

PERMIT ISSUED

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

Permit No: 03-0256	Issue Date: MAY 06 2003	CBL: 083F C056001
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Location of Construction: 31 East Side Dr - <i>Grt Island</i>	Owner Name: La Pierre D Bruce &	Owner Address: 5290 Waterman Blvd CITY OF PORTLAND	Phone: 314-361-7805
Business Name: n/a	Contractor Name: Leddy/Houser Associates	Contractor Address: 64 Eastern Promenade Portland	Phone: 207-874-1884 767-0903
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: IR-1

Past Use: Vacant <i>old GUNNERY</i>	Proposed Use: New 1221 sq. Ft Single Family	Permit Fee: \$1,708.00	Cost of Work: \$230,000.00	CEO District: 1
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Proposed Project Description: New 1221 sq. Ft. Single Family	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>R3 SB</i> <i>BOZA 1999</i>
	Signature:	Signature: <i>[Signature]</i> 5/6/03

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: gg	Date Applied For: 03/28/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 9 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2003-0059</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>5/12/03</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 Date:	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 <i>State Historic letter attached to previous permit</i> Date:
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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 - Building or Use Permit

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

Permit No: 03-0256	Date Applied For: 03/28/2003	CBL: 083F C056001
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Location of Construction: 31 East Side Dr	Owner Name: La Pierre D Bruce &	Owner Address: 5290 Waterman Blvd	Phone: 314-361-7805
Business Name: n/a	Contractor Name: Leddy/Houser Associates	Contractor Address: 64 Eastern Promenade Portland	Phone: (207) 871-8083
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: New 1221 sq. Ft Single Family	Proposed Project Description: New 1221 sq. Ft. Single Family
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/28/2003

Note: received from Jeanie on 4/18/03
This is on Great Diamond Island

Ok to Issue:

- 1) This permit is NOT including the phase III as shown on the plans. Phase III shall require a separate permit for review and approvals.
- 2) This property shall remain a single family dwelling with an old gunnery on site. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** Jeanine Bourke **Approval Date:** 05/06/2003

Note: 5/1/03 left vm w/Phil Kaplan to discuss heavy timber construction and stamped plans.

Ok to Issue:

- 1) Per Phil Kaplan the sill height of the windows and square foot of glazing does not require them to be tempered
- 2) Separate permits are required for any electrical or plumbing work.

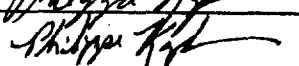
All Purpose Building Permit Application

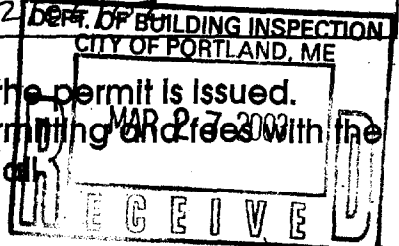
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>31 EAST SIDE DRIVE, GREAT DIAMOND ISLAND</u>		
Total Square Footage of Proposed Structure <u>1221 SQ. FT.</u>	Square Footage of Lot <u>193,300 SQ. FT. (4.4 ACRES)</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>083F</u> Block# <u>C056</u> Lot# <u>001</u>	Owner: <u>BRUCE LAPIERRE</u>	Telephone: <u>314-361-7805 (H)</u> <u>314-935-6477 (W)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PHIL KAPLAN (ARCHITECT)</u> <u>WHITTEN ARCHITECTS</u> <u>37 SILVER ST., PORTLAND 04101</u> <u>774-0111 x106</u>	Cost Of Work: \$ <u>230,000</u> Fee: \$ <u>1,633.00</u>
Current use: <u>NONE</u>	Site <u>300.00</u>	
If the location is currently vacant, what was prior use: <u>Jeanie did first phase of job</u>	Lot <u>75.00</u>	
Approximately how long has it been vacant: _____	<u>2,008.</u>	
Proposed use: <u>RESIDENCE</u>	owes for Lot <u>0</u>	
Project description:	<u>\$75.00</u>	
Contractor's name, address & telephone: <u>LEDDY HOUSER ASSOC. 767-0903</u> <u>416 FREEBLE ST. SO. PORTLAND 04106</u>		
Who should we contact when the permit is ready: <u>PHIL KAPLAN</u>		
Mailing address: <u>WHITTEN ARCHITECTS 37 SILVER ST., PORTLAND 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>774-0111 x106</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: 	Date: <u>12 DEF. OF BUILDING INSPECTION</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.

Applicant: Leddy Houses

Date: 4/24/03

Address: 31 East Side Drive - Gettysburg, PA C-B-I: 083F-C-056

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dwelling

03-0256

Zone Location - IR-1

Interior of corner lot

It is surrounded by Roads $\approx 24' \times 32'$

Proposed Use/Work -

proposed New structure on Land with existing old Gannery

Sevage Disposal -

#HE 200 shore

Lot Street Frontage -

100' - over 1,000' shown

Front Yard -

30' min - 130' scaled

Rear Yard -

30' min - 215' Scaled

Side Yard -

20' min - 161' ; 245' scaled

Projections -

Width of Lot -

100' min - 400' + shown

Height -

35' from original grade - 22' scaled from +100'-0" Arch, 80' survey = 2

Lot Area -

60,000 sq ft 193,350 sq ft given by Assessor Average grade from Survey = 82.5

Lot Coverage/ Impervious Surface -

20% or 38,670 sq ft max

Area per Family -

60,000 sq ft

Off-street Parking -

2 required - 2 in Drive

Loading Bays -

N/A

Site Plan -

2003 - ~~0002~~ 0059

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 9 - Zone C

Phase III is NOT included in this Approval

to: **JEANIE BOURKE, CODE ENFORCEMENT OFFICER, CITY OF PORTLAND**
fax: 874-8716

from: **PHIL KAPLAN @ WHITTEN ARCHITECTS**
37 Silver St., Portland, ME 04101 ph 207-774-0111x106 fax 207-774-1668

project: 31 East Side Drive, Great Diamond Island - for: Bruce La Pierre & Kathryn Adamchick
re: Locally milled (but not mill graded) roughsawn hemlock framing lumber

Jeanie,

It is my understanding that when locally milled roughsawn hemlock (which is typically not graded) is utilized as structural framing lumber, documentation from a registered architect or engineer is required to satisfy the grading issue.

This letter is such documentation.

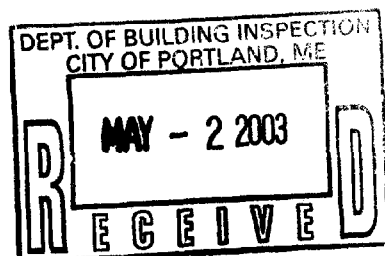
The non-graded locally milled roughsawn hemlock structural framing lumber spec'd for this Great Diamond Island residence will be subject to my inspection and review and will be approved for use by myself and Eric Dube of Engineering Ventures of Yarmouth only if said lumber is found to satisfy the structural loading configurations and parameters as designed for this structure, and as defined by code.

Eric has confirmed all hemlock specifications with the supplier, Rufus Deering Lumber, and has based his calculations on that information.

Please feel free to call with any additional questions.

