

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

Location of Construction: Building 34 Diamond Cove Great Diamond Island		Owner: John & Alex Wellner	Phone: 215-763-3379	Permit No: 990230
Owner Address: SAA	04104	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: North Atlantic Custom Builders Inc.		Address: P.O. Box 1973 Pctd, ME 04104		Phone: 207-871-7142
Past Use: 2-Family	Proposed Use: 1-Family	COST OF WORK: \$ 100,000.00	PERMIT FEE: \$ 520.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAR 19 1999 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Change of Use from 2-family to a 1 family. Remove all existing interior finishes from both units, then reframe the interior to be one large unit. Insulate, sheet-rock & finish work.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: CBL: 083-2M-541
Permit Taken By: sp	Date Applied For: 3-17-99	Signature: _____ Date: _____		Zoning Approval: 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"/>

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..

EXPIRED

*** Call North Atlantic for Pick Up 207-871-7142.

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

3-17-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

1

COMMENTS

4/1/99 On site with Bailator discuss plumbing nail plates
chimney clearance, Guardrail's Rough Plumbing & Framing OK

3/17/09 NO Small imperfections requested / scheduled, Good
without ~~problems~~ benefits of small imperfection. 6-5

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

BUILDING PERMIT REPORT

DATE: 18 March 1999 ADDRESS: Old #54 G.D.I CBL 083-04-541
 REASON FOR PERMIT: Change of use 2 Family dwelling To 1 Family dwelling
 BUILDING OWNER: John & Alex Wallner
 CONTRACTOR: North Atlantic Custom Builders Inc.
 PERMIT APPLICANT: ↑
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5 B

CONDITION(S) OF APPROVAL

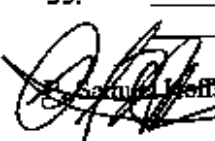
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *10, *11, *12, *16, *24, *26, *29, *30 #28

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. **Guardrails & Handrails:** A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0) See attached detail
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- *16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements - *The 2nd kitchen shall be approved - onl. kitchen allowed -*
- *29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- *30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
31. _____
32. _____
33. _____


Marge Schmuckal, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf 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: Building 54 Diamond Cove Great Diamond Isle, Maine

Tax Assessor's Chart, Block & Lot Number Chart# <u>083</u> Block# <u>B77</u> Lot# <u>541</u>	Owner: <u>John + Alex Walker</u>	Telephone: <u>215-763-3379</u>
Owner's Address: <u>Building 54 Diamond Cove</u>	Lease/Buyer's Name (If Applicable)	Cost Of Work: <u>\$100,000.00</u> Fee: <u>\$520</u>

Proposed Project Description: (Please be as specific as possible) C/O
Remove all existing interior finishes from both units, then refinish the interior to be one large unit. Then remove, reattach + heat, insulate sheetrock + finish work.

Contractor's Name, Address & Telephone: North Atlantic Custom Builders Inc. PO Box 1973 Portland ME 04104 207-871-7142
Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

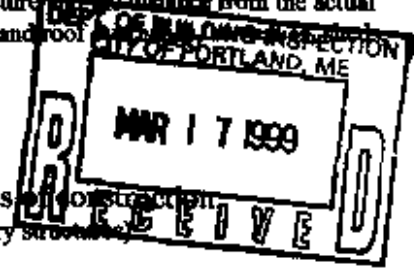
Certification

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/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 of applicant: [Signature] Date: March 17 1999

Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Call for P/O



WARRANTY DEED

McKINLEY PARTNERS LIMITED PARTNERSHIP, a Maine limited partnership with a place of business in Portland, Maine and a mailing address of Diamond Cove, Great Diamond Island, Portland, Maine 04109 (the "Grantor"), for consideration paid, grants to **JOHN WALLNER** and **ALEXANDRA WALLNER**, whose mailing address is Lot 54, Diamond Cove, Great Diamond Island, ME 04109, as joint tenants and not tenants in common, with Warranty Covenants, certain real estate situated on Great Diamond Island in Portland, Cumberland County, Maine, more particularly described as follows:

