



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 LEDGEWOOD ST PEAKS ISL CBL 087 E005001

Issued to Simpson David C & Carol I Eisenberg Jts/Property Owner Date of Issue 06/28/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0546, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residence
Use Group R3
Construction Type 5B

Limiting Conditions: None - This certificate supersedes certificate dated 05/26/2010

This certificate supersedes
certificate issued

Approved:

(Date)

6-29-10 *Suzanne Hoyer*

Suzanne Hoyer

[Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 LEDGEWOOD ST PEAKS ISL CBL 087 E005001

Issued to Simpson David C & /Property Owner

Date of Issue 05/26/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0546, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residence
Use Group R3
Construction Type 5B

Limiting Conditions: This is a Temporary Certificate which expires June 30, 2010. All site work shall be completed in accordance with the approved plan.

This certificate supersedes
certificate issued

Approved:

5.26.2010 *Signatures*
(Date)

This certificate is valid only for the use and occupancy specified, and shall be subject to the provisions of the Building Code of the City of Portland, Maine. Copy will be furnished to owner or lessee for the job files.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BU **INSPECTION**

PERMIT

PERMIT ISSUED
Permit Number: 090546
JUL 1 2009
CITY OF PORTLAND

This is to certify that SIMPSON DAVID C & CAROL I EISENBERG TS/Property Owner
has permission to Build new 2 story Single Family Home w/ 2 bedrooms & 2.5 b
AT 100 LEDGEWOOD ST PEAKS ISLAND O 087 E00500

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other used-in. 2 HO **NOTICE IS 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

Thomas M. Walsh 7/01/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0546	Issue Date:	CBL: 087 E005001
-----------------------	-------------	---------------------

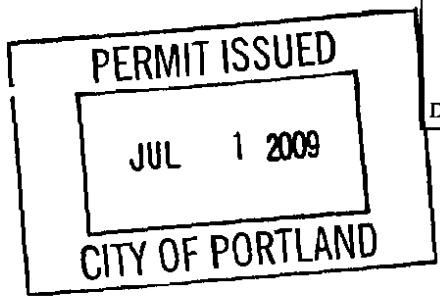
Location of Construction: 100 LEDGEWOOD ST PEAKS ISL	Owner Name: SIMPSON DAVID C & CAROL I E	Owner Address: 99 LUTHER ST	Phone: DAVID 749-3915
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: IR-2

Past Use: Vacant Land	Proposed Use: New Single Family Home Build new 2 story Single Family Home w/ 4 bedrooms & 2.5 baths	Permit Fee: \$1,995.00	Cost of Work: \$190,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Build new 2 story Single Family Home w/ 4 bedrooms & 2.5 baths	Signature:	Signature: <i>Jim B 7/1/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Ldobson	Date Applied For: 06/03/2009	Zoning Approval
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 15 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2009-0055</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>6/17/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	Date: <i>6/17/09</i>		



CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
------------------------	---------	------	-------

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---	------	-------

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: June 24, 2010

RE: C. of O. for #100 Ledgewood Street, Peaks Island
(Id#2009-0055) (CBL 087 E 005001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager
Inspection Services Manager
File: Urban Insight

Lannie Dobson - RE: Photos of 100 ledgewood on peaks

From: Phillip DiPierro
To: Eisenberg, Carol I.
Date: 6/28/2010 8:37 AM
Subject: RE: Photos of 100 ledgewood on peaks
CC: Dobson, Lannie

You can contact Lannie Dobson in Code Enforcement and Inspections. Her phone number is 874-8693.

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> "Carol I. Eisenberg" <CEisenberg@rwl.com> 6/25/2010 3:57 PM >>>

How do we get our permanent C.O.?

Carol I. Eisenberg

Richardson, Whitman, Large & Badger

465 Congress Street; P.O. Box 9545

Portland, ME 04112-9545

207-774-7474 - phone

207-774-1343 - fax

cie@rwl.com

From: Phillip DiPierro [mailto:PD@portlandmaine.gov]
Sent: Thursday, June 24, 2010 8:56 AM
To: Carol I. Eisenberg
Subject: Re: Photos of 100 ledgewood on peaks

Hi Carol, this looks good. Did the other side of the house get finish graded, loamed, seeded, and mulched also?

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> "Carol I. Eisenberg" <CEisenberg@rwlb.com> 6/23/2010 5:30 PM >>>

Carol Eisenberg
Sent from my iPhone...which is why it's brief and looks like gibberish

Begin forwarded message:

From: "Carol I. Eisenberg" <CEisenberg@rwlb.com>
To: "Carol I. Eisenberg" <CEisenberg@rwlb.com>

087-E005

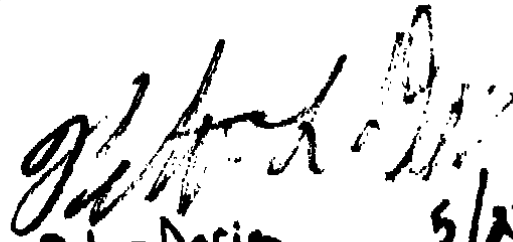
~~076-D-22~~

to Suzanne Hunt
874 8716

Peter Doria Electric

5/27/10

Installed combination smoke +
carbon monoxide detector
in 2nd floor hallway of
100 Ledgewood Rd, Peaks
Island for Eisenberg/Simpson



Peter Doria
License 04821

5/27/10



General 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>100 LEDGEWOOD ST, PEAKS ISLAND, MAINE</u>		
Total Square Footage of Proposed Structure/Area <u>APROX 1596 PER FLOOR X 2 FLOORS = 3,192 sq ft*</u>		Square Footage of Lot <u>14,170.24 sq. FT</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>CBL: 087-E-005-001</u> <u>&</u> <u>87-E-5-47</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>CAROL EISENBERG & DAVID SIMPSON (H)</u> Address <u>99 LUTHER STREET</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u>	Telephone: <u>207-766-3323 (CE+DS)</u> <u>(WORK) " 774-7474 (CE)</u> <u>(cell) 207-841-4296 (LE)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>190,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT LAND</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CONSTRUCTION OF A SINGLE FAMILY HOME WITH 4 BED ROOMS</u> <u>2 story 2.5 baths -</u>		
Contractor's name: <u>DAVID SIMPSON : CAROL EISENBERG</u>		
Address: <u>99 Luther St.</u>		
City, State & Zip: <u>Peaks Island ME 04108</u>		Telephone: <u>766 3323</u>
Who should we contact when the permit is ready: <u>CAROL EISENBERG</u>		Telephone: <u>774 74 74 (W)</u>
Mailing address: <u>same</u>		<u>OR</u> <u>841 4296 (cell)</u>

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 5/17/09 JUN 3 2009

This is not a permit; you may not commence ANY work until the permit is issued

* 3192 ft² is exterior dimensions, After deducting for unheated storage/workshop & extra-thick superinsulated walls, interior, heated living space is 2610 ft²

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0546	Date Applied For: 06/03/2009	CBL: 087 E005001
-----------------------	---------------------------------	---------------------

Location of Construction: 100 LEDGEWOOD ST PEAKS ISL	Owner Name: SIMPSON DAVID C & CAROL I E	Owner Address: 99 LUTHER ST	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: New Single Family Home Build new 2 story Single Family Home w/ 4 bedrooms & 2.5 baths	Proposed Project Description: Build new 2 story Single Family Home w/ 4 bedrooms & 2.5 baths
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/17/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 07/01/2009
Note: in my hold basket awaiting DRC approval	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 06/30/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. 3) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.) 4) 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. 5) 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. 			

Location of Construction: 100 LEDGEWOOD ST PEAKS ISL	Owner Name: SIMPSON DAVID C & CAROL I E	Owner Address: 99 LUTHER ST	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 6) 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.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

6/12/2009-mes: The applicant needs to show exterior stairs that are on the building plans but not on the site plan - the east side shows double door going out to no where and the building is right on the property line - I also need predevelopment grades shown or explained what is shown on the plans pre or post? I called Carol Eisenburg

6/3/2009-mes: Gave back to Lannie - No Island on the permit

6/15/2009-mes: I met with David Simpson concerning the items that I needed to complete my zoning review.

6/17/2009-mes: Received the revised site plan and revisions to the building plan from David Simpson.

City of Portland, Maine - Building or Use Permit

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

Permit No: 20086003	Date Applied For: 12/01/2008	CBI: 087 E005001
------------------------	---------------------------------	---------------------

Location of Construction: 100 LEDGEWOOD ST	Owner Name: FILIPOS DAVID P	Owner Address: 36 FEDERAL ST	Phone:
Business Name:	Contractor Name: DAVID SIMPSON	Contractor Address: 99 LUTHER STREET PEAKS ISLAN	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: First Time System	

Proposed Use: Subsurface	Proposed Project Description: System
--	--

Dept: Building	Status:	Reviewer: Jeanine Bourke	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

<p>Comments:</p> <p>9/30/2008-jmb: Spoke with David S. About the need for a building permit with this application. This is vacant land, and we cannot issue this permit without the structure review for complete approval. Also, the lot size does not meet the minimum required size, documentation is required to substantiate either a lot of record or the application shall note such.</p> <p>9/24/2008-jmb: Left voice msg to call about the application process</p> <p>10/1/2008-jmb: Spoke with Marge and confirmed the review and approval requirements</p> <p>10/6/2008-jmb: Spoke to Carol E. After lots of phone tag and explained that this is a procedural policy for not approving to install a septic system prior to the site plan and building permit approvals. Also mentioned the lot of record information that needs to be submitted with the septic application to satisfy the variance to the minimum lot size requirement. She will submit info to Marge and discuss the procedures and we will consult with Penny.</p> <p>12/2/2008-gg: put 12/01/08 date waiting for permit to be approved. /gg</p> <p>1/26/2009-jmb: PERMIT IS IN HOLD BIN</p>
--

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

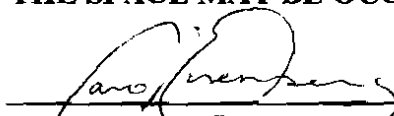
A Pre-construction Meeting will take place upon receipt of your building permit.

