

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

83-A-B 001
Nancy W. Bartlett
c/o Mark Stimson Realtors
53 Baiter Blvd.
Portland, ME 04101-1816

August 25, 1997

RE: Bay & Meadow Streets, Great Diamond Island - 83A-B-1&6 - IR-2 zone

Dear Nancy,

I am in receipt of your request. Please note that I can not give advisory opinions without a complete application. I can state that the property in question exceeds the lot size required under zoning for a single family dwelling which initially indicates that this is a buildable lot at this point in time in an IR-2 zone.

Please note that there are many issues that will impact this property. It is within the Shoreland Zoning overlay zone and must abide by those regulations. If there is no sewer available, a valid HHE200 form is required showing the availability a disposal field. All aspects under the IR-2 zone shall be met before a final approval.

If you have any other questions, please feel free to contact me.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

SCANNED

Dear Marge,

Robert McAndrew is buying
lots # 1, + 6 with over 20,000 sq ft.
It is located in a I-R-2 zone
& is considered by the city of
Portland a buildable lot.

Robert's bank (Atlantic Bank)
is asking for a confirmation
in writing from the city,
(zoning) that it is a buildable
lot, on Great Diamond Island.

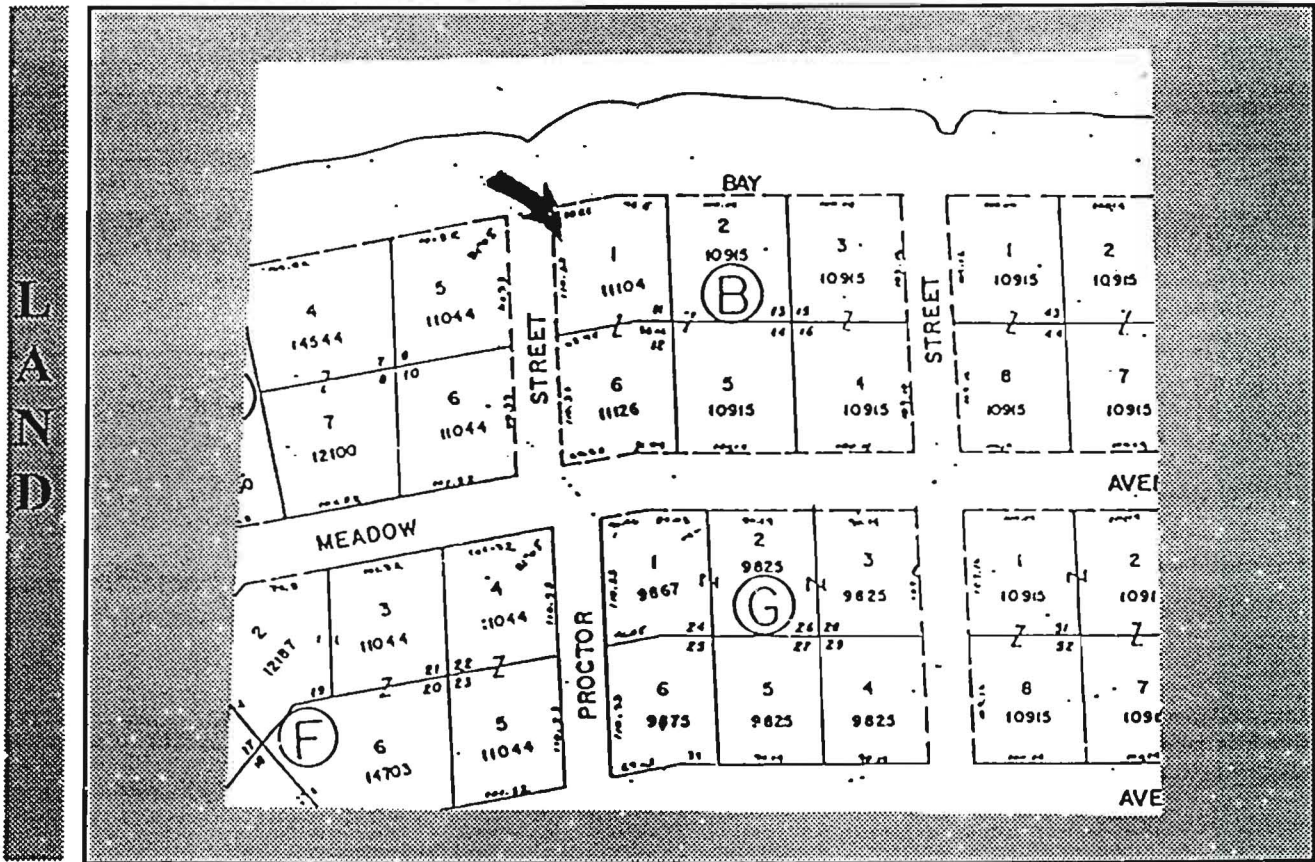
Could you possibly put
something in writing for
me, we hope to close in
the next week or so.

