50 ROBERTS ST	2
066A F009001	KASABIAN PAMELA L & SCOTT M PATTERSON &	42 ROBERTS ST PORTLAND, ME 04102	42 ROBERTS ST	1
066A F010001	GLYNN HAROLD F WWII VET	40 ROBERTS ST PORTLAND, ME 04102	40 ROBERTS ST	2
066A F011001	LOWELL PENNY JERRY ALYCE	36 ROBERTS ST PORTLAND, ME 04102	36 ROBERTS ST	2
066A F012001	19 SOUTH STREET LLC	PO BOX 15430 PORTLAND, ME 04112	463 ST JOHN ST	10
066A F013001	JAMES VIRGINIA G BLIND	459 ST JOHN ST PORTLAND, ME 04102	459 ST JOHN ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
066A F014001	PIKE CAROL S & JAMES F JTS	39 ALBA ST PORTLAND, ME 04103	453 ST JOHN ST	4
066A F015001	EYLER CAROLYN S	451 ST JOHN ST PORTLAND, ME 04102	451 ST JOHN ST	2
066A F016001	ACKLEY KIMBERLY S	58 ROBERTS ST PORTLAND, ME 04102	445 ST JOHN ST	0
066A F017001	BAUER DAVID E	443 ST JOHN ST PORTLAND, ME 04102	443 ST JOHN ST	1
066A F018001	REYNOLDS TODD & KAREN HEERY JTS	439 ST JOHN ST PORTLAND, ME 04102	439 ST JOHN ST	2
066A F019001	WINSLOW CARLETON	51-A BURNHAM ST PORTLAND, ME 04102	435 ST JOHN ST	1
066A F020001	LAYUG DIONICIA S & EDUARDO S LAYUG JR & GINA S	427 ST JOHN ST PORTLAND, ME 04102	427 ST JOHN ST	1
066A F021001	CALABRESE DEBORAH	423 ST JOHN ST PORTLAND, ME 04102	423 ST JOHN ST	1
066A F022001	ABERCROMBIE THOMAS G & MEGAN WHITE JTS	15 ORKNEY ST PORTLAND, ME 04103	46 ROBERTS ST	2
081 D018001	WANDA JENNIFER	169 FALMOUTH ST PORTLAND, ME 04102	169 FALMOUTH ST	1
081 D020001	SERVIDIO RICHARD JAMES & ALLISON M MCLAUGHLIN JTS	173 FALMOUTH ST PORTLAND, ME 04103	173 FALMOUTH ST	1
081 D021001	SHEILS WILLIAM J & MARTHA PAPP JTS	44 WOODMONT ST PORTLAND, ME 04102	44 WOODMONT ST	1
081 D023001	COONEY EDWARD J & CLAIRE	179 FALMOUTH ST PORTLAND, ME 04102	179 FALMOUTH ST	1
081 D024001	SPONSLER MARJORIE B	PO BOX 8654 PORTLAND, ME 04104	48 WOODMONT ST	2
081 D025001	CRONE WILLIAM P & MICHELE T SOFARELLI-CRONE	183 FALMOUTH ST PORTLAND, ME 04102	183 FALMOUTH ST	1
081 E002001	SHUR SCOTT & JACQUELINE R SHUR JTS	191 FALMOUTH ST PORTLAND, ME 04102	191 FALMOUTH ST	1
081 E004001	RACINE DONALD D & LYN GUYETT JTS	195 FALMOUTH ST PORTLAND, ME 04102	195 FALMOUTH ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 75