- X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- X Backfill inspection of septic field for approved materials, stabilization, slopes and extensions
- X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

7-1-09
Date



Signature of Inspections Official

7/1/09
Date



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 6-3 20 09 _____

Received from Carol Eisenberg

Location of Work 100 Legwood

Cost of Construction \$ 140,000 Building Fee: 1920

Permit Fee \$ _____ Site Fee: 300

Certificate of Occupancy Fee: 75

Total: _____

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 87-8-5

Check #: _____ Total Collected \$ 2295

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: J. M.

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept 23 2008

Received from David Simpson

Location of Work 100 LODGEWOOD STREET

Cost of Construction \$ _____

Permit Fee \$ _____

Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other Subsurface Underwater 100-

Surveys 10-

Est. 087-E-005

Check # VISA

Total Collected \$ 110-

THIS IS NOT A PERMIT

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

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept 23 20 08

Received from David Simpson

Location of Work 100 LEDGEWOOD STREET

Cost of Construction \$ _____

Permit Fee \$ _____

SEP 22 2008

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other Sub Surface Underwater 100-

Surcharge 10-

CBL: 087-E-005

Check #: VISA

Total Collected \$ 110-

THIS IS NOT A PERMIT

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

SEP 22 2008

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

Applicant: Carol Eisenberg & David Simpson Date: 6/12/09

Address: 100 ledgewood St PEAKS IS C-B-L-087-E-005 & 47

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Vacant Lot

09-0546

Zone Location - IR-2

Interior or corner lot - between ledgewood St & Luther St

Proposed Use/Work - New Single family 38' x 42' = 1596 sq ft
4' x 6' steps 24

Sevage Disposal - private

Lot Street Frontage 70' min - 81' shown

Luther St is considered Front
Front Yard - 25' min - 26' shown - stairs not shown

Rear Yard - 25' min - 132.5' Scaled
per 6/16/09

Side Yard - 20' min - 20' & 22' Scaled

check sizes on stairs
OK

Projections - 12' x 6' steps 4' x 6' changed 6/16/09 to 2' x 6' - east side double doors
No Stairs 6/16/09
front 3' x 3' side all 5' 5" (22')

Width of Lot - 80' min - 80'-81' where the principal structure sits

Height - 35' max - 31.5' shown from highest to lowest
per dev guide Gambrel Roof - to 2 level 2/3

Lot Area - 210,000 sq ft min req - 14,170,24 sq ft

Lot Coverage Impervious Surface - 20% max = 2834 sq ft

submitted chain of title showing A lot of record under 14-433

Area per Family - lot of record see attached documentation

Off-street Parking - 2 req - 2 pkg shown

Loading Bays - N/A

Site Plan - minor/minor # 2009-0055

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 15 - Zone C

- c. 14.417. Reserved.
- sec. 14-418. Reserved.
- Sec. 14-419. Reserved.
- Sec. 14-420. Reserved.

DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.
(Code 1968, § 602.19.A)

Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.
(Code 1968, § 602-19.A)

Sec. 14-423. Joint occupancy.

When two (2) or more uses occupy the same building or premises, one off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full.
(Code 1968, § 602.19.B)

Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.
(Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

Any yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed six (6) feet. A basement bulkhead of similar size, but not more than twenty four (24) inches in height, is also permitted. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any

Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet unless it is served by both public sewer and public water, in which case it shall have a minimum area of five thousand (5,000) square feet.

A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the Planning Board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

(Code 1968, § 602.19.L; Ord. No. 539-84, 5-7-84; Ord. No. 32-85, § 1, 7-15-85; Ord. No. 91-88, 7-19-88; Ord. No. 310-89, 1-30-89; Ord. No. 166-89, 12-11-89)

*Editor's note-Ord. No. 91-88, adopted July 19, 1988, amended § 14-433 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 91-88. Subsequently, § 14-433 was amended by Ord. No. 310-89, adopted Jan. 30, 1989, to read as set out, which ordinance further provided that it be applicable to all pending proceedings and be enacted as an emergency.

Sec. 14-434. Corner clearance.

No obstruction higher than three and one-half (3 1/2) feet above the lowest elevation at the curbline shall be permitted on a corner lot within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points twenty-five (25) feet from the corner, unless said obstruction is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard. For the purpose of this section, the word "obstruction" shall mean any shrub, wall, fence, temporary building, sign, a pile of material, but shall not include permanent buildings or structures where permitted elsewhere in this article.

(Code 1968, § 602.19.M; Ord. No. 247-97, 4-9-97; Ord. No. 56-08/09)

Sec. 14-435. Unsewered residential district.

Where a lot in a residence zone is not served by public sewers and septic tank disposal systems are required, the minimum lot area required shall be determined from the following table, except that on the islands in Casco Bay, such variation as shall be approved by the health officer may be permitted in the minimum required lot areas:

**RICHARDSON, WHITMAN, LARGE & BADGER
M E M O R A N D U M**

TO: Marge Schmuckle
FROM: Carol Eisenberg
DATE: October 8, 2008
RE: Property at 100 Ledgewood Street

87-E-5-47
↑ 14055 #
P.I.

Hi Marge—

Sorry to miss you today. I am dropping off for your review the information you need to confirm that the property owned by me and David Simpson at 100 Ledgewood Street on Peaks Island is a buildable lot. As we discussed, you are looking for confirmation that it was a lot of record prior to July 15, 1985, held under separate and distinct ownership from adjacent lots. You asked me to trace the chain of title for our lot and all abutters back to at least July 14, 1985 to demonstrate that it meets that ordinance requirement. Attached is a summary page listing our parcel and each abutting parcel and identifying the owner. You will see that I have traced the chain of title for each parcel back to a date prior to 1985 as best I could. The summary page lists the owners, dates of transfer, and book and page for the deeds. The packets behind are the deeds listed for each parcel, bundled by parcel and in date order. I am not experienced at searching the registry and I was occasionally confused by deeds that seemed to include more than the parcel I was researching, but I think I have assembled what you need. As you can see, our parcel has been a separate lot of record since some time well prior to July 14, 1985.

I will be out of the office on Thursday, but I hope we can talk on Friday to review this information. You can reach me at 774-7474.

100 Ledgewood P.I.
Carol Eisenberg; David Simpson

OCT 8 2008

			Book Page
Our Property	87-E-5	owned by David Simpson + Carol Eisenberg purchased 7/08 from David Filipos purchased 8/1/95 from Phyllis Hersey purchased 6/19/04 from Maud Hersey	-
	87-E-47		26240/56
			12055/20 2831/118
Hottlers	87-E-3	owned by Frederick P + Jeannette Somers from Mary Louise Somers 8/21/98 from Estate Harold Somers 12/23/96 + City 1/27/97 from Katherine Somers 10/14/80	-
	87-E-48		4084/258
	87-E-4		12894/98 12926/17
			12625/96
	87-E-8	owned by Brigitte McDonald + Lillian Hoar from Brigitte McDonald 8/24/00 from Lillian Hoar 9/14/99 from Edna Capison 10/10/66 and/or from Comb. S+L 4/10/56	- 15685/186 15048/29 2976/118 2284/70
	87-E-7	owned by Lylas Dobson + Louis Dobson Jr. lien by City against this owner 1975	- 3641/64
	87-E-6	owned by Jeanne Muller + Kathleen Rosswall from John Beck + Bonnie Beck 3/2/99 from Barbara Beck + Herbert MacDonald 7/84	- 14582/162 6499/214
	87-E-46	owned by Carol Eisenberg from Carol Eisenberg + David Simpson 2/26/92 from Louis Giordano 2/13/89 from City	- 9935/17 865-243 3429/55

87-E-819 - 87-05005?
12 995[#]

current owner
Brigitte McDonald & Lillian Hoar 8/24/00
Brigitte McDonald 9/14/99
Lillian Hoar 10/10/66
Edna Clapison 4/10/56

87-E-006

current owner
Jeanne Mullan & Kathleen Rossval - 3/2/99
John Beck & Bonnie Beck - 2/26/92
Louis Giordano 2/13/89
from City - 1? date

July 15, 1985

lot in Question

100 LedgeWood St. - P.I.

87-E-47 & 5

26240/156

current owners: DAVID C. SIMPSON & Carol I. Eisenberg JTS 7/30/08
DAVID Filipos 8/14/95
Phyllis Hersey - 6/19/64

This WAS NOT bought until LATE 2008

this makes it separate & distinct in ownership

87-E-46

current owner: Carol Eisenberg 2/26/92 under the NAME of Carol Eisenberg - only?

in 1992 they transferred ownership to just Carol

developed single family

→ Carol Eisenberg & David Simpson (2/13/89) Louis Giordano from The City - Date?

87-E-48 - 87-E-2-3-4-48-49

current owners: Frederick P. Jeanette M. Somers - 8/21/98
Mary Louise Somers - 12/23/96 & City 1/27/97
Rebecca Estate of Harold Somers 10/14/80 from Kerene Somers

87-E-007

current owners vacant land 4,000^{sq} - Lyles & Louis Dabson 1964
lien by City against this owner 1975

**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that, **David P. Filipos** of Portland, Maine, for consideration paid, hereby **GRANTS** to **David C. Simpson and Carol I. Eisenberg**, whose mailing address is 99 Luther Street, Peaks Island, ME 04108, as **joint tenants**, with **WARRANTY COVENANTS**, the land with any buildings thereon situated at 100 Ledgewood Street, Peaks Island Portland, County of Cumberland and State of Maine, described as follows:

Parcel located on Ledgewood Road and Luther Street, on Peaks Island in the City of Portland, as per assessors plan 87-E-5, there being 8,508 square feet fronting on Ledgewood Road and Plan 87-E-47, 5,547 square feet fronting on Luther Street.