Two certain lots or parcels of land, together with the buildings and improvements thereon, situated on Great Diamond Island in the City of Portland, County of Cumberland and State of Maine and being Lot No. 54A and Lot No. 54B as shown on Second Amended Sheet 5 of a plan entitled "Diamond Cove, Great Diamond Island, Portland, Maine, Plan of Diamond Cove," dated September 27, 1989 and recorded in the Cumberland County Registry of Deeds in Plan Book 181, Page 36, as amended by Plan dated August 30, 1990 and recorded in said Registry of Deeds in Plan Book 187, Page 37 and as further amended by plans dated February 21, 1994 and recorded in said Registry of Deeds in Plan Book 194, Pages 58 and 59, and as further amended by plans dated December 5, 1994 and recorded in said Registry of Deeds in Plan Book 194, Page 437, and as further amended by plans dated June 10, 1998, and recorded in said Registry of Deeds in Plan Book 198, Page 188 (the "Plan"), to which Plan and the record thereof reference can be made for a more particular description of the within conveyed premises.

The above described premises are conveyed together with and subject to the covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in an Amended and Restated General Declaration of Covenants and Restrictions dated December 17, 1993 and recorded in said Registry of Deeds in Book 11277, Page 322, including Exhibit A thereto, as amended by First Supplement to Amended and Restated General Declaration of Covenants and Restrictions by McKinley Partners Limited Partnership, dated February 25, 1994 and recorded in said Registry of Deeds in Book 11307, Page 200 (the "Declaration"). Particular reference is made to Articles 9 and 10 of the Declaration regarding lot boundaries and certain restrictive zones and areas of appurtenant to Phase I Lots.

The above described premises are further conveyed subject to all other matters of record.

Particular reference is also made to the terms and conditions of State of Maine Department of Environmental Protection Orders dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112, dated December 9, 1987 and recorded in said Registry of Deeds in Book 8848, Page 314, dated May 10, 1989 and recorded in said Registry of Deeds in Book 8772, Page 161, dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, re-recorded in said Registry of Deeds in Book

Settlement Statement

U.S. Department of Housing
and Urban Development

Form #
OMB No. 2530-0202

B. Type of Loan			
1. FHA, VA, or Other Govt. Loan	2. No. Parties	3. Loan Number	4. Mortgage Insurance Case Number
1) VA 2) Other	19-2859		

C. Notes: This form is intended to give you a statement of actual settlement costs. Amounts paid to and by the borrower are shown. Some "netted" ("CIC") fees paid outside the closing may be shown here for informational purposes and are not included in the closing.

D. Name and Address of Buyer: **John Wallner and Alexandra Wallner**
1327 Mount Vernon, Philadelphia, Pennsylvania 19130

E. Name and Address of Seller: **Makinley Partners**
Diamond Cove, Great Diamond Island, Maine 04209

F. Name and Address of Lender: **Case**

G. Property Location: **132 & 134 Diamond Roads, Great Diamond Island Portland, Maine**

H. Settlement Agent: **Stephanie S. Robinson, P.A.** I. Settlement Date: **03/03/1999**
Agent's Address: **911 Congress Street, Suite 901, Portland, Maine 04101**
Place of Settlement: **911 Congress Street, Suite 901, Portland, Maine 04101**

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Buyer		400. Gross Amount Due To Seller	
101. Contract sales price	\$70,000.00	401. Contract sales price	\$70,000.00
102. Fee/other charges		402. Personal property	
103. Balance of other due to Buyer (line 100)	\$1,404.64	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	\$614.64	406. City/town taxes	\$614.64
107. County Tax		407. County Tax	
108. Assets		408. Assets	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
130. Gross Amount Due From Buyer	\$72,019.16	400. Gross Amount Due To Seller	\$70,614.6
200. Amounts Paid By Or In Behalf of Buyer		500. Reductions by Amount Due to Seller	
201. Deposit or Earnest Money	\$10,000.00	501. Gross Deduct (from instructions)	\$10,000.00
202. Principal amount of new loan		502. Settlement charges to seller (line 400)	\$111.3
203. Escrow (seller's) taken subject to		503. Existing Lien on Seller's Property	
204.		504.	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County Tax		511. County Tax	
212. Assets		512. Assets	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Buyer	\$10,000.00	500. Total Reduction Amount Due Seller	\$10,911.3
300. Cash At Settlement: Proceeds to Buyer		600. Cash At Settlement: To/From Seller	
301. Gross Amount due from Buyer (line 120)	\$72,019.16	601. Gross Amount due to seller (line 400)	\$70,614.6
302. Less amounts paid by/for Buyer (line 200)	\$10,000.00	602. Less reductions to/from seller (line 500)	\$10,911.3
303. Cash from borrower	\$62,019.16	603. Cash to Seller	\$59,703.3