Thanks

Phil Kaplan



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2003-0059
Application I. D. Number
03/28/2003
Application Date

Bruce LaPierre & Kathryn Adamchick
Applicant
5290 Waterman Boulevard, St. Louis, Mo 63108
Applicant's Mailing Address

31 East Side Drive
Project Name/Description

31 - 31 East Side Drive, Portland, Maine **GRT ISLAND**
Address of Proposed Site
083F C056001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1221 sq. Ft. 193300 sq. Ft.
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 03/28/2003

Approval Status:

Reviewer **Jay Reynolds**

Approved  Denied **REMOVED SITE PLAN ATTACHED**

Approval Expiration **04/04/2004**

Extension to 

Condition Compliance **Jay Reynolds** **04/04/2003**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0059

Application I. D. Number

03/28/2003

Application Date

31 East Side Drive

Project Name/Description

Bruce LaPierre & Kathryn Adamchick

Applicant

5290 Waterman Boulevard, St. Louis, Mo 63108

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

31 - 31 East Side Drive, Portland, Maine

Address of Proposed Site

083F C056001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #31 EAST SIDE DRIVE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Insp Copy**

2003-0059
Application I. D. Number
3/28/2003
Application Date
31 East Side Drive
Project Name/Description

Bruce LaPierre & Kathryn Adamchick
Applicant
5290 Waterman Boulevard, St. Louis, Mo 63108
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

31 - 31 East Side Drive, Portland, Maine
Address of Proposed Site
083F C056001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1221 sq. Ft. **193300 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

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- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 3/28/2003

Insp Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ d _____

Performance Guarantee Required*

* No building permit may be issued until a performance guarantee has been submitted

- Performance Guarantee Accepted _____ date _____
- Inspection Fee Paid _____ date _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____
- Temporary Certificate of Occupancy _____ date _____
- Final Inspection _____ date _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____

All revised site plan

03/27/2003 12:10 FAX 3148388150

0046786

WASH U LAW

BK 16477 PG 149

002

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 **D. BRUCE LA PIERRE** and **KATHRYN M. ADAMCHICK** with a mailing address of 5290 Waterman Boulevard, St. Louis, MO 63108 (the "Grantee"), with Warranty Covenants, as joint tenants with right of survivorship, certain real estate situated on Great Diamond Island in Portland, Cumberland County, Maine, more particularly described as follows:

A certain lot or parcel 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. 56 as shown on Sheet 3 of a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine, dated July 9, 1991, and recorded in the Cumberland County registry of Deeds in Plan Book 191, Pages 143 through 145, as amended and superseded by plan dated December 15, 1998 and recorded in said registry of deeds at Plan Book 198, Pages 389 and 390 (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, and as amended by the Amended and Corrected Second Supplement to Amended and Restated General Declaration of Covenants and Restrictions dated August 27, 1999 and recorded in the Cumberland County Registry of Deeds at Book 115011, Page 87, and as amended by the Third Supplement to Amended and Restated General Declaration of Covenants and Restrictions dated February 5, 2001, and recorded in the Cumberland County Registry of Deeds at Book 16009, Page 317 (all of the foregoing, the "Declaration").

For additional covenants affecting the within described premises, see Schedule A attached hereto.

The above described premises are further conveyed subject to all other matters of record, including easements depicted on the Plan.

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

MAINE REAL ESTATE TAX PAID

03/27/2003 12:10 FAX 3140368150

WASH U LAW
BK 164 / 126130

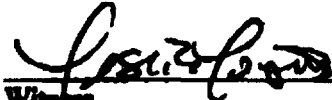
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Deeds in Book 8772, Page 161, dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, re-recorded in said Registry of Deeds in Book 8902, Page 118, dated October 12, 1989 and recorded in said Registry of Deeds in Book 8964, Page 155, dated February 8, 1990 and recorded in said Registry of Deeds in Book 9109, Page 292, dated June 25, 1991 and recorded in said Registry of Deeds in Book 9641, Page 287, dated January 31, 1994 and recorded in said Registry of Deeds in Book 11280, Page 312, dated March 28, 1994 and recorded in said Registry of Deeds in Book 11385, Page 5, dated June 4, 1997, and recorded in said Registry of Deeds in Book 13131, Page 332, dated March 26, 1999, and recorded in said Registry of Deeds in Book 14686, Page 280, dated May 17, 2001, recorded in said Registry in Book 16401, Page 256, and dated May 17, 2001, recorded in said Registry in Book 16401, Page 270.


Being a portion of the premises conveyed to McKinley Partners Limited Partnership by deed of Diamond Cove Associates dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 237. Further reference is made to an Assignment of Declarant Rights from Diamond Cove Associates to McKinley Partners Limited Partnership, dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 247.

IN WITNESS WHEREOF, McKinley Partners Limited Partnership has caused this instrument to be executed by Jonathan T. Harris, its attorney in fact pursuant to a power of attorney recorded in the Cumberland County Registry of Deeds at Book 14424, Page 217, therunto duly authorized, this 29th day of June, 2001.

McKINLEY PARTNERS LIMITED PARTNERSHIP,
a Maine Limited Partnership



Witness

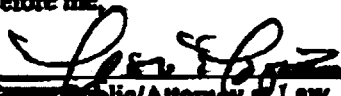
By: 

Jonathan T. Harris
Its Attorney-in-fact

STATE OF MAINE
CUMBERLAND, ME.

June 29, 2001

Then personally appeared before me the above-named, Jonathan T. Harris Attorney-in-fact of McKinley Partners Limited Partnership, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said McKinley Partners Limited Partnership.

Before me,


Notary Public/Attorney at Law
Print name:
LESLIE E. LOWRY, III
ATTORNEY AT LAW

OK 16477 PG 151

SCHEDULE A

**McKinley Partners Limited Partnership – D. BRUCE La PIERRE and
KATHRYN M. ADAMCHICK**

Lot 56, Phase II, Great Diamond Island, Portland, Maine

The following restrictive covenant shall apply to and be binding upon the within described Lot 56, and shall further be a covenant imposed by the Grantor herein upon all subsequent conveyances of single-family house lots on said plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine, dated July 9, 1991, and recorded in the Cumberland County registry of Deeds in Plan Book 191, Pages 143 through 145, as amended by plan dated December 15, 1998, and recorded in said registry at Plan Book 198, Page 389 and 390 (the "Plan").

All residences created on the conveyed premises shall contain at least 1,400 square feet of living area as defined in said Amended and Restated General Declaration of Covenants and Restrictions.

The within covenant is imposed for the mutual benefit of the Grantor and the Grantee herein and shall be a continuing covenant running with the land, enforceable by either Grantor or Grantee, his successors, heirs or assigns, or by other owners of lots subject to the same covenant and located on the Plan.

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 JUL -2 AM 10 15
CUMBERLAND COUNTY
John B. O'Brien

MAINE REVENUE SERVICES

Property Tax Division
P.O. Box 9106
Augusta, Maine 04332



FILE BOTH COPIES
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-D

1. MUNICIPALITY OR TOWNSHIP Portland		COUNTY Cumberland	BOOK (REGISTRY USE ONLY)	PAGE (REGISTRY 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) D. Bruce LaPierre Kathryn M. Adanchick			<table border="1"> <tr> <td>331</td> <td>167</td> <td>11089</td> </tr> <tr> <td>058</td> <td>138</td> <td>1738</td> </tr> </table>		331	167	11089	058	138	1738		
331	167	11089										
058	138	1738										
3. NUMBER AND STREET 5290 Waterman Blvd.		CITY OR TOWN St. Louis		STATE AND ZIP CODE MO 63108								
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 Limited Partnership			<table border="1"> <tr> <td>01</td> <td>048</td> <td>5598</td> </tr> </table>		01	048	5598					
01	048	5598										
5. NUMBER AND STREET P.O. Box ±18		CITY OR TOWN Saco		STATE AND ZIP CODE ME 04072								
PROPERTY	6. TAX MAP & LOT NUMBER (Required) Tax Map 83-F, Block C, Lot 56			<p>Warning to Buyer!</p> <p>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> <p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>								
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)											
CONSIDERATION	7. DATE OF TRANSFER MO. DAY YR. (Use numerals) 6 29 01											
	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>if exempt, complete line 9</u>											
	FULL VALUE	\$ 128,500 .00	TAXABLE CONSIDERATION	\$ 128,500 .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.											
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 Services within 30 days after date of transfer.		<input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <ul style="list-style-type: none"> <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 MRSA §5250-A, sub§ 3-f 									
	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.											
OATH	<table border="1"> <thead> <tr> <th>GRANTEE(S) or AUTHORIZED AGENT</th> <th>DATE</th> <th>GRANTOR(S) or AUTHORIZED AGENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td><i>[Signature]</i></td> <td>6/29/01</td> <td><i>[Signature]</i></td> <td>6/29/01</td> </tr> </tbody> </table>				GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE	<i>[Signature]</i>	6/29/01	<i>[Signature]</i>	6/29/01
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE								
<i>[Signature]</i>	6/29/01	<i>[Signature]</i>	6/29/01									
PREPARER	13. Name and address of person or firm preparing this form Lambert, Coffin, Rudman & Hochman 477 Congress St., Portland, ME 04101											

ISSUED BY

OWNER'S POLICY OF TITLE INSURANCE

Lawyers Title Insurance Corporation

POLICY NUMBER

A 75-0469850

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, LAWYERS TITLE INSURANCE CORPORATION has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Policy to become valid when countersigned by an authorized officer or agent of the Company.