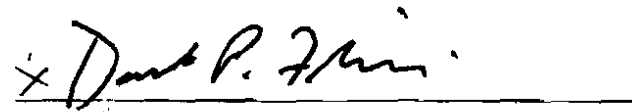
Meaning and intending to convey the same premises conveyed to David P. Filipos by virtue of a Deed from Phyllis A. Hersey dated August 14, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12055, Page 199.

Witness our hands and seals this 29th day of July, 2008

MAINE REAL ESTATE TAX PAID



Witness



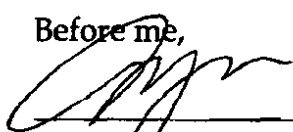
David P. Filipos

STATE OF MAINE
COUNTY OF Cumberland, SS.

July 29, 2008

Then personally appeared before me the above named David P. Filipos and acknowledged the foregoing instrument to be his free act and deed.

87-E-5
87-E-47

Before me,


Notary Public/ Attorney at Law
Printed Name:
My Comm. Exp:

42203 Pg: 156
MATTHEW J. MCDONALD
MAINE ATTORNEY AT LAW

Received
Recorded Register of Deeds
Jul 30, 2008 02:45:08P
Cumberland County
Pamela E. Lovley

38-115

QUITCLAIM DEED

THAT, Phyllis A. Hersey, of Windham, County of Cumberland, State of Maine, in consideration of one dollar and other valuable considerations paid by David P. Filipos the receipt whereof is hereby acknowledged, do hereby *revoke, release, bargain, sell and convey and forever quitclaim* unto said David P. Filipos his heirs and assigns forever, a certain parcel of land with building thereon, situated in the City of Portland, County of Cumberland, State of Maine bounded and described as follows:

Parcel located on Ledgewood Road and Luther Street, on Peaks Island in the City of Portland, as per assessors plan 87-E-5, there being 8,508 square feet fronting on Ledgewood Road and Plan 87-E-47, 5,547 square feet fronting on Luther Street.

Being the same premises conveyed to this grantor and Elmer A. Hersey by quitclaim deed from Maud Hersey dated June 19, 1964, and recorded in the Cumberland County Registry of Deeds in Book 2831, Page 118, this grantor being the sole surviving joint tenant.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said David P. Filipos his heirs and assigns, for their use and behoof forever.

AND, I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, free of all encumbrances, that they have good right to sell and convey the same to said Grantee to hold as aforesaid; and that Phyllis A. Hersey and her heirs shall and will warrant and defend the same to the said Grantee, David P. Filipos his heirs and assigns forever, against the lawful claims and demands of all persons. The Grantor herein specifically conveys to the Grantee her entire interest in said property including any easements or rights of ways belonging to her in the past or at present, or which may accrue to her at any time in the future.

BK | 2055 PG 200

IN WITNESS WHEREOF, Phyllis A. Hersey, Grantor, has caused this instrument to be executed by her unto setting hand and seal this 14th day of August, 1995.

Signed, Sealed and Delivered
in presence of

Charles B. Rodway, Jr.
Witness

Phyllis A. Hersey
Phyllis A. Hersey

STATE OF MAINE
COUNTY OF CUMBERLAND

August 14, 1995

Personally appeared the above-named Phyllis A. Hersey who on oath acknowledged the foregoing instrument to be her free act and deed.

Before me,

Charles B. Rodway, Jr.
Charles B. Rodway, Jr.
Attorney at Law

RECEIVED
RECORDED REGISTRY OF DEEDS

95 AUG 14 PM 2:57

CUMBERLAND COUNTY

John B. O'Brien

118

118

Know All Men by These Presents,

I, MAUD HENRY of Portland, County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable considerations, but less than One Hundred Dollars (\$100.00)

paid by ELMER A. HENRY and PHYLLIS A. HENRY, both of Wiscasset in the County of Cumberland and State of Maine

the receipt whereof I do hereby acknowledge, do hereby render, release, bargain, sell and convey and forever quit-claim unto the said Elmer A. Henry and Phyllis A. Henry, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, forever, and the heirs and assigns of the survivor of them, forever,

the following described premises, more particularly described on Real estate, Portland, Maine, Assessor's Plans on file in Assessor's Office, City Hall, Plan 87-2-47, Luther St., Peaks Island, Area 2347 sq. ft.

Also, another parcel of land described as: Real estate, Portland, Maine, Assessor's Plans on file in Assessor's Office, City Hall, Plan 87-2-5, Sterling St., Peaks Island, Area 2508 sq. ft. lot 3, Sec. Plan Louis A. Vaillet.

Being the same premises which were conveyed to the Greater Maine by the City of Portland by its Quit-Claim Deeds dated May 4, 1984 and recorded in Cumberland County Registry of Deeds in Book 2812 at Page 404 and 406 respectively.

Also, being the same premises which were conveyed to the Greater Maine by Marguerite E. Fay, Public Administrator for the County of Cumberland, by her deed under date of December 16, 1990, which deed is recorded in the Cumberland County Registry of Deeds, Book 2817, Page 383.

Henry

to

Henry

-
Q C

119

to have and hold the same, together with all the privileges and appurtenances thereto belonging, to the said Elmer A. Hersey and Phyllis A. Hersey as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, their heirs and assigns forever, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I will warrant and forever defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me in Maine Heretofore. I the said MAUD HERSEY, being unmarried

WITNESSETH

IN WITNESS WHEREOF

I, the said MAUD HERSEY, have hereunto set my

hand and seal this 19th day of June

in the year of our Lord one thousand nine hundred and sixty-four

in the year of our Lord one thousand nine hundred and sixty-four

in the year of our Lord one thousand nine hundred and sixty-four

Signed, Sealed and Delivered
in presence of

Mary M. Hersey

Maud Hersey



State of Maine, Cumberland Co. June 19, 1964.

Personally appeared the above named MAUD HERSEY

and acknowledged

the above instrument to be her free act and deed.

Before me,

Mary M. Hersey

JUN 19 1964

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Justice of the Peace

Received at

42 M L M

MAINE

BOOK 2831

PAGE 118

Register

BK14084PG258
57628

WARRANTY DEED
Joint Tenants
(Maine Statutory Short Form)

Mary Louise Somers, of Montpelier, Vermont, for valuable consideration, grants to Frederick P. Somers and Jeanette M. Somers, as joint tenants, with a mailing address of 13904 Waverly Creek Court, Chantilly, Virginia, 20151, with Warranty Covenants, the following described real property situated at 110 Ledgewood Street, Peaks Island, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Witness my hand this 21st day of August, 1998.

Frederick P. Somers

Witness

Mary Louise Somers

Mary Louise Somers

STATE OF MAINE
CUMBERLAND, ss

August 21, 1998

Personally appeared the above named Mary Louise Somers, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Colin R. Tucker

Attorney at Law/Notary Public
COLIN R. TUCKER
MAINE ATTORNEY AT LAW

Printed Name

CL-12706

MAINE REAL ESTATE TAX PAID

87-E-3
87-E-4
87-E-48

BK 14084 PG 259

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on Peaks Island in the City of Portland in the County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at the most southwesterly corner of Lot No. 4 according to a certain plan and survey agreed upon between Orin B. Whitten and Sarah Innis, said plan being recorded in the Cumberland County Registry of Deeds in Book 588, Page 370, to which plan reference is hereby made for a more particular description; thence running northerly along the boundary line between Lot No. 3 and Lot No. 4, as shown on said plan, 50 feet to a stake; thence easterly in a line parallel with the most southerly boundary line of said Lot No. 4, 50 feet, more or less, to a stake; thence southerly in a line parallel with the boundary line between Lot No. 3 and Lot No. 4, as shown on said plan, and distant 50 feet therefrom, 50 feet to the southerly boundary of said Lot No. 4; thence westerly along said southerly boundary 50 feet, more or less, to the point of beginning.

Meaning and intending to convey hereby a lot of land out of the southwesterly corner of Lot No. 4 as shown on said plan.

ALSO another certain lot or parcel of land numbered 5 according to a certain plan and survey agreed upon between Orin B. Whitten and Sarah Innis and recorded in said Registry of Deeds in Book 588, between pages 370 and 371, said lot of land being situated on Peaks Island in said Portland and having the following dimensions, according to said plan; on the north line, along Ledgewood Road, so-called, 68 feet, more or less, on the westerly line 123 feet, more or less; on the southerly line 72.6 feet, more or less; and on the easterly line 117 feet, more or less.

Together with all the rights of way and easements and any and all other rights and privileges over Ledgewood Road, so called, as conveyed and described in deed to David J. Isenor dated January 9, 1925, and recorded in said Registry in Book 1187, Page 191.

Being the same premises set aside to Mary Louise Somers, widow of Harold E. Somers, by Order of the Cumberland County Probate Court dated December 23, 1996, and recorded in Book 12894, Page 78. Additional reference is also made to deed from the City of Portland dated January 31, 1997, and recorded in Book 12926, Page 19.

Also conveying, without warranty covenants, all of Grantor's right, title and interest in and to certain lots or parcels of land situated on Peaks Island, Cumberland County, Maine and known as Tax Map 87, Block B, Lots 3, 48 and 49, as shown on the maps of the Tax Assessor of the City of Portland for the fiscal year 1997, and as conveyed to Mary Louise Somers by Quitclaim Deed from the City of Portland, dated January 27, 1997, and recorded in Book 12926, Page 17.