We, the undersigned, dwelling in section D hereof and seller in section E hereof, hereby acknowledge receipt of the completed Settlement Statement on 03/03/1999.

Buyer: *John Wallner*
Buyer: *Alexandra Wallner*
Seller: *Makinley Partners*
By: *Jonathan T. Harris* Under POA

Settlement Charges.

700. Total Settlement Charges (including interest on price)			Paid From	Paid From
Division of Commission (line 700), as follows:			Buyer's	Seller's
			Funds or	Funds or
			Settlement	Settlement
701.	\$0.00	to		
702.	\$0.00	to		
703.	Commission Paid at Settlement			
704.				
800.	Items Payable to Commission With Loan			
801.	Loan Origination Fee	to		
802.	Loan Premium	to		
803.		to		
804.		to		
805.		to		
806.		to		
807.		to		
808.		to		
809.		to		
810.		to		
811.		to		
900.	Items Received by Lender To Be Paid in Advance			
901.	Interest from 01/03/99 to 03/01/99 @ 00.00% 90 days	\$0.00		
902.	Mortgage Insurance Premium for 3 months to			
903.	Hazard Insurance Premium for 2 years to			
904.				
905.				
1000.	Reserves Computed With Lender			
1001.	Hazard Ins	months @ per month		
1002.	Mortgage Ins	months @ per month		
1003.	City Tax	2 months @ \$1.85 - 2.2 per month City of Grand Central Island Parcel #E		
1004.	Security Tax	months @ per month		
1005.	Reserve Ins	months @ per month		
1006.		months @ per month		
1007.		months @ per month		
1008.	Appreciate Adjustment			\$0.00
1100.	Title Charges			
1101.	Settlement/Closing Fee	to		
1102.	Abstract/Title Search	to		
1103.	Title Examination	to		
1104.	Rise Interest Under	to		
1105.	Document Preparation	to		
1106.	Notary fees	to		
1107.	Attorney's Fees	to Hightower & Alfordham, P.A.	\$685.00	
	(Includes above fee numbers)			
1108.	Title Insurance	to First American Title Insurance Company	\$225.00	
	(Includes above fee numbers)			
1109.	Lender's coverage	\$0.00 @ \$0.40		
1110.	Owner's coverage	\$70,000.00 @ \$25.00		
1111.		to		
1112.		to		
1113.		to		
1200.	Government Recording and Transfer Charges			
1201.	Recording Fees	Doc: \$15.00 Pgs: \$0.00 Pgs: \$0.00	\$15.00	
1202.	Dispositional Assessments	Doc: \$0.00 Pgs: \$0.00	\$0.00	
1203.	State Notestamps	Doc: \$308.00 Pgs: \$0.00	\$308.00	\$359.00
1204.		to		
1205.		to		
1300.	Additional Settlement Charges			
1301.	Open-Enders Survey	to		
1302.	Algebra Tax Bill	to City of Portland		\$787.00
1303.	Association Capital Costs	to Emerald Cove Homeowners Association	\$278.50	
1304.	Fee Assessments (25%)	to Emerald Cove Homeowners Association	\$245.70	
1305.		to		
1306.		to		
1307.		to		
1308.		to		
1400.	Total Settlement Charges		\$1,444.40	\$711.00

We, the undersigned, hereby certify that the above is a true and accurate account of the charges and settlement charges as shown on this statement.

Buyer: *[Signature]* Seller: *[Signature]*

Settlement Agent: *[Signature]* Date: February 3, 1999

The HUD-1 Settlement Statement (Form HUD-1) is a true and accurate account of the transaction. There is no charge or fee to be paid to the lender for this statement.