LAWYERS TITLE INSURANCE CORPORATION

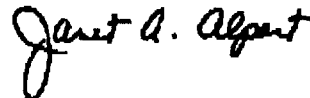
Attest



Secretary



By:



President

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws that is based on:
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

LAWYERS TITLE INSURANCE CORPORATION
National Headquarters
Richmond, Virginia

Owners Policy

SCHEDULE A

Case Number 908731	Date of Policy July 2, 2001	Time 8:15 a.m.	Policy Amount \$128,500	Policy Number A75-0489860
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1. NAME OF INSURED:

Bruce La Pierre and Kathryn M. Adamchick

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS POLICY IS:

Fee Simple

3. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF POLICY VESTED IN:

The Insured by virtue of a deed from McKinley Partners Limited Partnership dated June 29, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16477, Page 149.

4. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

All that certain parcel of land situated at Lot 58, Phase II, Diamond Cove, Great Diamond Island, Portland, Cumberland County, State of Maine, all more particularly described in Exhibit A attached hereto and made a part hereof.

ISSUED AT: Classic Title Co., 245 Commercial Street, Portland, Maine


Countersigned Authorized Officer or Agent

THIS POLICY IS INVALID UNLESS THE COVER SHEET AND SCHEDULE B ARE ATTACHED

ALTA Owner's Policy Form 1992

LAWYERS TITLE INSURANCE CORPORATION
National Headquarters
Richmond, Virginia

Owners Policy

SCHEDULE B

Case Number 908731	Date of Policy July 2, 2001	Time 8:15 a.m.	Policy Amount \$128,500	Policy Number A75-0489850
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This policy does not insure against loss or damage by reason of the following:

a. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of the individual insured.

NOTE: As used herein recorded shall mean recorded with the Cumberland County Registry of Deeds.

1. Taxes and assessments which are not shown as existing liens in the public records.
2. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary-line disputes, overlaps, encroachments, any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Title to and rights of the public and others entitled thereto in and to any portion of the insured premises located within the bounds of adjacent streets, roads and ways.
5. See Schedule B Exceptions - Continuation attached hereto and made a part hereof.

Schedule B Exceptions - Continuation

Owner's Policy No. A75-0469850

"Recorded" shall mean recorded in the Cumberland County Registry of Deeds.

- a. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads and ways.
- b. Rights and easements granted to the Portland Water District by deed of the United States of America, acting by and through the Administrator of General Services, dated September 20, 1955 and recorded in Book 2264, Page 97.
- c. Rights and easements excepted and reserved in a deed from the United States of America, acting by and through the Administrator of General Services, to Michael A. Montalbano dated November 22, 1961 and recorded in Book 2649, Page 156.
- d. Rights and easements granted to the Portland Water District by deed of Michael A. Montalbano dated March 21, 1962 and recorded in Book 2594, Page 458.
- e. Rights and easements granted to the Portland Water District by deed of the United States of America, acting by and through the Department of the Navy, dated April 30, 1962 and recorded in Book 2670, Page 274.
- f. Rights and easements excepted and reserved in Quitclaim Deed from Phoenix Resources Company, formerly King Resources Company, to Diamond Cove Associates dated April 17, 1984 and recorded in Book 6429, Page 277.
- g. Rights and easements granted to Central Maine Power Company in an instrument dated March 5, 1987 and recorded in Book 7779, Page 186.
- h. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company in an instrument dated February 14, 1989 and recorded in Book 8680, Page 105.
- i. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company in an instrument dated July 10, 1989 and recorded in Book 8839, Page 267.
- j. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated December 10, 1986 and recorded in Book 7585, Page 112.
- k. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated December 17, 1987 and recorded in Book 8848, Page 314.
- l. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated May 10, 1989 and recorded in Book 8772, Page 161.
- m. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated July 5, 1989 and recorded in Book 8833, Page 12, which Site Location Order was re-recorded in Book 8902, Page 118.
- n. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated October 12, 1989 and recorded in Book 8964, Page 155.
- o. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated February 8, 1990 and recorded in Book 9109, Page 292.
- p. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order approving Phase II of the Diamond Cove project dated June 25, 1991 and recorded in Book 9641, Page 287.

- q. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated January 31, 1994 and recorded in Book 11280, Page 312.
- r. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated March 28, 1994 and recorded in Book 11385, Page 5.
- s. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated May 17, 2001 and recorded in Book 16401, Page 256.
- L Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated May 17, 2001 and recorded in Book 16401, Page 270.
- u. Amendment to Portland City Code Section 14-49 (Zoning Map) Re: Conditional Rezoning of Ft. McKinley dated July 5, 1985 and recorded in Book 8928, Page 263.
- v. Terms and conditions as set forth in Affidavit of Joseph E. Gray, Jr., Director of Planning and Urban Development for the City of Portland, dated May 24, 1990 and recorded in Book 9221, Page 61.
- w. Covenants, conditions, restrictions, rights, easements, charges, liens and other matters as set forth or referred to in Amended and Restated General Declaration of Covenants and Restrictions, Diamond Cove, Great Diamond Island, Portland, Maine dated December 23, 1993 and recorded in Book 11277, Page 322, as supplemented by First Supplement to Amended and Restated General Declaration of Covenants and Restrictions dated February 25, 1994 and recorded in said Registry of Deeds in Book 11307, Page 200, as supplemented by Second Supplement dated June 30, 1999 and recorded in Book 14882, Page 70 and Amended and Corrected Second Supplement dated August 1999 and recorded in Book 15011, Page 87, and as supplemented by Third Supplement dated February 5, 2001 and recorded in Book 16009, Page 317.
- x. Rights of the United States of America, the State of Maine, and the public generally in and to that portion of the premises lying below the mean high water mark of Diamond Cove, Casco Bay and/or the Atlantic Ocean.
- y. Title to any portion of the property lying below the low water mark of Diamond Cove, Casco Bay and/or the Atlantic Ocean.
- z. Matters and "General Notes" set forth on a plan entitled "Diamond Cove, Great Diamond Island, Portland, Maine", Recording Plat, dated October 25, 1985, revised on November 20, 1985 and November 27, 1985, consisting of three sheets, recorded in Plan Book 160, Page 54, including, but not limited to, any water lines, sewer lines and other utility lines located within and/or crossing the premises.
- z-1. Matters and "General Notes" set forth on a plan entitled "Plan of Land of Diamond Cove" by Land Use Consultants, dated September 27, 1989, consisting of seven sheets, and recorded in Plan Book 181, Page 36, including but not limited to, any water lines, sewer lines, and other utility lines located within and/or crossing the premises, and certain subsurface sewage disposal areas.
- z-2. Matters shown on Plan of Diamond Cove dated August 30, 1990 made by Land Use Consultants and recorded in Plan Book 187, Page 37.
- aa. Matters and "General Notes" set forth on a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine" dated July 9, 1991, revised October 1, 1991, consisting of three sheets, recorded in Plan Book 191, Pages 143, 144 and 145, as amended by "2nd Amended Recording Plat, Diamond Cove, Phase II, Great Diamond Island, Portland, Maine" prepared by Land Use Consultants, dated December 15, 1998, consisting of two sheets, recorded in Plan Book 198, Page 389 (corrects and supercedes the plan recorded in Plan Book 191, Page 144) and in Plan Book 198, Page 390. (corrects and supercedes the plan recorded in Plan Book 191, Page 145) including but not limited to, any water lines, sewer lines, and other utility lines located within and/or crossing the premises.
- bb. Matters and "General Notes" set forth on a plan entitled "Plan of Diamond Cove Phase I - Amended Sheet" (amending Sheet 3) prepared by Land Use Consultants, dated February 21, 1994 and recorded in Plan Book 194, Page 58, and as amended by plan entitled "Plan of Diamond Cove Phase I - Third Amended Sheet 3" (Amends Sheet 3 of the plans recorded in Plan Book 194, Page 58 and Page 198) prepared by Land Use Consultants, dated February 6, 2001 and recorded in Plan Book 201, Page 36.