RECEIVED
RECORDED REGISTRY OF DEEDS

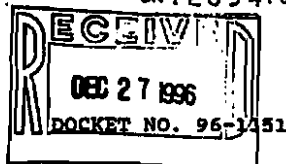
1998 AUG 21 PM 3: 33

CUMBERLAND COUNTY

John B. Abner

00677

BK 12894 PG 078



STATE OF MAINE
CUMBERLAND COUNTY PROBATE COURT

Estate of Harold E. Somers *

ORDER

After considering the complaint filed in this matter, the Court makes the following findings:

1. That Harold Somers died April 23, 1992, while a resident of Montpelier, Vermont, but while owning property located on Peaks Island, Portland, Maine.
2. That his widow, Mary Louise Somers, and his children, Michael J.G. Somers, Susan A Somers, Fred Somers and Thomas Somers are the sole heirs at law of Harold E. Somers.
3. No court proceeding concerning the succession or administration of Harold E. Somers' estate has occurred.
4. More than three years have passed since the death of Harold E. Somers, thus affirming the assumption of intestacy as provided for under 18-A M.R.S.A. Section 3-108.
5. At the time of his death, Harold E. Somers held title to certain real property hereinafter referred to as "Premises" which is more particularly described as follows:

Beginning at the most Southwesterly corner of Lot No. 4 according to a certain plan and survey agreed upon between Orrin B. Whitten and Sarah Innese, said plan being recorded in the Cumberland County Registry of Deeds in Book 588, Page 370, to which plan reference is hereby made for a more particular description; thence running Northerly along the boundary line between Lot No. 3 and Lot No. 4, as shown on said plan, fifty (50) feet to a stake; thence Easterly in a line parallel with the most Southerly boundary line of said Lot No. 4 fifty (50) feet, more or less, to a stake, thence Southerly in a line parallel with the boundary line between Lot No. 3 and Lot No. 4, as shown on said plan, and distant fifty (50) feet therefrom, fifty (50) feet to the Southerly boundary of said Lot No. 4; thence Westerly along said Southerly boundary fifty (50) feet, more or less, to the point of beginning.

Meaning and intending to convey hereby a lot of land out of the Southwesterly corner of Lot No. 4 as shown on said plan, containing two thousand five hundred (2,500) square feet.

Being the same premises conveyed to Harold M. Isenor and David J. Isenor by deed dated June 25, 1948, and recorded in said Registry in Book 1904, Page 494. The said David J. Isenor died in Portland, Maine on September 21, 1951.

Also a certain lot or parcel of land numbered five (5) according to a certain plan and survey agreed upon between Orrin

B. Whitten and Sarah Innes and recorded in said Registry in Book 588 between pages 370 and 371, said lot of land being situated on Peaks Island in said Portland and having the following dimensions, according to said plan: on the North line along Ledgewood Road, so called, sixty-eight (68) feet, more or less, on the Westerly line one hundred twenty three (123) feet, more or less, on the Southerly line seventy-two and six tenths (72.6) feet, more or less; and on the Easterly line one hundred seventeen (117) feet, more or less, containing 8,700 square feet, more or less, according to said plan.

Meaning and intending hereby to convey all the right, title, and interest in and to said premises which was conveyed to David J. Isenor by James C. Moran by deed dated January 9, 1925, and recorded in said Registry in Book 1187, Page 191, together with all the rights of way and easements and any and all other rights and privileges over Ledgewood Road, so called, as conveyed and described in said deed.

Title of Harold M. Isenor was acquired by reason of his being the only child and thereby the sole heir at law and next of kin of said David J. Isenor, who died in Portland, Maine, on September 21, 1951, his wife, Margaret G. Isenor, having predeceased him at said Portland on June 17, 1948.

Also BARGAINING, SELLING AND CONVEYING, all the furniture, furnishings, fixtures, equipment and any and all other articles of personal property this day located in the cottage on Ledgewood Road on said Peaks Island, which cottage stands upon the land previously described above.

Reference is made to Warranty Deed of Harold M. Isenor to Katherine O. Somers dated March 27, 1953, and recorded in Cumberland County Registry of Deeds in Book 2124, Page 236.

These parties were subsequently conveyed by Katherine O. Somers to Harold E. Somers by deed dated October 14, 1980, and recorded in Cumberland County Registry of Deeds in Book 12623, page 96.

6. The value of the property is \$50,000.00 or less.

7. That Mary Louise Somers has acquired title to the property in Paragraph 5 above as the priority heir to property valued at \$50,000.00 or less, pursuant to 18 M.R.S.A. Section 2-102(3).

BK12894PG080

WHEREFORE, it is hereby ordered and adjudged as follows:

1. At the time of death of Harold E. Somers held title to the Premises as described in Paragraph 5 above and also described in a deed recorded in Cumberland County Registry of Deeds in Book 12623, Page 96.

2. Mary Louise Somers acquired title to the Premises under the laws of intestate succession as the priority heir of Harold E. Somers.

Dated at Portland, Maine, this 23 day of December, 1996.

Dana W. Childs
Dana W. Childs
Judge, Cumberland County
Probate Court

SEAL
Cumberland County Probate Court

Attest:
[Signature]
Register

RECEIVED
RECORDED REGISTRY OF DEEDS

97 JAN -6 PM 2:05

CUMBERLAND COUNTY

John B. Coan

BK12926PG017

04984

LUTHERST. QUI. DED. 2
01.27.97

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Mary Louise Somers of Peaks Island, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said Mary Louise Somers, her heirs and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 27th day of January, 1997.

CITY OF PORTLAND

By: [Signature]
Duane G. Kline
Director of Finance

[Signature]
Witness

STATE OF MAINE
CUMBERLAND, ss.

January 27, 1997

Personally appeared the above-named Duane G. Kline, in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,

SEAL

[Signature]
Notary Public/Attorney at Law

Printed Name JENNIFER L. SABCOCK
Notary Public, Maine
My Commission Expires 6-28-03

MAINE REAL ESTATE TAX PAID

BK | 2926 PG 0 | 8

LUTHERST. QUI. DED. 2
01.27.97

SCHEDULE A

Certain lots or parcels of land known as Tax, Map and Lot #87-E-3-48-49 as shown on the maps of the Tax Assessor of the City of Portland for the fiscal year 1997.

Meaning and intending to convey the interest acquired by the Grantor by virtue of the foreclosure of the following tax liens recorded in the Cumberland County Registry of Deeds:

Lot 87-E-3

Tax lien recorded February 10, 1982 in Book 4919, Page 320; a tax lien recorded on June 25, 1981 in Book 4808, Page 137; a tax lien recorded on July 7, 1982 in Book 4988, Page 300; a tax lien recorded July 1, 1983, in Book 5210, Page 225; a tax lien recorded July 2, 1984 in Book 6495, Page 299; a tax lien recorded June 6, 1985 in Book 6783, Page 262;

Lot 87-E-48

Tax lien recorded July 7, 1982 in Book 4988, Page 301; a tax lien recorded July 2, 1984 in Book 6495, Page 300; a tax lien recorded June 6, 1985 in Book 6783, Page 263;

Lot 87-E-49

Tax lien recorded July 7, 1982 in Book 4988, Page 302; and a tax lien recorded July 2, 1984 in Book 6495, Page 301.

RECEIVED
RECORDED REGISTRY OF DEEDS

97 JUL 31 AM 10:30

CUMBERLAND COUNTY

John B. Evin

04985

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by SOMERS, MARY LOUISE of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby *revoke, release, bargain, sell and convey*, and forever quit-claims unto the said SOMERS, MARY LOUISE AND HERS

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz: REAL ESTATE PORTLAND MAINE ASSESSOR'S PLAN ON FILE IN ASSESSOR'S OFFICE CITY HALL. PLAN 87-E-2-4 STERLING ST. PEAKS ISLAND 11212 sf

Meaning and intending to convey the same land and building which the said grantor acquired by TAX LIEN CERTIFICATE DATED JUNE 9, 1995, JUNE 7, 1994, JUNE 15, 1992, PLEASE NOTE THAT ALL THE LIENS WERE IN THE NAME OF SOMERS, HAROLD B MARY BEING WIDOW AND HEIR OF THIS PROPERTY. The instrument above referred to recorded in the Cumberland County Registry of Deeds in Book 11954 Page 135 BOOK11474 PAGE 58, BOOK10119 PAGE 30,

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by DUANE G. KLINE Director of Finance, thereunto duly authorized, this 31st day of JANUARY A.D. 1997.

Signed, Sealed and Delivered in presence of Linda J. McLeod

By [Signature] City of Portland
Director of Finance.
DUANE G. KLINE

State of Maine, |
Cumberland, | ss.

JANUARY 31, 19 97

Then personally appeared the above named DUANE G. KLINE and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed in of said City of Portland.

Before me,

[Signature]
LINDA A. McLEOD Justice of the Peace.
NOTARY PUBLIC, MAINE Notary Public.
MY COMMISSION EXPIRES OCT. 28, 2001

RECEIVED
RECORDED REGISTRY OF DEEDS

97 JAN 31 AM 10:35

CUMBERLAND COUNTY

[Signature]

Know All Men By These Presents.

That I, KATHARINE O. SOMERS, of Portland in the County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable considerations

paid by HAROLD E. SOMERS of Montpelier in the County of Washington and State of Vermont,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said HAROLD E. SOMERS

his heirs and assigns forever,

a certain lot or parcel of land, with the buildings thereon, situated on Peaks Island in the City of Portland in the County of Cumberland and State of Maine, bounded and described as follows, viz:

Beginning at the most Southwesterly corner of Lot No. 4 according to a certain plan and survey agreed upon between Orrin B. Whitten and Sarah Inness, said plan being recorded in the Cumberland County Registry of Deeds in Book 588, Page 370, to which plan reference is hereby made for a more particular description; thence running Northerly along the boundary line between Lot No. 3 and Lot No. 4, as shown on said plan, fifty (50) feet to a stake; thence Easterly in a line parallel with the most Southerly boundary line of said Lot No. 4 fifty (50) feet, more or less, to a stake; thence Southerly in a line parallel with the boundary line between Lot No. 3 and Lot No. 4, as shown on said plan, and distant fifty (50) feet therefrom, fifty (50) feet to the Southerly boundary of said Lot No. 4; thence Westerly along said Southerly boundary fifty (50) feet, more or less, to the point of beginning.

Meaning and intending to convey hereby a lot of land out of the Southwesterly corner of Lot No. 4 as shown on said plan, containing two thousand five hundred (2,500) square feet.