Thank you Nancy
~~301211~~

MARK STIMSON ASSOCIATES
 53 BAXTER BOULEVARD
 PORTLAND ME 04101
 207 773-1990

Under Contract
Reduced
79,000

GREAT DIAMOND ISLAND PORTLAND \$89,000



I can't give an advisory opinion with a complete application
11104
11126
22230
20,000
IRZ
FOTA
Residency

DIRECTIONS: MEADOW & BAY AVENUES GREAT DIAMOND ISLAND

REMARKS:
 7865 HIGHLY DESIRABLE BUILDING LOT IN PRIME LOCATION. BEAUTIFUL WATERVIEWS OF CASCO BAY & SPECTACULAR SUNSETS WITH A SHELTERED BEACH. THE IDEAL PLACE TO BUILD YOUR DREAM HOUSE.
 • WATER FRONTAGE ON THE BAY AVENUE SIDE.

Res	
Subdivision :	
RoadFrntge+/- : 100	LotSize+/- : 0.50 Acres
DeedCovenant : U	Taxes : \$110.52
FloodZone : Y	TaxYear : 96-97
Seasonal :	TaxRdctn :
Surveyed : Y	SchlDstrct : PTLD

FEATURES:

Location : OcFrm,Rural,Isld
 ShoreRights : Pub
 Water/Sewer : PubWtSt,OSSepNd
 Gas : None
 Electric : A:St
 Roads : Pub
 LotDescription : Slp,Wood,View
 Financing :

LISTING INFORMATION

MLS# : 902768	Map : 83A
Status : C	Block : B
Broker# : 1000	Lot : 1,6
ListerInitials : NWB	Book : 7745
WaterFront : 100	Page : 248
WaterBody : CASCO	BY
SoldDate :	Zoning : I-R-2
SoldPrice :	Today : 2/26/97

Meadow
83-A-B-1
G.D.I.

Subject to errors, omissions, prior sale, change or withdrawal without notice.

Know All Things These Things

023471

That I, JEAN P. SCHOALES, a/k/a JEAN P. SHOALES of New York City,
New York

in consideration of One (\$1.00) Dollar and other good and valuable
consideration
paid by THOMAS C. NEWMAN and LORILEE A. NEWMAN, both of 208 Pine
Street, Portland, Maine 04102,

the receipt whereof she do es hereby acknowledge, do es hereby give, grant,
bargain, sell and convey unto the said Thomas C. Newman and Lorilee A. Newman

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land, together with any buildings thereon, situated on Great Diamond Island in Casco Bay within the limits of Portland, County of Cumberland and State of Maine, and being the northwesterly half of Lot No. 61 on the Plan of Lands of Diamond Island Association, recorded in Cumberland County Registry of Deeds, Plan Book 4, Page 42, and being on the northeasterly side of Weymouth Street, the division line creating said one-half of said lot starting in the middle of the southwesterly boundary of said lot, said southwesterly boundary being the northeasterly side line of said Weymouth Street.

Together with all the rights and privileges, and subject to all the agreements, conditions and limitations contained in the deed of said lot from the Diamond Island Association to Henry Trefethen dated May 18, 1883, and recorded in Cumberland County Registry of Deeds in Book 500, Page 12, to which deed reference is hereby made.

Also, seven (7) certain lots or parcels of land situated in Portland, in the County of Cumberland and State of Maine, upon Great Diamond Island, so-called, and being lots Nos. 11, 12, 43, 45, 46, 59 and 60 as shown upon a plan of lands of the Diamond Island Association recorded in said Registry of Deeds, Plan Book 4, Page 42.

Also twelve (12) certain lots or parcels of land situated in Portland, in the County of Cumberland and State of Maine, upon Great Diamond Island, so-called, and being lots 48, 51, 52, 53, 54, and 55, as shown upon a plan of lands of the Diamond Island Association recorded in Cumberland County Registry of Deeds, Plan Book 4, Page 42, and Lots 15, 16, 24, 26, 28, and 44, as shown on a plan of the Diamond Island Association recorded in said Registry of Deeds, Plan Book 4, Page 62.

All of said nineteen (19) lots are conveyed together with all the rights and privileges, and subject to all agreements, conditions, and limitations contained in the original deeds of said lots from the Diamond Island Association, to which deed reference is hereby made for a full description thereof. The aforesaid nineteen (19) lots being the same premises as conveyed by Quitclaim Deed with covenants by Frederick A. Culbert and Emma W. Culbert to Eleanor H. Culbert, the latter thereafter known as Eleanor H. Wagner, said Deed dated March 16, 1933 and recorded in the Cumberland County Registry of Deeds at Book 1421, Page 120.