- cc. Matters and "General Notes" set forth on a plan entitled "Plan of Diamond Cove Phase I - Amended Sheet" (amending Sheet 5) prepared by Land Use Consultants, dated February 21, 1994 and recorded in Plan Book 194, Page 59, and as set forth on a plan entitled "Plan of Diamond Cove Phase I - Second Amended Sheet 5" dated December 5, 1994 and recorded in said Registry of Deeds in Plan Book 194, Page 437, and as amended by plan entitled "Plan of Diamond Cove Phase I - Third Amended Sheet 5" (Amends Sheet 5 of the plans recorded in Plan Book 194, Page 59 and Page 437) prepared by Land Use Consultants dated February 5, 2001 and recorded in said Registry of Deeds in Plan Book 201, Page 37.
- dd. Rights or claims of others, if any, in and to that portion of the premises within the bounds of the cemetery shown on the plans referred to above, together with the rights of ingress and egress thereto.
- ee. Rights and easement conveyed by McKinley Partners to Central Maine Power Company and New England Telephone and Telegraph Company in instrument dated October 7, 1994 and recorded in Book 11675, Page 226.
- ff. Residential Electric Service Contract between Central Maine Power Company and McKinley Partners Limited Partnership dated October 7, 1994 and recorded in Book 12040, Page 101.
- gg. Residential Electric Service Contract between Central Maine Power Company and McKinley Partners Limited Partnership dated October 7, 1994 and recorded in Book 12247, Page 148.
- hh. Terms and conditions of a Department of Environmental Protection Order dated June 4, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13131, Page 332.
- ii. Restrictive covenant imposed on all single family house lots as set forth in a deed from McKinley Partners Limited Partnership to Bruce La Pierre and Kathryn M. Adamchick dated June 29, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16477, Page 149, as follows:

"Lot 56, Phase II, Great Diamond Island, Portland, Maine

The following restrictive covenant shall apply to, and be binding upon the within described [Lot 56], and shall further be a covenant imposed by the Grantor herein upon all subsequent conveyances of single-family house lots on said plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine", dated July 9, 1991 and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143-145, as amended by plan dated December 15, 1998, and recorded in said Registry in Plan Book 198, Pages 389 through 390 (the "Plan"):

All residences erected on said lot shall contain at least 1,400 square feet of living area as defined in said Amended and Restated General Declaration of Covenants and Restrictions.

The within covenant is imposed for the mutual benefit of the Grantor and the Grantee herein and shall be a continuing covenant running with the land, enforceable by either Grantor or Grantee, their successors, heirs or assigns, or by other owners of lots subject to the same covenant and located on the Plan."

Note: The rights and easements set forth in the instruments referred to in Items b. through i., and ee. through gg. above do not adversely affect the use of Lot 56 for residential purposes.

Note: The terms and conditions set forth in instruments referred to in Items j. through t. and in Item hh. above do not adversely affect the use of lot 56 for residential purposes.

Note: The matters and "General Notes" set forth on the plans referred to in Items x. through cc. above do not adversely affect the use of Lot 56 for residential purposes.

Note: The Policy will insure that:

- a. There are no present violations of record in the Cumberland County Registry of Deeds of any of the restrictions and covenants set forth in any of the instrument referred to above and that any past or future violation thereof will not result in a forfeiture of reversion of title to Lot 56; and
- b. There exists no right of first refusal of record in the Cumberland County Registry of Deeds with respect to Lot 56 which has been exercised or which could have been exercised at the date of the Policy.

Note: The rights or claims referred to in Item dd. above do not directly affect Lot 56.

Exhibit A

Owner's Policy No. A75-0469850

A certain lot or parcel of land, together with any 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. 56 as shown on Sheet 3 of a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine", dated July 9, 1991, and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145, as amended and superceded by plan dated December 15, 1998, and recorded in said Registry of Deeds in Plan Book 198, Pages 389 through 390 (the "Plan"), to which Plan and the record thereof reference can be made for a more particular description of the within conveyed premises.

Lawyers Title Insurance Corporation

A LAWYERS TITLE COMPANY

OWNER'S POLICY OF TITLE INSURANCE

AMERICAN LAND TITLE ASSOCIATION
(10-17-92)

Issued By
Lawyers Title Insurance Corporation

Home Office:
185 Caspary Center Parkway, Carytown One
Richmond, Virginia 23225-4157

A WORD OF THANKS

As we make your policy a part of our permanent records, we want to express our appreciation of this evidence of your faith in Lawyers Title Insurance Corporation.

There is no recording premium.

This policy provides valuable title protection and we suggest you keep it in a safe place where it will be readily available for future reference.

If you have any questions about the protection provided by this policy, contact the office that issued your policy or you may write to:

Consumer Affairs Department
**Lawyers Title
Insurance Corporation**
A LAWYERS TITLE COMPANY
P.O. Box 27667
Richmond, Virginia 23261-7667
TOLL FREE NUMBER: 1-800-446-7086

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 030256

MAY 06 2003

Please Read Application And Notes, If Any, Attached

This is to certify that La Pierre D Bruce &/Ledy user Associates
 has permission to New 1221 sq. Ft. Single Fam **CITY OF PORTLAND**
 AT 31 East Side Dr - GPT Island 083F C056001

provided that the person or persons term or expiration 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 when permission proceeds before this building or part thereof is started or otherwise closed-in. YOUR 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

James Burke 5/6/03
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

2003 6002

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Meine Department of Human Services
Division of Health Engineering, Station 10, SHS
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION		>> Caution: Permit Required - Attach in Space Below <<	
City, Town, or Plantation	PORTLAND, GREAT DIAMOND ISLAND	Th Pe ou wil PORTLAND Date Permit Issued: <u>3/12/03</u> \$ <u>110101010</u> <input type="checkbox"/> Double Fee FEE Charged L.P.I. # <u>0132</u>	8388 TOWN COPY Local Plumbing Inspector Signature [Signature]
Street or Road	WEYMOUTH WAY (LOT 56)		
Subdivision, Lot #			
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	LaPIERRE BRUCE		
Mailing Address of	c/o PHIL KAPLAN WRITTEN ARCHITECTS 37 SILVER STREET PORTLAND, ME 04112		
Daytime Tel. #	774-0111	Municipal Tax Map - <u>083 FC</u> Lot - <u>56</u>	

<p>Owner or Applicant Statement</p> <p>I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.</p> <p>[Signature] - ARCHITECT 3/27/03 Signature of Owner/Applicant Date</p>	<p>Caution: Inspections Required</p> <p>I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.</p> <p>Local Plumbing Inspector Signature (1st) Date Approved (2nd) Date Approved</p>
--	---

PERMIT INFORMATION

<p>TYPE OF APPLICATION</p> <p>1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion</p>	<p>THIS APPLICATION REQUIRES</p> <p>1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Approval</p>	<p>DISPOSAL SYSTEM COMPONENTS</p> <p>1. <input checked="" type="checkbox"/> Complete Non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd+) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components</p>
<p>SIZE OF PROPERTY</p> <p>193,350 +- <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres</p>	<p>DISPOSAL SYSTEM TO SERVE</p> <p>1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input type="checkbox"/> Other: _____ SPECIFY Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped</p>	<p>TYPE OF WATER SUPPLY</p> <p>1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other:</p>
<p>SHORELAND ZONING (DISPOSAL AREA)</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <p>1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons</p>	<p>DISPOSAL FIELD TYPE & SIZE</p> <p>1. <input type="checkbox"/> Stone Bed 2. Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input checked="" type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: _____ SIZE <u>1008</u> sq. ft. <input type="checkbox"/> lin. ft. <u>24</u> ELJEN IN-DRAIN UNITS</p>	<p>GARBAGE DISPOSAL UNIT</p> <p>1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> _____ tanks in series c. <input type="checkbox"/> Increase in tank capacity d. <input type="checkbox"/> Filter on tank outlet</p>	<p>DESIGN FLOW</p> <p><u>270</u> gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities -</p> <p>3 BEDROOMS AT 90 GALLONS PER DAY EACH</p>
<p>SOIL DATA & DESIGN CLASS</p> <p>PROFILE <u>2</u> / CONDITION <u>A</u> / DESIGN <u>1</u></p> <p>AT Observation Hole - <u>TP 56A</u> Depth <u>29</u>" OF MOST LIMITING SOIL FACTOR</p>	<p>DISPOSAL FIELD SIZING</p> <p>1. <input type="checkbox"/> Small - 2.0 sq.ft./gpd 2. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd 4. <input type="checkbox"/> Large - 4.1 sq.ft./gpd 5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd</p>	<p>PUMPING</p> <p>1. <input type="checkbox"/> Not required 2. <input checked="" type="checkbox"/> May be required 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ Gallons</p>	<p>3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA</p>