Being the same premises conveyed to Harold M. Isenor and David J. Isenor by deed dated June 25, 1948, and recorded in said Registry in Book 1904, Page 494. The said David J. Isenor died in Portland, Maine, on September 21, 1951.

ALSO another certain lot or parcel of land numbered five (5) according to a certain plan and survey agreed upon between Orrin B. Whitten and Sarah Innes and recorded in said Registry in Book 588 between pages 370 and 371, said lot of land being situated on Peaks Island in said Portland and having the following dimensions, according to said plan: on the North line, along Ledgewood Road, so called, sixty-eight (68) feet, more or less; on the Westerly line one hundred twenty-three (123) feet, more or less; on the Southerly line seventy-two and six tenths (72.6) feet, more or less; and on the Easterly line one hundred seventeen (117) feet, more or less; containing 8,700 square feet, more or less, according to said plan.

Meaning and intending hereby to convey all the right, title and interest in and to said premises which was conveyed to David J. Isenor by James C. Moran by deed dated January 9, 1925, and recorded in said Registry in Book 1187, Page 191, together with all the rights of way and easements and any and all other rights and privileges over Ledgewood Road, so called, as conveyed and described in said deed.

Title of Harold M. Isenor was acquired by reason of his being the only child and thereby the sole heir at law and next of kin of

said David J. Isenor, who died in Portland, Maine, on September 21, 1951, his wife, Margaret G. Isenor, having predeceased him at said Portland on June 17, 1948.

ALSO BARGAINING, SELLING AND CONVEYING, all the furniture, furnishings, fixtures, equipment and any and all other articles of personal property this day located in the cottage on Ledgewood Road on said Peaks Island, which cottage stands upon the land previously described above.

Reference is made to Warranty Deed of Harold M. Isenor to Katharine O. Somers dated March 27, 1953, and recorded in Cumberland County Registry of Deeds in Book 2124, Page 236.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said HAROLD E. SOMERS

his heirs and assigns, to his and their use and behoof forever.

And I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances:

that I do have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, KATHARINE O. SOMERS, having no husband living,

joining in this deed as Grantor, and relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 14/74 day of October 1980 in the year of our Lord one thousand nine hundred and eighty.

Signed, Sealed and Delivered

in presence of

Marguerite Somers
Charles Jackson

Katharine O. Somers

0048945

BK 5685PG 186

87-E-8

WARRANTY DEED

BRIGITTE S. MCDONALD, with a mailing address of 161 Pearl Street, Portland, Maine 04101, for consideration paid, **GRANTS** to **BRIGITTE S. MCDONALD** of said Portland, and **LILLIAN M. HOAR**, with a mailing address of 118 Munjoy South, Portland, Maine 04103, as **JOINT TENANTS** and not as tenants-in-common, with **WARRANTY COVENANTS**, that certain lot or parcel of land with the improvements thereon situated on **Peaks Island**, County of **Cumberland** and State of **Maine**, and more particularly described on **Exhibit A** attached hereto and made a part hereof.

Being the same premises described in a deed to Brigitte S. McDonald dated September 14, 1999, and recorded in the Cumberland County Registry of Deeds in Book 15048, Page 219.

IN WITNESS WHEREOF, the said **BRIGITTE S. MCDONALD** has signed this instrument on the 24th day of August, 2000.

[Signature]
Witness

Brigitte McDonald
BRIGITTE S. MCDONALD

STATE OF MAINE
COUNTY OF CUMBERLAND

August 24th, 2000

Then personally appeared the above-named **BRIGITTE S. MCDONALD** and acknowledged the foregoing instrument to be her free act and deed.

Before me, [Signature]
Notary Public/Attorney-in-Law
Printed Name: Sam S. Brewer

OK 15685PG 187

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated on Peaks Island, the same being further described as being the most southerly one-half of lot numbered two (2) as shown on plan of land of the Robert G. Skilling heirs as recorded at the Cumberland County Registry of Deeds, and purporting to contain four thousand (4,000) square feet of land.

Also another certain lot or parcel of land, being all and the same premises as were conveyed to Ralph C. Purinton by Ada E. Lorrette by her deed dated May 17, 1938 and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 330; the same being further identified as being shown on Assessors Plans of the City of Portland under designation of 87-E-9 and 87-O-5.

Being the second and third parcels of land described in deed from Cumberland Savings and Loan Association to Leslie L. Hoar, dated April 10, 1956, and recorded in the Cumberland County Registry of Deeds in Book 2284, Page 70.

Being the same premises conveyed by Edna M. Clapison to said Leslie L. Hoar and Lillian M. Hoar, by deed dated October 10, 1966, and recorded in said Registry of Deeds in Book 2976, Page 118.

168672/83.1/PS1/18

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 AUG 28 PM 2: 06

CUMBERLAND COUNTY

John B. O'Brien

0068619

BK 15048PG219

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

LILLIAN M. HOAR, with a mailing address of 96 Ledgewood Road, Peaks Island, Maine 04108, for consideration paid, GRANT to BRIGITTE S. MCDONALD, her successors and assigns, with a mailing address of 161 Pearl Street, Portland, Maine 04101, with WARRANTY COVENANTS, that certain lot or parcel of land with the improvements thereon situated on Peaks Island, County of Cumberland and State of Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same premises described in a deed to Lillian M. Hoar and recorded in the Cumberland County Registry of Deeds in Book 3164, Page 509.

IN WITNESS WHEREOF, the said LILLIAN M. HOAR has signed this instrument on the 14th day of September, 1999.

Witness [Signature]

Lillian M Hoar
LILLIAN M. HOAR

STATE OF MAINE
COUNTY OF CUMBERLAND

September 14, 1999

SEAL

Then personally appeared the above-named LILLIAN M. HOAR and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public/Attorney-at-Law
Printed Name: Toni J. Smith

Comm. Expires 6/9/02

BK 15048 PG 220

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated on Peaks Island, the same being further described as being the most southerly one-half of lot numbered two (2) as shown on plan of land of the Robert G. Skilling heirs as recorded at the Cumberland County Registry of Deeds, and purporting to contain four thousand (4,000) square feet of land.

Also another certain lot or parcel of land, being all and the same premises as were conveyed to Ralph C. Purinton by Ada E. Lorrette by her deed dated May 17, 1938 and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 330; the same being further identified as being shown on Assessors Plans of the City of Portland under designation of 87-E-9 and 87-O-5.

Being the second and third parcels of land described in deed from Cumberland Savings and Loan Association to Leslie L. Hoar, dated April 10, 1956, and recorded in the Cumberland County Registry of Deeds in Book 2284, Page 70.

Being the same premises conveyed by Edna M. Clapison to said Leslie L. Hoar and Lillian M. Hoar, by deed dated October 10, 1966, and recorded in said Registry of Deeds in Book 2976, Page 118.

147566/383.1/PSDA:s

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 SEP 16 AM 11:45

CUMBERLAND COUNTY

John B. O'Brien

12852
Kum All Men by Their Presents.

That I, Edna M. Clappison of South Portland in the County of
 Cumberland and State of Maine

in consideration of one dollar and other valuable considerations

paid by Leslie L. Hoar and Lillian M. Hoar, both of Peaks Island in
 the City of Portland, County of Cumberland and State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant,
 bargain, sell and convey unto the said Leslie L. Hoar and Lillian M. Hoar

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

a certain lot or parcel of land, together with the buildings
 thereon, situated on said Peaks Island, the same being further
 described as being the most southerly one-half part of lot
 numbered two (2) as shown on plan of land of the Robert F.
 Skilling heirs as recorded at the Cumberland County Registry of
 Deeds, and purporting to contain four thousand (4000) square feet
 of land.

Also another certain lot or parcel of land, being all and the
 same premises as were conveyed to Ralph C. Purinton by Ada E.
 Lorraine by her deed dated May 17, 1938, and recorded in the
 Cumberland County Registry of Deeds in Book 1564, Page 330; the
 same being further identified as being shown on Assessors Plans
 of the City of Portland under designation of 87-E-9 and 87-O-3.

Being the second and third parcels of land described in deed
 from Cumberland Savings and Loan Association to the Grantor
 herein, dated April 10, 1956, and recorded in Cumberland County
 Registry of Deeds in Book 2284, Page 70.

do hereby and to both the abovesaid and bargained premises with all the privileges and appurtenances thereunto, to the said

Leslie L. Hoar and Lillian M. Hoar

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

And I do covenant with the said Grantee, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances, except as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that I and my heirs shall and will warrant and defend the same to the said Grantee, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Edna M. Clappison, being unmarried

and

wife of the said

joining in this deed as Grantor, and

relinquishing and conveying right by descent and all other rights

in the above-described premises, have hereunto set my hand and seal this tenth day of October in the year of our Lord one thousand nine hundred and sixty-six.

Signed, Sealed and Delivered in presence of

David W. Childs

Edna M. Clappison

State of Maine, Cumberland ss. October 10, 1966

Personally appeared the above named Edna M. Clappison

and acknowledged

the foregoing instrument to be her free act and deed.

Before me,

David W. Childs

Justice of the Peace - Notary Public

OCT 10 1966

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 4 N. 53 St., and recorded in

BOOK 2976 PAGE 118 Samuel P. Thompson Registrar

Know All Men by These Presents,

Cumb Sav
& Ln Assn
to
Clap pison
Q C

That Cumberland Savings and Loan Association, a corporation duly organized and existing by law and having its principal office and place of business at Portland in the County of Cumberland and State of Maine

in consideration of One Dollar and other valuable considerations

paid by Edna M. Clappison of South Portland in said county and state.

the receipt whereof it do hereby acknowledge, do hereby receive, return, bargain, sell and convey and forever quit-claim unto the said

Edna M. Clappison, her

heirs and assigns forever.