(over)

RESIDENTIAL LAND

NON-RESIDENTIAL LAND

Listing # _____ Price \$ \$ 89,000

Listing Broker Nancy Bartlett Brokers Home Phone 766-5526

Name Tom Newman Office Code: _____ %

Address Great Diamond Island Poss: _____ Fin. Terms: _____

Meadow + Bay Avenues Area _____

Great Diamond Island Pole # _____ Showing Instructions: Call Listing Broker

Intend Use: _____

SITE DATA

Use: Residential Commercial

As \$ \$ 110,520 Tax Year 96+97

Lot # 83A-B-1+6 Bk/pg # 7745-0248

Kind: Fee simple Leased

Size: Dimen _____

Area 22,230 SF

Age: Road 100'+ Water Bay AVE. side

100'+

Approved by local planning board _____

Part of subdivision _____ Subdividable _____

Approved by BEP _____ Industrial Park _____

Survey (Date _____) Soil Test (Date _____)

Reg I-R-2 Permitted _____

Electricity _____ Amps _____ Phase _____

Gas: natural bottled

Water: public private

Sewer: public private

Fence _____ Storm Drain _____ Sidewalk _____

Curb _____ RR side _____ St. Surface _____

Topo Count _____ Topo: Wooded Clear _____

WATER SOURCE

Please state how you know what type of system you have:

public Problems with present system (pump, supply, quality)?

drilled yes _____ no _____. If yes, explain: _____

dug Installed by _____ date _____ results _____

driven pt water tested by _____ date _____ results _____

spring Satisfactory Satis. w/notation Unsatisfactory

other # of people presently using this water supply? _____

Is a filter system being used and/or needed on present water supply? yes _____ no _____

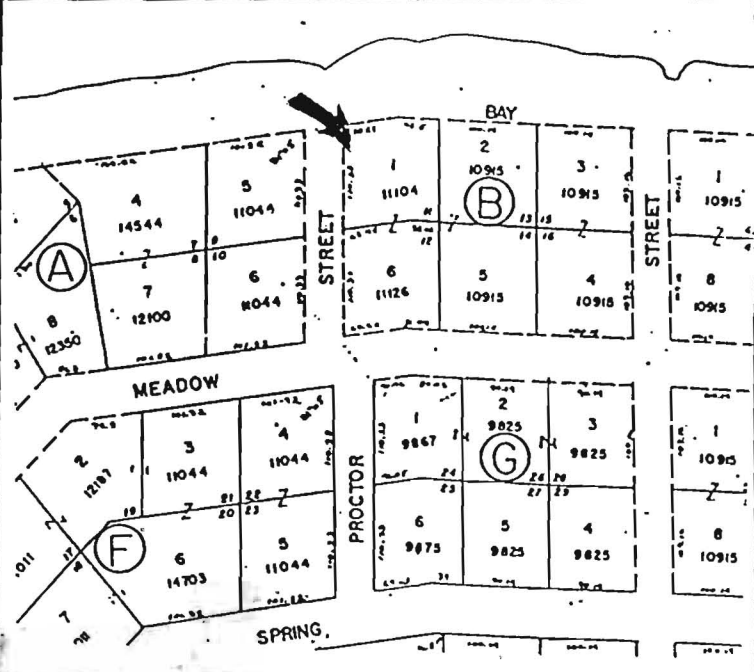
If yes, state purpose and annual cost. _____

RESIDENTIAL LAND

#30 SINGLE LOT #31 DEVELOPMENT

NON-RESIDENTIAL LAND

#32 SINGLE LOT #33 DEVELOPMENT



HAZARDOUS MATERIALS

Has the property ever been tested for RADON gas? yes _____ no _____ WATER yes _____ no _____

What were the results: _____

Do you know of any other hazardous materials in, or about the property such as:

Sites yes _____ no _____ unknown _____

Ground storage tank yes _____ no _____ unknown _____

yes _____ no _____

WASTE DISPOSAL SYSTEM

If any — Have you ever experienced any malfunction in any part of the system during your ownership of this property? yes _____ no _____. If yes, explain: _____

If Public sewer system, have you experienced any system or line malfunction? yes _____ no _____

If yes, explain: _____

Please state how you know what type of system you have _____

of people presently using this system? _____

READ SELLER'S STATEMENT CAREFULLY BEFORE SIGNING

I, the owner of the property described herein, I have supplied all the information which is contained on this form. I know the information being communicated to prospective buyers and will be relied upon by them in their decision to purchase the property. I have read the above sheet and the information contained thereon, and I hereby represent that all statements and information are correct. There are no other hazardous conditions known to me on the property, except as described herein.

SELLER [Signature] DATE 2/4/97 AGENT Nancy Bartlett DATE 2-21-97

BUYER'S STATEMENT

The broker, whether a listing broker or potential selling broker, hereby discloses that he is acting solely as an agent for the seller in the selling, negotiation and sale of this property. The information on this sheet is provided by the seller. The broker believes the information to be accurate but does not warrant the statements made here. The buyer should seek information from professionals regarding any specific or concern pertaining to hazardous materials or other aspects of the property.

BUYER Robert R. McAndrew DATE 7/5/97 [Signature] DATE 7/5/97