SITE EVALUATOR STATEMENT

I certify that on 3/7/2003 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

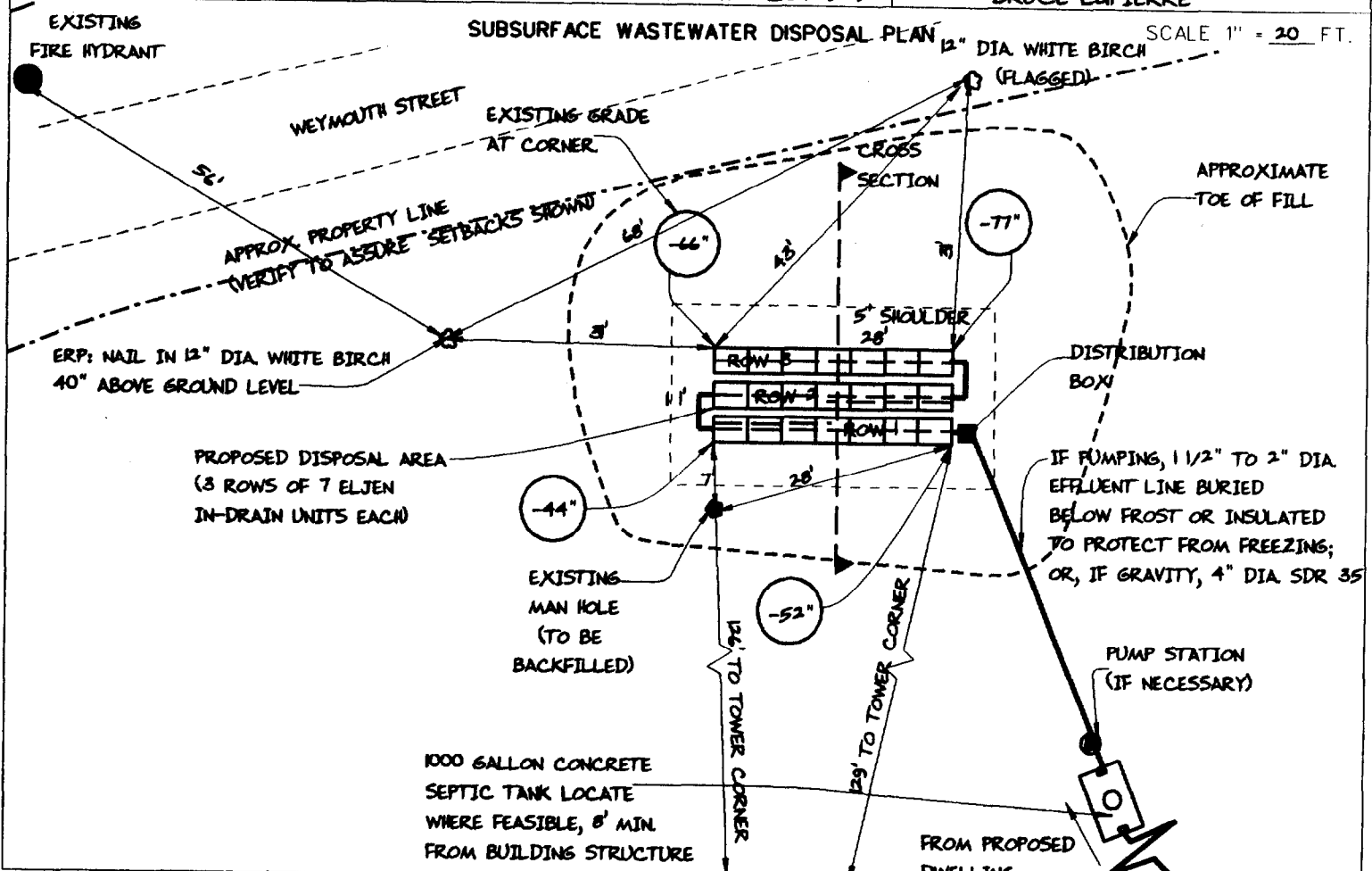
[Signature] SE • 63 Date 3/13/2003

ALBERT FRICK (207) 839-5563 ALBERTFRICK@WORLDNETATT.NET
 Site Evaluator Name Printed Telephone Number E-mail Address
 ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563
 Note: Changes to or deviations from the design should be confirmed with the Site Evaluator

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10 SHS
 (207) 287-5672 FAX (207) 287-4172

Town, City, Plantation: **PORTLAND, GREAT DIAMOND ISLAND**
 Street, Road, Subdivision: **WEYMOUTH WAY (LOT 56)**
 Owner's Name: **BRUCE LaPIERRE**



FILL REQUIREMENTS

Depth of Fill (Upslope) : 24" - 32"
 Depth of Fill (Downslope) : 30" - 41"
 DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

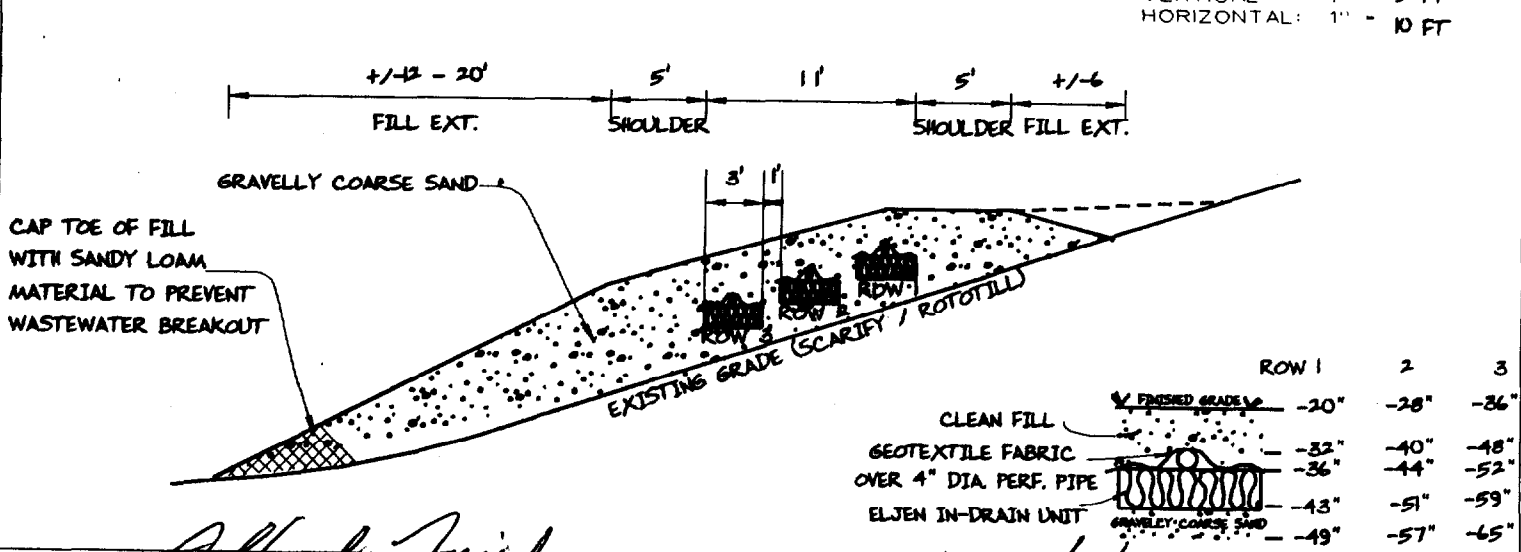
Finished Grade Elevation
 Top of Distribution Pipe or Proprietary Device
 Bottom of Disposal Area

ELEVATION REFERENCE POINT

SEE DETAIL BELOW
 Location & Description 12" DIA WHITE BIRCH, NAIL 40" ABOVE BASE
 Reference Elevation is: 0.0' or -----

DISPOSAL AREA CROSS SECTION

SCALE:
 VERTICAL: 1" = 5 FT
 HORIZONTAL: 1" = 10 FT



Albert Frick
 Site Evaluator Signature

63
 SE

3/13/2003
 Date

Page 3 of 3
 HHE-200 Rev. 10/02



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038

(207) 839-5563

LOT 56,
PORTLAND (GREAT DIAMOND ISLAND) WEYMOUTH WAY BRUCE LAPIERRE
TOWN LOCATION APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter should be connected in series to the proposed septic tank.