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island in said Portland, bounded and described as follows:

Beginning at the Southeasterly corner of the land now or formerly of Ralph Purrington; thence fifty (50) feet Northerly by the land now or formerly of Nellie Higgins to the point of beginning; thence Westerly eighty-one and five hundredths (81.05) feet, more or less to the land now or formerly of Addie E. Lorrette; thence Northerly forty-five (45) feet, more or less, to a certain right of way now or formerly owned in common by Edwin A. Strout and Joseph Herrigan; thence Easterly eighty-one and five hundredths (81.05) feet, more or less, to land now or formerly of Nellie Higgins; thence Southerly fifty-six (56) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying a parcel of land four thousand (4000) feet, more or less, being a portion of Lot No. 2 as shown in the plan of Whitten and Innes, recorded in the Cumberland County Registry of Deeds, together with the right of way forever for ingress and egress to the said Grantee, his heirs and assigns, and the occupants or grantees of said land and premises hereinbefore described, with the right of all times to pass and re-pass on foot and with animals and vehicles in and over a certain strip of land along the north side of the premises hereinbefore described being ten (10) feet wide and running to a point within ten (10) feet of the land now or formerly of Nellie Higgins.

Being the same property conveyed to this Grantor by Clinton Jason Purrington by deed dated September 7, 1951, and recorded in Cumberland County Registry of Deeds.

Also another certain lot or parcel of land, together with the buildings thereon, situated on Peaks Island in said City of Portland, the same being further described as being the most southerly one-half part of lot numbered two (2) as shown on plan of land of the Robert F. Skilling heirs as recorded at the Cumberland County Registry of Deeds, and purporting to contain four thousand square feet of land; being all and the same premises as were conveyed by Gertrude M. Purinton

Also another certain lot or parcel of land, being all and the same premises as were conveyed to Ralph G. Purinton by Ada E. Lorrette by her deed dated May 17, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 330; the same being further identified as being shown on Assessors Plans of the City of Portland under designation of 87-E-9 and 87-O-5.

This conveyance is made subject to the taxes for 1956, which the Grantee herein assumes and agrees to pay.

64

769

NOTICE OF LIEN

87-E-7

Notica is hereby given to Louis W. Dobson, Jr., Elyas F. Dobson, and Edna M. Clappison

That the City of Portland, a body politic and corporate, located in the County of Cumberland and State of Maine, claims a lien on the real estate located at Ledgewood Road, Peaks Island, Maine. in said City and more particularly described as follows:

A certain lot or parcel of land with the building thereon, situated on Peaks Island in said Portland, bounded and described as follows:

Beginning at the northeastern corner of the second parcel of land described in deed of Cumberland Savings and Loan Association to Edna M. Clappison, recorded in the Cumberland County Registry of Deeds in Book 2284, Page 70; thence westerly eighty-one and five hundredths (81.05) feet, more or less, to the land now or formerly of Addie E. Lorratta; thence northerly forty-five (45) feet, more or less, to a certain right of way now or formerly owned in common by Edwin A. Strout and Joseph Harrigan; thence easterly eighty-one and five hundredths (81.05) feet, more or less, to land now or formerly of Nellie Higgins; thence southerly fifty-six (56) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying a parcel of land four thousand (4000) feet, more or less, being a portion of Lot No. 2 as shown in the plan of Whitten and Incees, recorded in the Cumberland County Registry of Deeds, together with the right of way forever for ingress and egress to the said Grantees, their heirs and assigns, and the occupants or Grantees of said land and premises hereinbefore described, with the right of all times to pass and repass on foot and with animals and vehicles in and over a certain strip of land along the north side of the premises hereinbefore described being ten (10) feet wide and running to a point within ten (10) feet of the land now or formerly of Nellie Higgins.

Being the first described parcel in the aforementioned deed of Cumberland Savings and Loan Association.

pursuant to the provisions of 17 M.R.S.A., Section 2853, by reason of an ORDER of the Municipal Officers of said City dated December 16, 1974, and providing for the abatement or removal of a nuisance found to exist at the said premises.

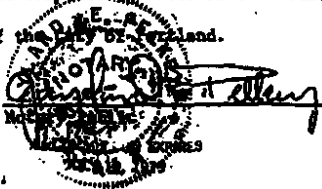
Dated at Portland, this 2nd day of January

John G. DePalma
Director of Finance
City of Portland



State of Maine
Cumberland, SS.

The foregoing instrument was acknowledged before me this 5th day of January, 19 75, by John G. DePalma, Director of Finance, for the City of Portland, a body politic and corporate, located in the County of Cumberland and State of Maine, on behalf of the City of Portland.



JAN 15 1975
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 11 E 29 WAK, and recorded in
BOOK 3641 PAGE 64 *Anne N. Pippin* Registrar

0015521

BK 14583PG 162

87-E-6

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, John W. Beck and Bonnie S. Beck of 220 Maine Avenue, Portland, County of Cumberland, State of Maine for consideration paid, grants to James M. Milten and Kathleen R. Rossvall of 272 Spring Street, Portland, County of Cumberland, State of Maine, with WARRANTY COVENANTS, the land in Peaks Island, County of Cumberland, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of March, 1999.

John E. Stetson
Witness

John W. Beck
John W. Beck
Bonnie S. Beck
Bonnie S. Beck

MAINE REAL ESTATE TAX PAID

STATE OF Maine
COUNTY OF Cumberland

On this 2nd day of March, 1999, personally appeared before me the above-named John W. Beck and Bonnie S. Beck, and acknowledged the foregoing to be his/her free act and deed.

John E. Stetson
Notary Public/Attorney at Law
John E. Stetson, Esq.
My Commission Expires:

BK 14583 PG 163

Exhibit A

A certain lot or parcel of land with any buildings thereon, situated on Peaks Island in Portland, bounded and described as follows:

Beginning on the southerly sideline of land of the heirs of Luther Sterling at the Northeasterly corner of land now or formerly of Mary McCormick; thence running easterly by said Sterling line ninety, and feet, more or less, to lot number three (3) on a plan of lots inserted between pages 370 and 371 of Book 588, in Cumberland County Registry of Deeds, which lot is said to be owned by one Higgins; thence southerly by the westerly sideline of said Higgins land thirty-three (33) feet, more or less, to a stone monument; thence westerly in a straight line to the northeasterly corner of land now or formerly of Ada Lorette and continuing along said Lorette's land northerly sideline to said McCormick's land; thence northerly by said McCormick to the point of beginning.

See also Cumberland County Registry of Deeds Book 1108, Page 311. Also granted herewith in common with others in and to the right of way described in the deed of Alice E. Jones to Edwin A. Strout from the land above described to Sterling Street. Reserving however, from the land above described a right of way ten (10) feet wide along the southerly side thereof from a point ten (10) feet westerly of said lot number three (3) to said right of way to Sterling Street for the benefit of adjoining owners.

Meaning and intending to convey the same premises described in deed of Barbara Beck and Herbert Mac Donald to Barbara Beck, Bonnie S. Beck and John W. Beck dated July 1984 recorded in the Cumberland County Registry of Deeds in Book 6499, page 214. Barbara Beck being deceased as of April 10, 1988 leaving Bonnie S. Beck and John W. Beck as surviving joint tenants

RECEIVED
RECORDED REGISTERED DEEDS

1999 MAR -3 AM 10:12

CUMBERLAND COUNTY

John B. C. Brien

WE, BARBARA BECK and HERBERT MAC DONALD, both

of Portland, Cumberland County, State of Maine,
for consideration paid,
grant to BARBARA BECK, BONNIE S. BECK and JOHN W. BECK, all

of Portland, Cumberland County, State of Maine,
with warranty returns, as joint tenants, the land in Peaks Island,
County of Cumberland, State of Maine.

A certain lot or parcel of land, with the cottage thereon, situated on Peaks Island in Portland, bounded and described as follows:

Beginning on the southerly sideline of land of the heirs of Luther Sterling at the Northeasterly corner of land now or formerly of Mary McCormick; thence running easterly by said Sterling line ninety (90) feet, more or less, to lot number three (3) on a plan of lots inserted between pages 370 and 371 of Book 588, in Cumberland County Registry of Deeds, which lot is said to be owned by one Higgins; thence southerly by the westerly sideline of said Higgins land thirty-three (33) feet, more or less, to a stone monument; thence westerly in a straight line to the northeasterly corner of land now or formerly of Ada Lorette and continuing along said Lorette's land northerly sideline to said McCormick's land; thence northerly by said McCormick to the point of beginning.

See also Cumberland County Registry of Deeds Book 1108, Page 311. Also granted herewith in common with others in and to the right-of-way described in the deed of Alice E. Jones to Edwin A. Strout from the land above described to Sterling Street. Reserving however, from the land above described a right of way ten (10) feet wide along the southerly side thereof from a point ten (10) feet westerly of said lot number three (3) to said right of way to Sterling Street for the benefit of adjoining owners.

Being the same premises conveyed to the grantors herein by deed of Helen H. Lacey, dated November 12, 1970, of record in said Registry of Deeds in Book 3151, Page 175.

wife of said grantor,
joins as grantor and releases all rights by descent and all other rights.

Witness our hand and seal this _____ day of July 1984.

Barbara Beck
Barbara Beck

Herbert Mac Donald
Herbert Mac Donald

RECEIVED
The State of Maine CUMBERLAND ss. July 1984

Then personally appeared the above named
BARBARA BECK and HERBERT MAC DONALD

SEAL

and acknowledged the foregoing instrument to be their free act and deed.
My Commission expires Before me, *Jane F. Kelby*
May 4, 1991. *Jane F. Kelby* Notary Public
1224 Warren, Dept. of Justice - Portland

Jane F. Kelby
RECEIVED
1984 JUL 28 PM 2:19
MAINE REGISTER OF DEEDS
COUNTY OF CUMBERLAND

QUITCLAIM DEED WITH COVENANT

69211

87-E-46

KNOW ALL MEN BY THESE PRESENTS, that CAROL EISENBERG and DAVID SIMPSON whose mailing address is 99 Luther Street, Peaks Island, Maine 04108, hereinafter referred to as the Grantors, for consideration paid, grant to CAROL EISENBERG, whose mailing address is 99 Luther Street, Peaks Island, Maine 04108, hereinafter referred to as the Grantee, with QUITCLAIM COVENANTS, certain lots or parcels of land situated in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

Lots numbered thirty-six (36), thirty-eight (38), forty (40) and forty-two (42) on Plan E of homestead of the late Luther Sterling drawn by Charles H. Howe, C.E. and recorded in the Cumberland County Registry of Deeds in Book 516, page 210, and also being known as lots numbered forty-three (43), forty-four (44), forty-five (45) and forty-six (46) on Tax Map 87, Block E, said tax map drawn for the City of Portland and being that certain tax map in effect as of 1973 with respect to lots forty-four (44), forty-five (45) and forty-six (46) and in effect as of 1989 with respect to lot forty-three (43).