SERVICES

Property Tax Division
24 State House Station
Augusta, Maine 04333



OF THIS FORM WITH
COUNTY REGISTRY OF DEEDS
DO NOT DETACH!

PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION

REAL ESTATE TRANSFER TAX

DECLARATION

TITLE 36, M.R.S.A., SECTIONS 4841 through 4841-N

1. MUNICIPALITY OR TOWNSHIP Great Diamond Island-Portland		COUNTY Cumberland	BOOK (REGISTRY)	PAGE (USE ONLY)
GRANTEE (BUYER)				
2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) Wallner, John and Wallner, Alexandra				
3. NUMBER AND STREET 132-134 Diamond Ave.		CITY OR TOWN Great Diamond Island - Portland		STATE AND ZIP CODE ME 04101
GRANTOR (SELLER)				
4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) Mckinley Partners				
5. NUMBER AND STREET Diamond Cove		CITY OR TOWN Great Diamond - Portland		STATE AND ZIP CODE ME 04101
PROPERTY	6. TAX MAP & LOT NUMBER (Required) 83B-M-541 and 83B-M-542			<p>Warning to Buyer! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.</p> <input type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)			
	7. DATE OF TRANSFER MO. DAY YR. (Use numerals) ▶ 02 03 1999			
CONSIDERATION	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) <u>Exempt</u>			
	FULL CONSIDERATION	\$ 70,000.00	TAXABLE CONSIDERATION	\$ 70,000.00
EXEMPTION	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4841-C)			
SPECIAL CIRCUMSTANCES	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) PLEASE EXPLAIN. <input type="checkbox"/> YES <input type="checkbox"/> NO			
INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Service within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> seller has qualified as a Maine resident. <input type="checkbox"/> a waiver has been received from the State Tax Assessor. <input type="checkbox"/> consideration for the property is less than \$50,000. <input type="checkbox"/> foreclosure sale: exempt per 36 M.R.S.A. §5250-A, sub§ 3-A			
OATH	12. Aware of penalties as set forth by Title 36, Section 4841-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.			
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
PREPARER	13. Name and address of person or firm preparing this form Hopkinson & Abbondanza, P.A. 511 Congress St. Portland, ME 04101			



**FIRST AMERICAN TITLE INSURANCE COMPANY
MAINE RESIDENTIAL
MECHANICS' LIENS AND PERSONS IN POSSESSION AFFIDAVIT**

Property Address: 132 & 134 Diamond Ave Great Diamond Island, Portland, ME

First American Title Insurance Company (the Company) has been asked to issue a Loan Policy of Title Insurance which will not take exception to: (a) unrecorded matters which could be ascertained by inspection of said premises or by making inquiry of persons in possession thereof; and (b) mechanics' liens.

In consideration of the Company issuing a Loan Policy which will not contain exceptions for the matters stated above, the undersigned swears under oath that:

1. There are no tenants, leasees or parties in possession of the property, other than:

2. I/(We) have no knowledge of any work having been done (or materials supplied) to the property that would entitle anyone now or hereafter to claim a mechanic's lien against the property, and have no knowledge of any real estate licensee (broker or agent) who may assert a lien against the property based on nonpayment of professional services rendered by the licensee to facilitate the sale of the property.

In further consideration of the foregoing, the undersigned agrees to indemnify the Company and agrees to hold the Company harmless by reason of any loss, costs or damages, including attorneys' fees, which it may sustain by reason of issuing said policy, without taking exception as note above, and in reliance on the foregoing.

Dated: February 3, 1999

McKinley Partners
By Jonathan T. Harris Under POA

Witness

State of Maine,

Cumberland, ss:

On this Third day of February, 1999, before me personally appeared Jonathan T. Harris Under POA for McKinley Partners, to me known to be the person(s) described in and who executed the forgoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