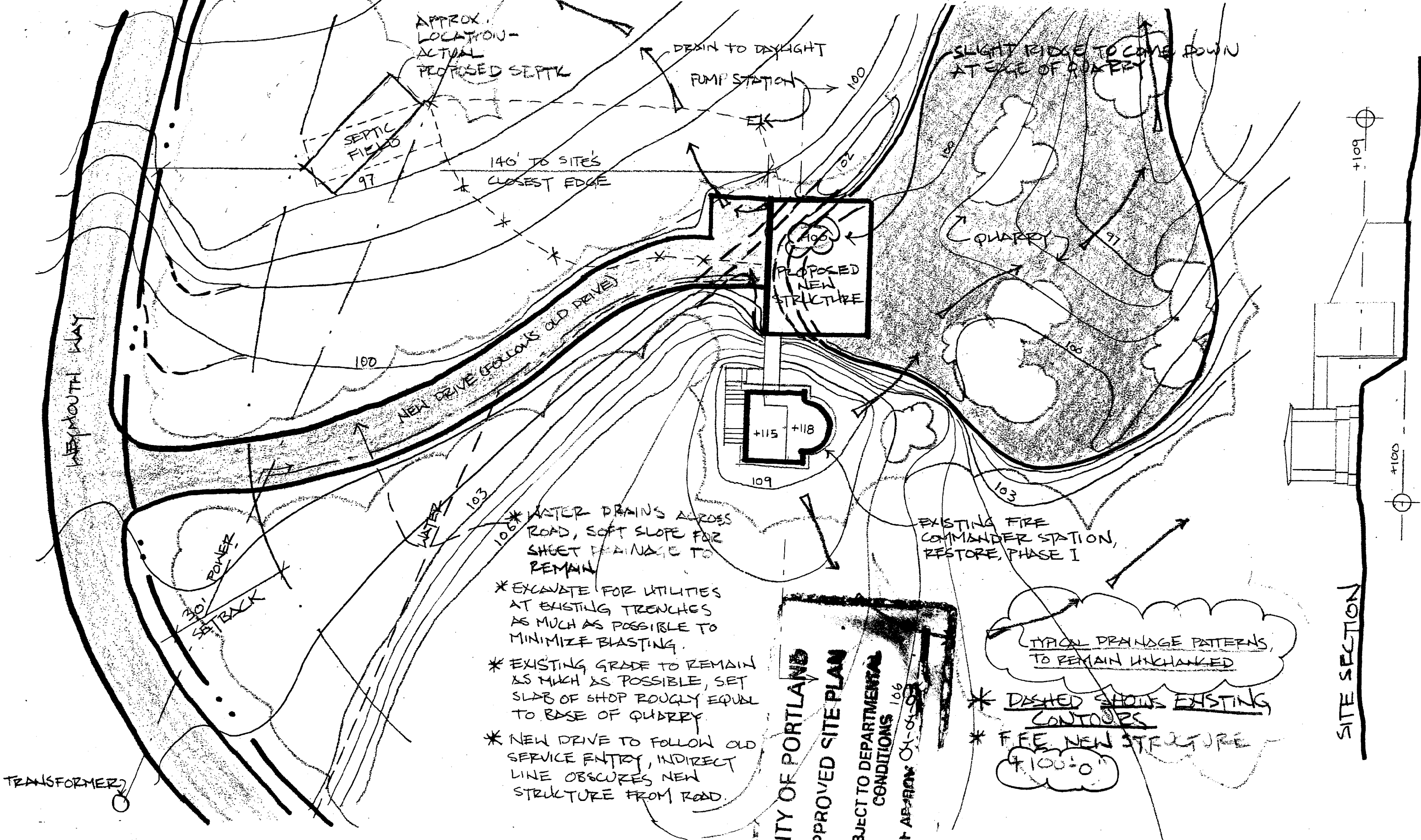
5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

PORTLAND (GREAT DIAMOND ISLAND) ^{LOT 56,} Weymouth Way
TOWN LOCATION APPLICANT'S NAME BRUCE LAPIERRE

- 6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.
- 7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) + # of days in period).
- 8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.
- 11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).
- 12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.





- * WATER DRAINS ACROSS ROAD, SOFT SLOPE FOR SHEET DRAINAGE TO REMAIN
- * EXCAVATE FOR UTILITIES AT EXISTING TRENCHES AS MUCH AS POSSIBLE TO MINIMIZE BLASTING.
- * EXISTING GRADE TO REMAIN AS MUCH AS POSSIBLE, SET SLAB OF SHOP ROUGHLY EQUAL TO BASE OF QUARRY.
- * NEW DRIVE TO FOLLOW OLD SERVICE ENTRY, INDIRECT LINE OBSCURES NEW STRUCTURE FROM ROAD.

- TYPICAL DRAINAGE PATTERNS TO REMAIN UNCHANGED
- * DASHED SHOWS EXISTING CONTOURS
- * FREE NEW STRUCTURE +100'-0"

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL CONDITIONS
 DATE OF APPROVAL 01-04-03 106