Being the same premises conveyed to Carol Eisenberg and David Simpson by quitclaim deed of Louis Giordano, aka Louis Geoidano, dated February 13, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8665, Page 243, which deed was subsequently corrected by a quitclaim deed to Carol Eisenberg and David Simpson from Louis Giordano, aka Louis Geoidano of near date to be recorded.

IN WITNESS WHEREOF, the Grantors, CAROL EISENBERG and DAVID SIMPSON, have caused this instrument to be signed and sealed this 26th day of February, 1992.

Signed, Sealed and Delivered
in presence of:


WITNESS


CAROL EISENBERG

008159

84965 243

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, LOUIS GIORDANO, also referred to as LOUIS GEOIDANO, of Englewood, County of Sarasota and State of Florida, for consideration paid, grant to DAVID SIMPSON and CAROL EISENBERG, of Peaks Island, Portland, County of Cumberland and State of Maine, with a mailing address of Luther Street, Peaks Island, Maine 04108, with QUITCLAIM COVENANTS, as joint tenants, the following described real estate:

Several certain lots or parcels of land on Peaks Island, Portland, Maine, being Lots Nos. 43, 44, 45 and 46 as shown on Plan E and being the Plan of Land of the late Luther Sterling recorded in the Cumberland County Registry of Deeds in Book 576, Page 210.

Meaning and intending to convey the land acquired by the grantor herein by deeds from the City of Portland recorded in the Cumberland County Registry of Deeds in Book 3429, Page 49, Book 3429, Page 52 and Book 3429, Page 55, and in a deed to be recorded herewith.

WITNESS my hand and seal this 13th day of February, 1989.

Linda M. Stewart
WITNESS

Louis Giordano
LOUIS GIORDANO

STATE OF FLORIDA
SARASOTA, ss.

2/13, 1989

Personally appeared the above-named LOUIS GIORDANO, who acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

Stacey Jeanne Bales
Notary Public

Print Name: *Stacey Jeanne Bales*

A:R020102PSB.BS

1989 FEB 23 AM 10:23

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. OCT 31, 1989
BONDED THIS GENERAL 100,000

CUMBERLAND COUNTY
James G. Walsh

STATE ESTATE TRANSFER TAX PAID

16604

55

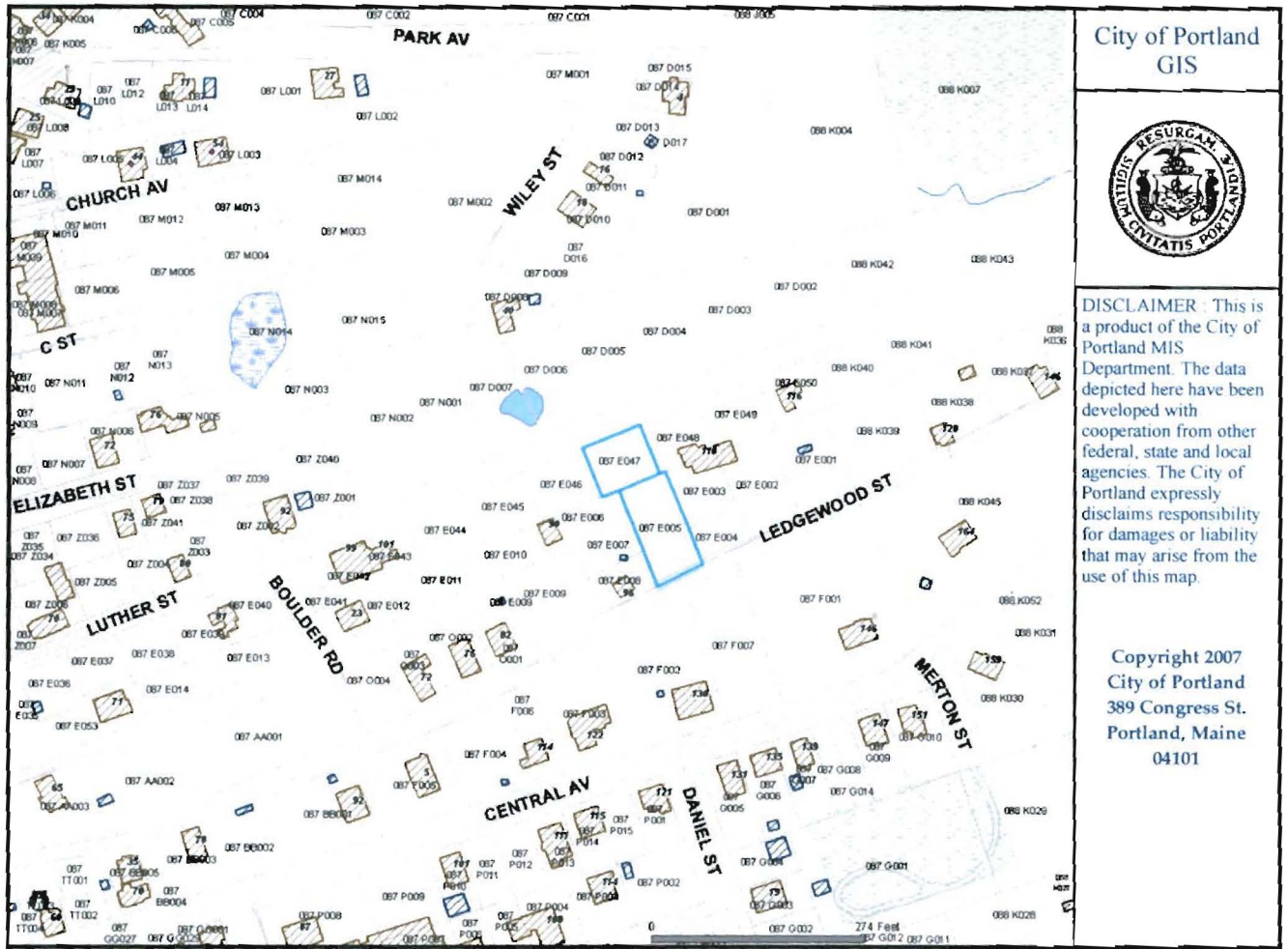
Know all Men by these Presents.

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Louis Cecciano,

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby grant, give, bargain, sell and convey, and forever quit-claim unto the said Louis Cecciano, his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz:

Luther St., Peaks Island, Assessors Plan 67-E-46



City of Portland GIS



DISCLAIMER: This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
 City of Portland
 389 Congress St.
 Portland, Maine
 04101

IR-2

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	087 E005001
Location	100 LEDGEWOOD ST
Land Use	VACANT LAND
Owner Address	SIMPSON DAVID C & CAROL I EISENBERG JTS 99 LUTHER ST PEAKS ISLAND ME 04108
Book/Page	26240/156
Legal	87-E-5-47 LEDGEWOOD ST PEAKS ISLAND 14055 SF

Current Assessed Valuation

Land	Building	Total
\$59,800	\$ 0.00	\$59,800

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.323	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
07/30/2008	LAND	\$87,000	26240-156
08/01/1995	LAND	\$7,500	12055-199

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	087 E005001
Location	100 LEDGEWOOD ST
Land Use	VACANT LAND
Owner Address	SIMPSON DAVID C & CAROL I EISENBERG JTS 99 LUTHER ST PEAKS ISLAND ME 04108
Book/Page	26240/156
Legal	87-E-5-47 LEDGEWOOD ST PEAKS ISLAND 14055 SF

Current Assessed Valuation

Land	Building	Total
\$59,800	\$ 0.00	\$59,800

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
				0.323		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
07/30/2008	LAND	\$87,000	26240-156
08/01/1995	LAND	\$7,500	12055-199