..... (Seal)
James A. Hopkinson, Attorney at Law

12/93

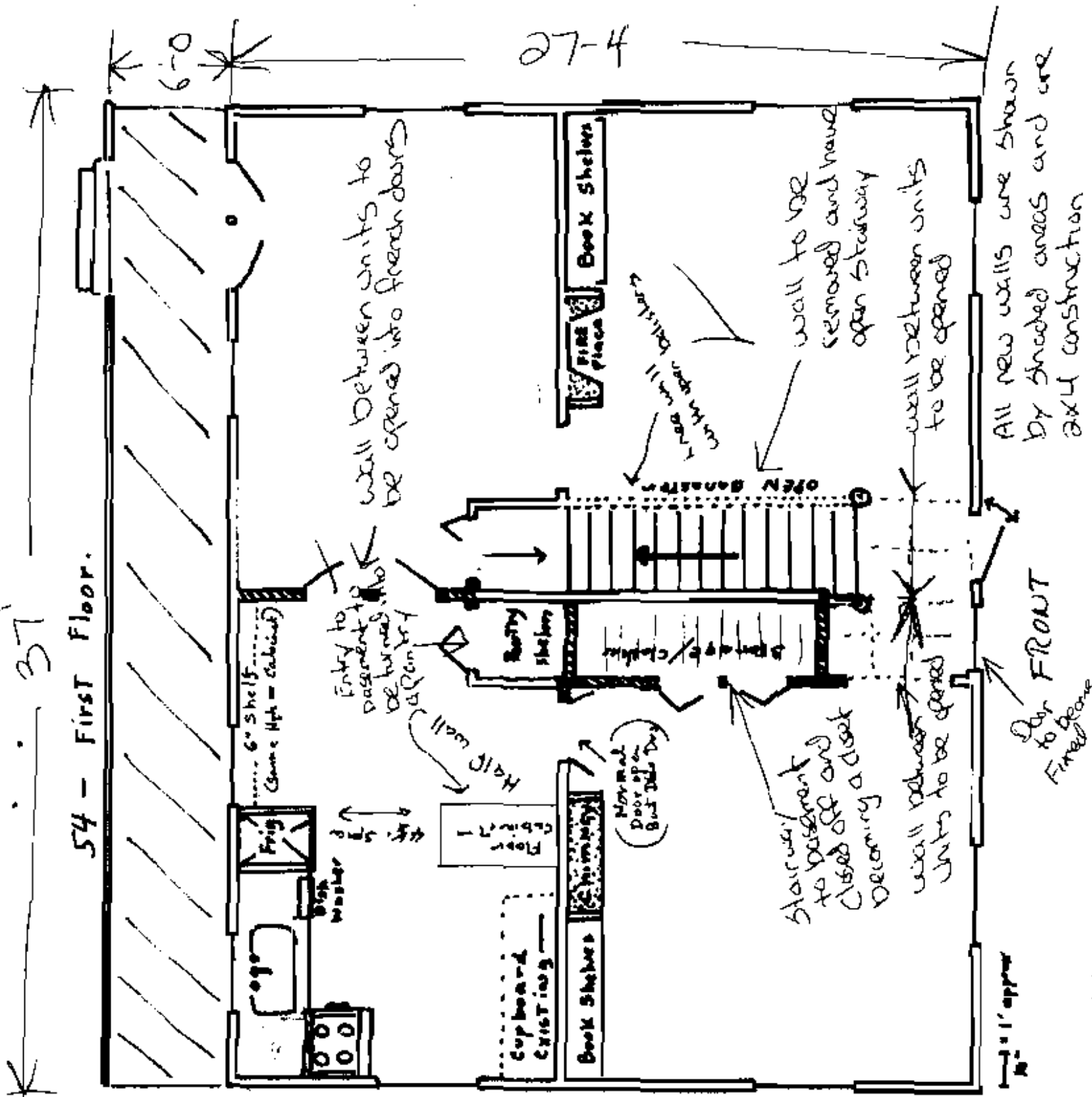
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Printed: Wed Feb 3, 1999 By SCLaw WSJ

TIFAMLE



54 - First Floor.