1551

DIAMOND COVE

LOT 56
193335.99 SQ. FT.
4.44 ACRES

EAST SIDE DRIVE

PRIMARY RESIDENCE
PHASE II

NO permitted under this permit

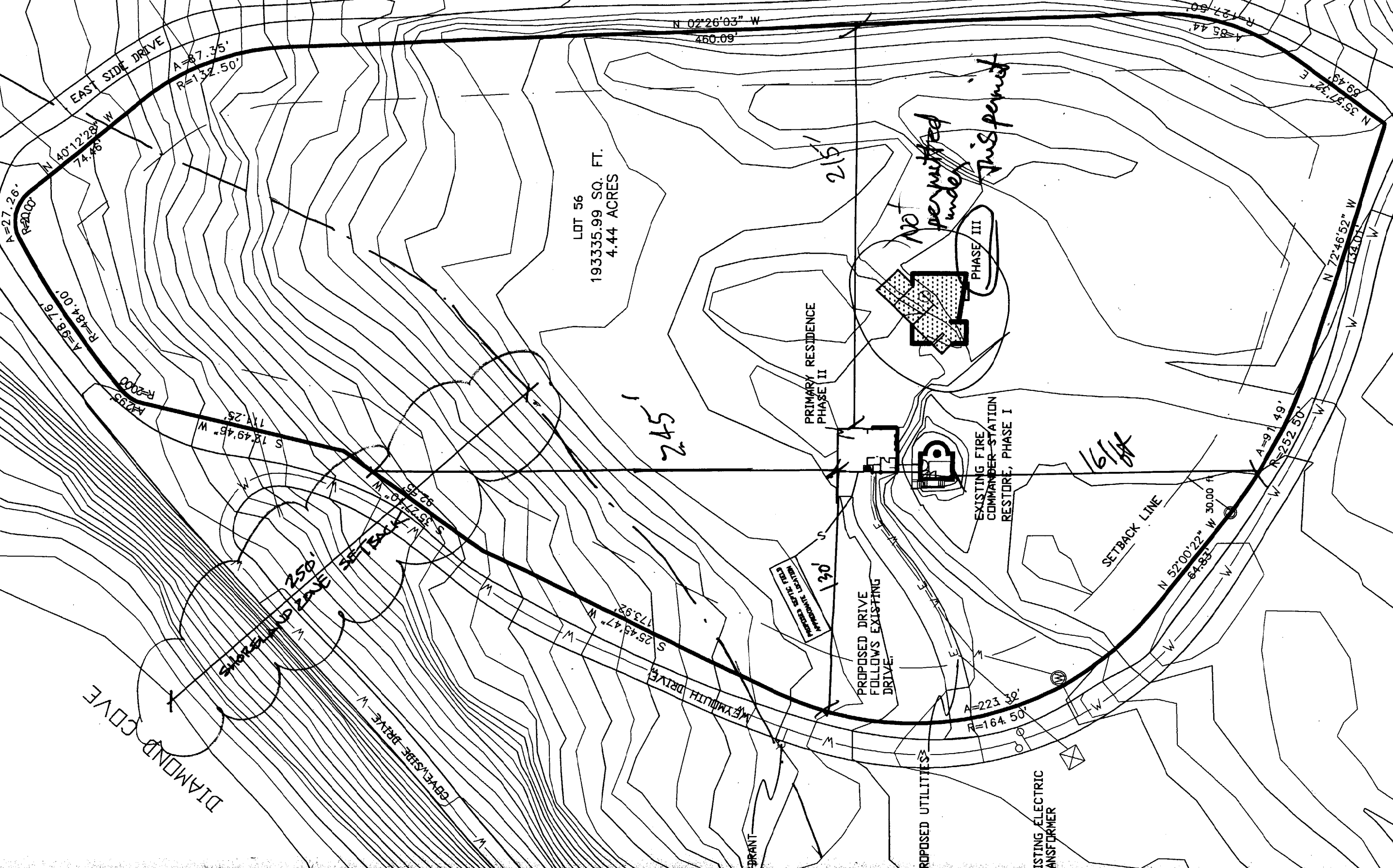
EXISTING FIRE
COMMANDER STATION
RESTORE, PHASE I

SETBACK LINE

PROPOSED DRIVE
FOLLOWS EXISTING
DRIVE

PROPOSED UTILITIES

EXISTING ELECTRIC
TRANSFORMER

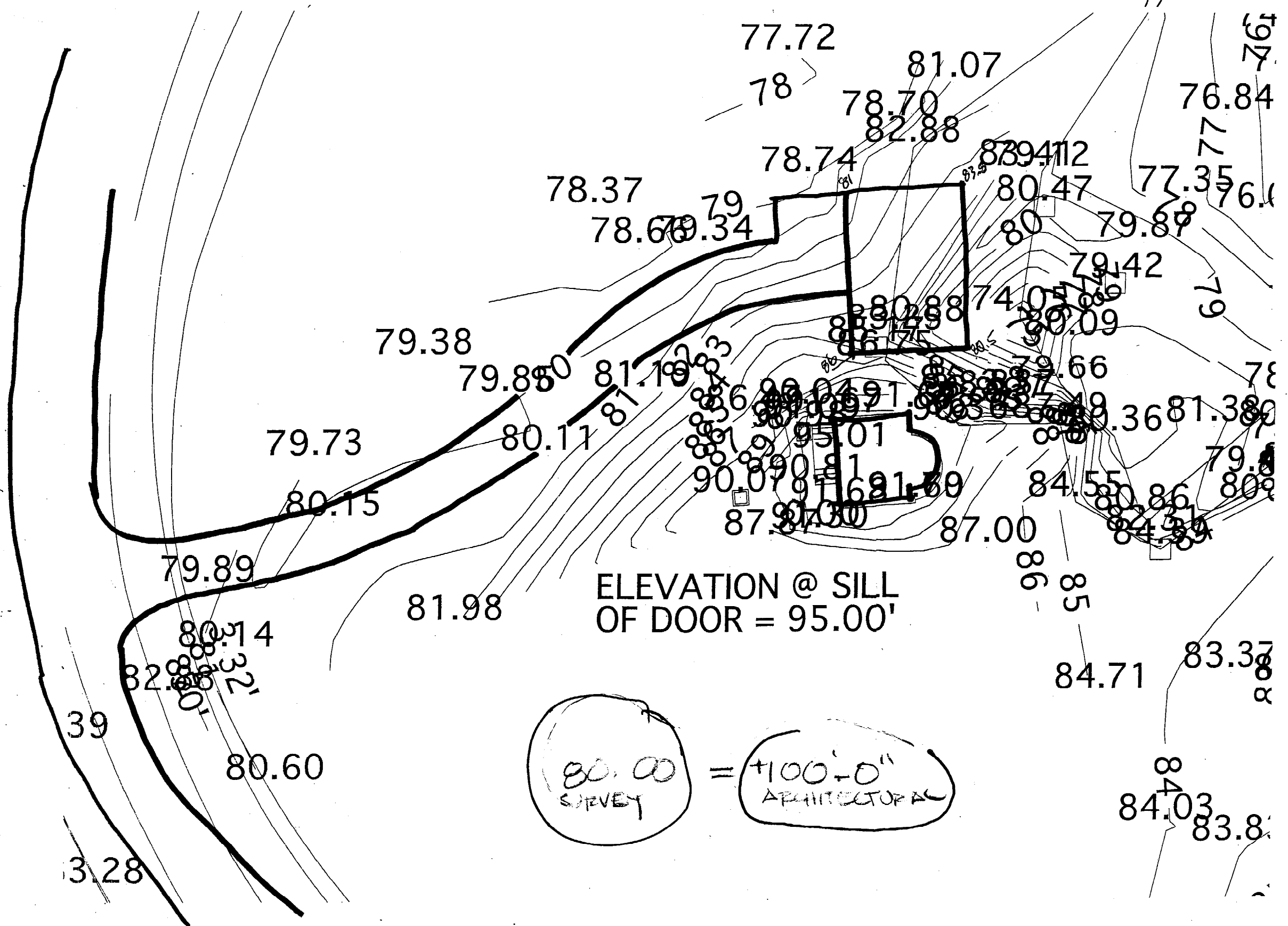


SPOT ELEVATIONS

1" = 20'-0" 4/3/03

81.0
83.50
86.0
80.50

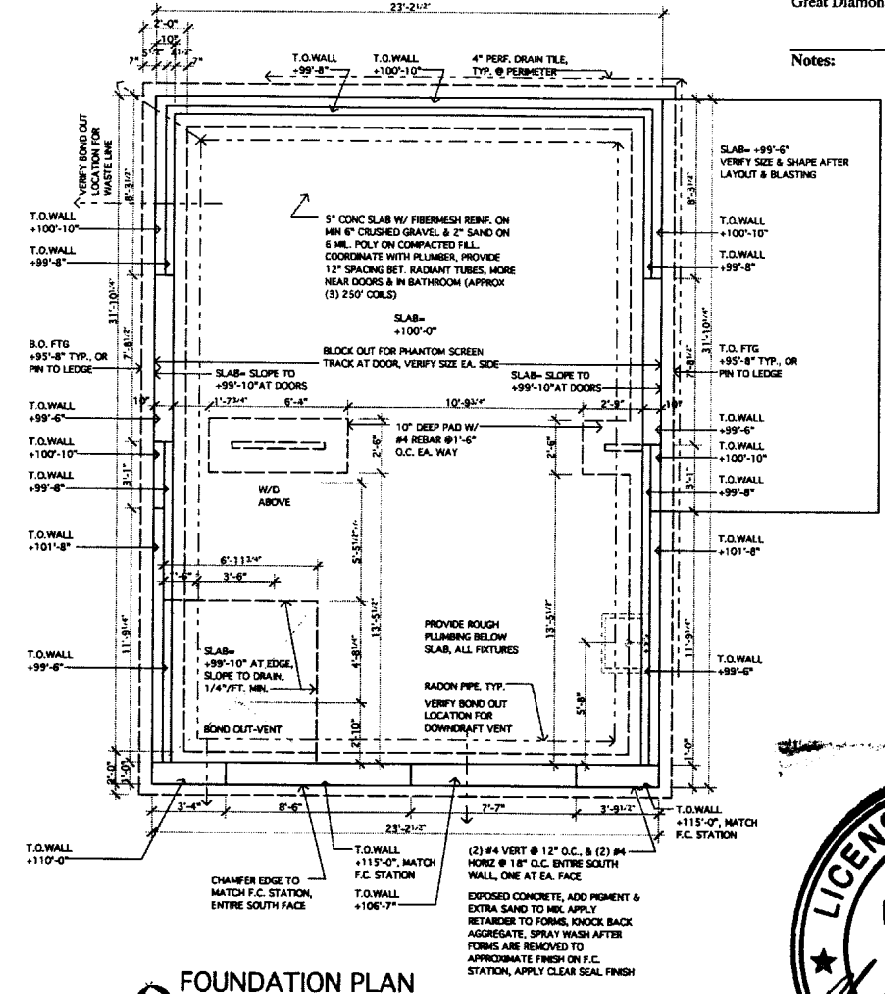
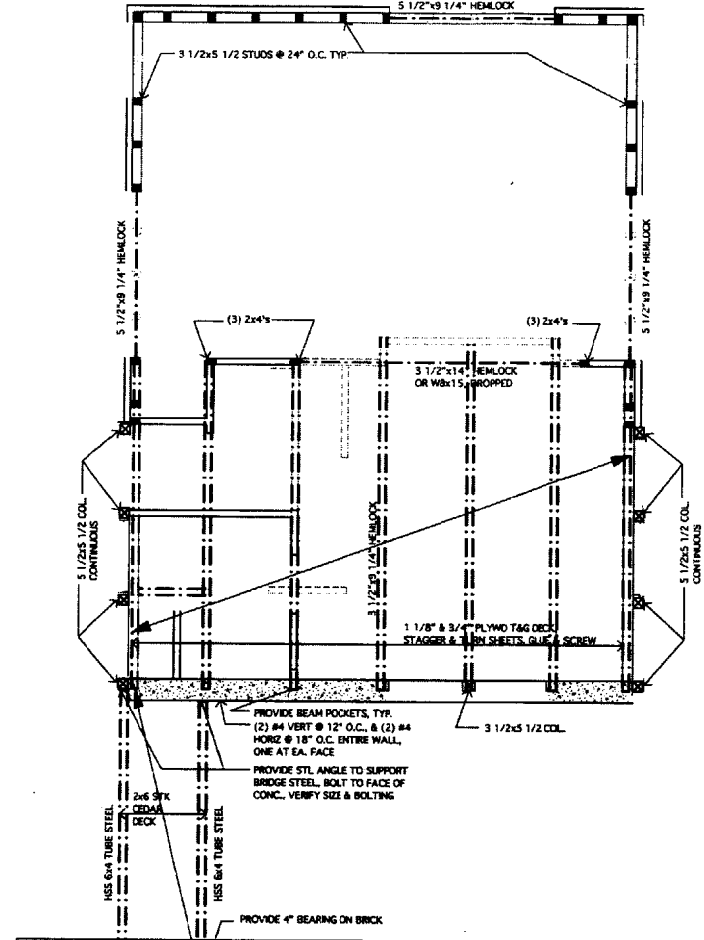
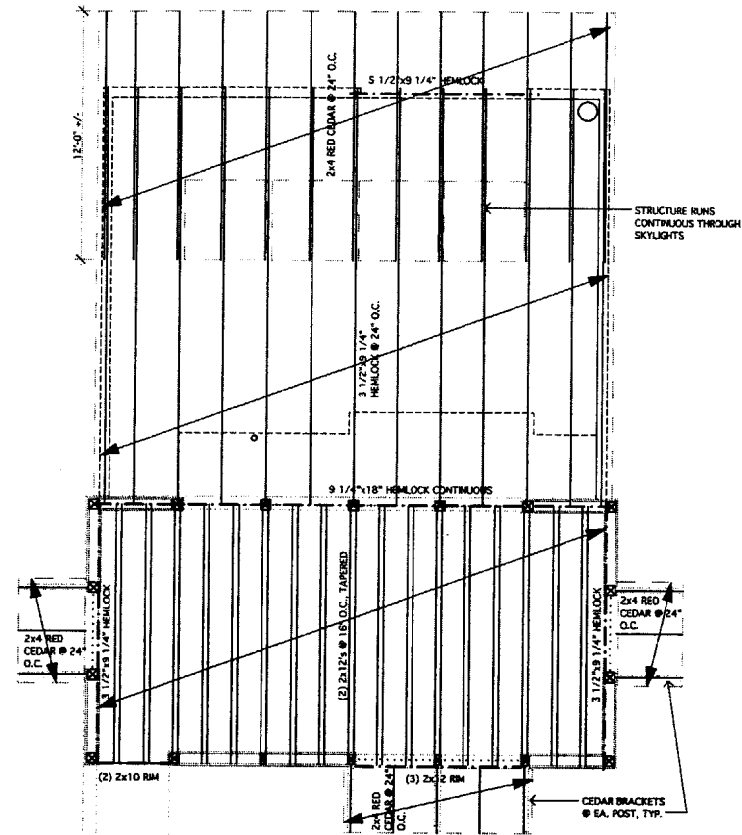
331.00 ÷ 4 = 82.75 Average grade



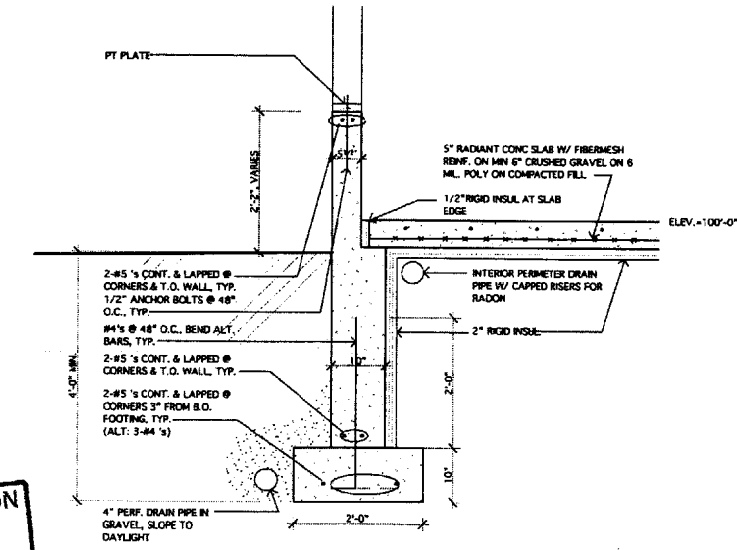
80.00 SURVEY = +100'-0" ARCHITECTURAL

Project:
La Pierre / Adamchick Residence
Phase II
56 Weymouth Way
(formerly 31 East Side Drive)
Great Diamond Island, Maine

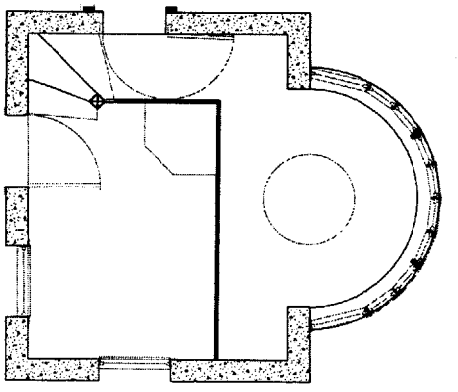
Notes:



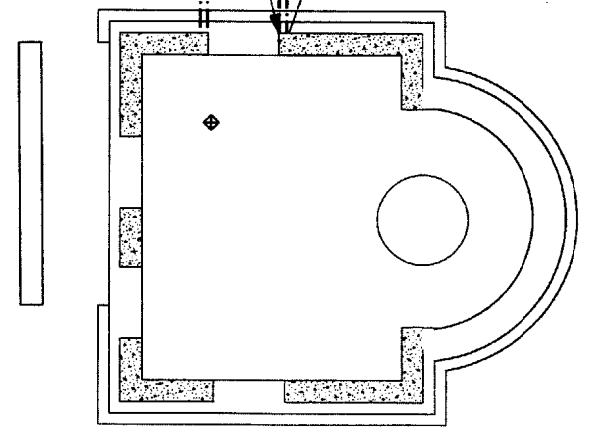
FOUNDATION PLAN
1/4" = 1'-0" N.T.S.



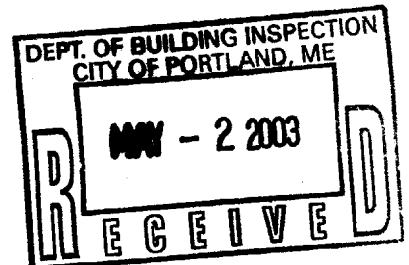
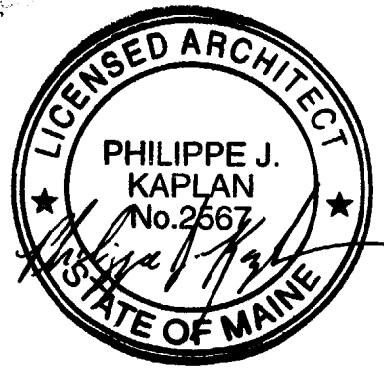
FOUNDATION DETAIL
3/4" = 1'-0" N.T.S.



ROOF FRAMING
1/4" = 1'-0" N.T.S.



UPPER LEVEL FRAMING
1/4" = 1'-0" N.T.S.



Architect:
Whitten Architects
37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax: 774-1668

Drawing:
Foundation / Main Level Structure
Upper Level Framing
Roof Framing ...
Foundation Detail

Scale:
1/4" = 1'-0", 3/4" = 1'-0" N.T.S.

Date:
24 April 2003

Revisions:
None

Sheet:
S100