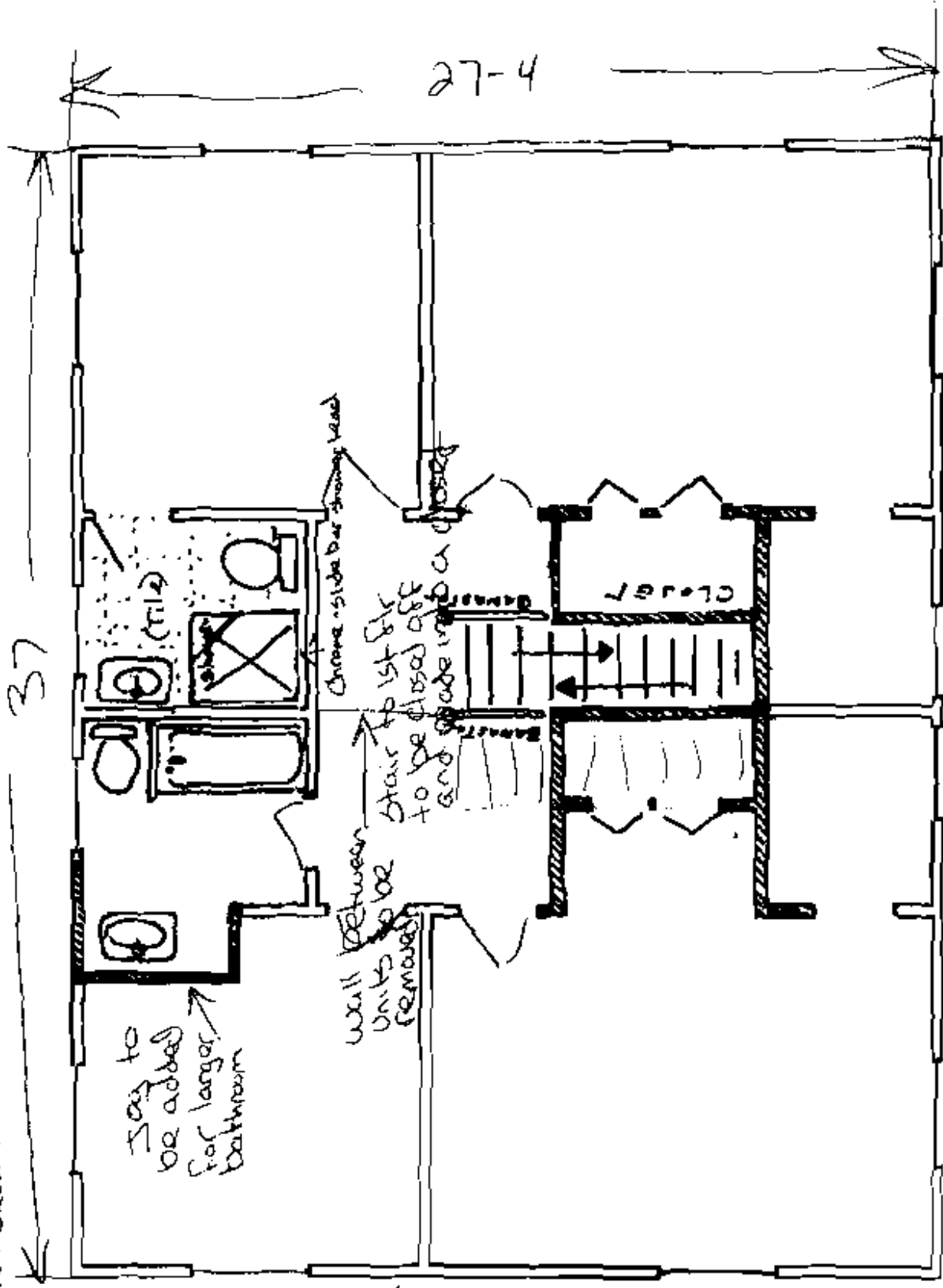
Chris
10/10/08

No exterior work is being done

S. Wallner.

Residential Sinks - Oceanum
 Recesses for pedestal-Oceanum
 Toilets - Oceanum
 Kitchen Sink - Oceanum

Shower - WPCB - used Argyle Ontario Slide Bathroom
 TUB - Oceanum or WPCB



37

27-4

Sog to
 be added
 for larger
 Bathroom

wall between
 units to be
 removed

Stair to 1st flr
 to be closed off
 and made into a closet

Chrome Slide Bar Shower Head

No exterior
 work is
 being
 done

2nd Floor Unit 54

FRONT

All new walls are shown
 by shaded areas and are
 to be constructed with 2x4's