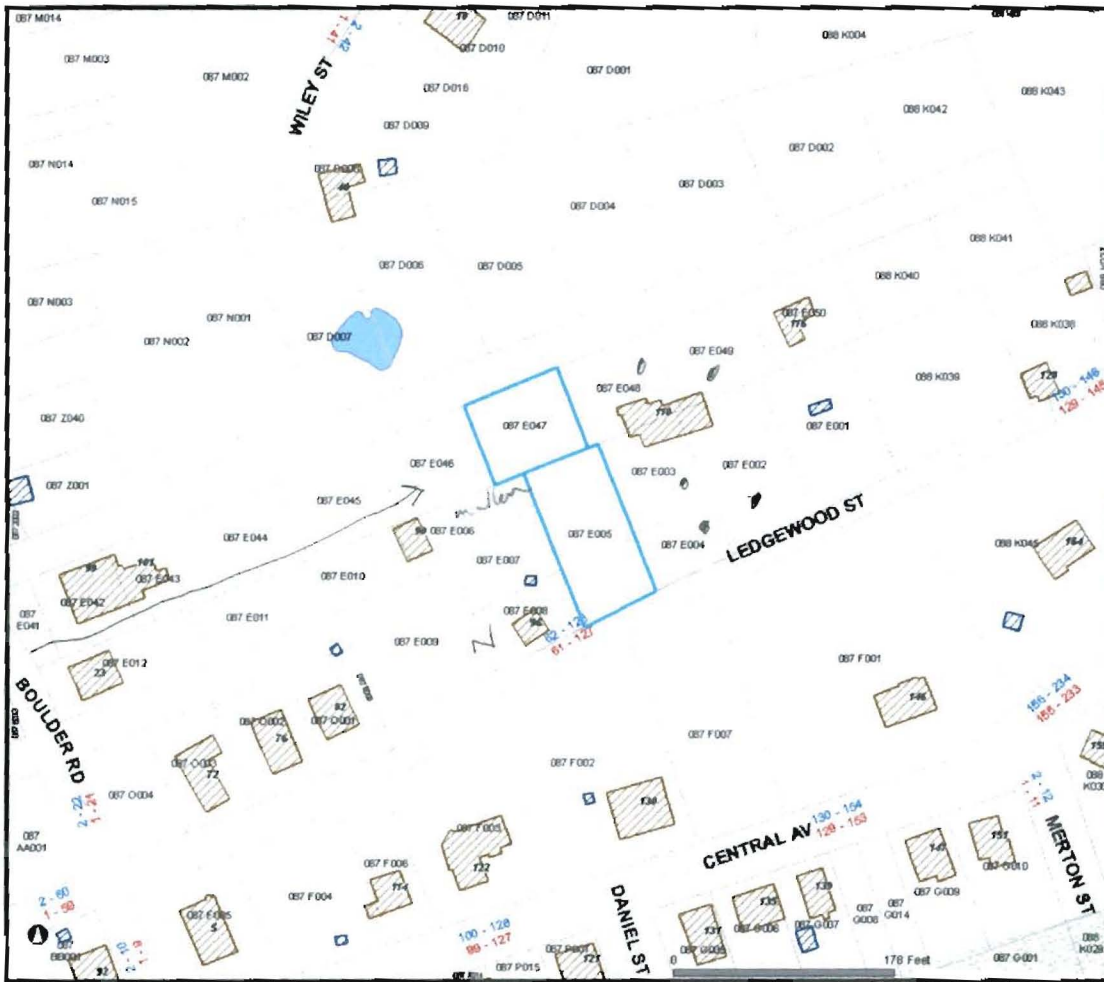
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)


[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

Richardson, Whitman, Large & Badger

A Professional Corporation

Attorneys at Law

465 Congress Street

P. O. Box 9545

Portland, ME 04112-9545

Telephone (207) 774-7474

Facsimile (207) 774-1343

E-Mail ceisenberg@rwlb.com

Harrison L. Richardson
John S. Whitman
Wendell G. Large
Frederick J. Badger, Jr.*
Elizabeth G. Stouder
Barri L. Bloom
Frederick F. Costlow*
John B. Lucy*
Thomas R. McKeon
Carol I. Eisenberg
Heidi J. Hart

Offices in
Portland, Maine
Bangor, Maine

Individual attorneys
are also admitted in
OH

In Reply Refer To:

*Resident in Bangor Office

JUN 3 2009

October 16, 2008

Ms. Marge E. Schmuckal
City of Portland Inspections Division
Planning & Urban Development
389 Congress Street, Room 315
Portland, ME 04101

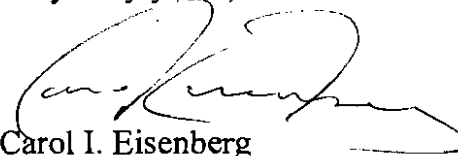
RE: Property at 100 Ledgewood Street
Peaks Island, Maine

Dear Marge:

This letter will confirm the telephone message you left for me on October 14, 2008. In that message, you said that the property owned by me and David Simpson at 100 Ledgewood Street, Lot 87-U5 and 87-47, was a lot of record since prior to July 15, 1985 and could be built upon subject to all other restrictions such as setbacks. You also said that you anticipated that we would submit an application for a building permit, which is accurate, and that a permit could be granted for this property.

If I have misstated any representations or have misunderstood them, please be in touch. Otherwise, we look forward to working with you to develop this property within the City's zoning restrictions in order to create a home for our family.

Very truly yours,


Carol I. Eisenberg

CIE

**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that, David P. Filipos of Portland, Maine, for consideration paid, hereby GRANTS to David C. Simpson and Carol L. Eisenberg, whose mailing address is 99 Luther Street, Peaks Island, ME 04108, as joint tenants, with WARRANTY COVENANTS, the land with any buildings thereon situated at 100 Ledgewood Street, Peaks Island Portland, County of Cumberland and State of Maine, described as follows:


Parcel located on Ledgewood Road and Luther Street, on Peaks Island in the City of Portland, as per assessors plan 87-E-5, there being 8,508 square feet fronting on Ledgewood Road and Plan 87-E-47, 5,547 square feet fronting on Luther Street.

Meaning and intending to convey the same premises conveyed to David P. Filipos by virtue of a Deed from Phyllis A. Hersey dated August 14, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12055, Page 199.

Witness our hands and seals this 29th day of July, 2008



Witness



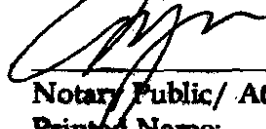
David P. Filipos

STATE OF MAINE
COUNTY OF Cumberland, SS.

July 29, 2008

Then personally appeared before me the above named David P. Filipos and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public / Attorney at Law

Printed Name:

My Comm. Exp:

MATTHEW J. MCDONALD
MAINE ATTORNEY AT LAW

Received
Recorded Register of Deeds
Jul 30 2008 02:45:48P
Cumberland County
Pamela E. Lovien

2008070149

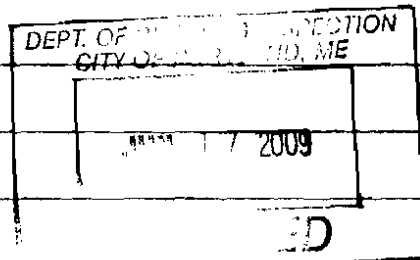
MAINE REAL ESTATE TAXING

* NOTE.

100 LEDGEWOOD ROAD

ALL GRADES SHOWN AROUND THE BUILDING ARE
EXISTING AND WILL REMAIN AS SHOWN - THAT IS
PRE & POST CONSTRUCTION GRADES ARE THE SAME.

Paul Simpson

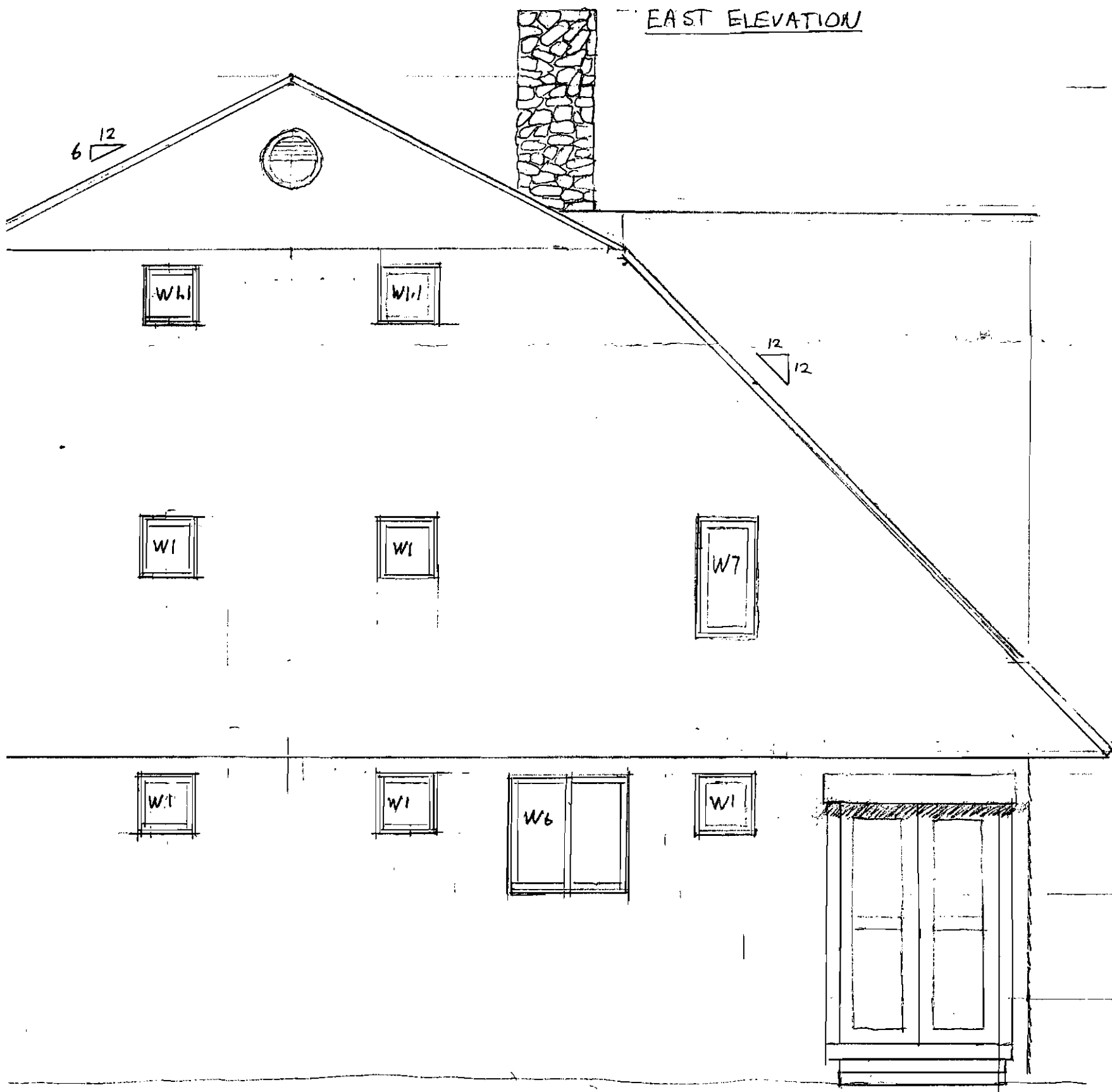


From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 6/30/2009 4:16:31 PM
Subject: 100 Ledgewood Street, Peaks Island, Single Family Site Plan

Hi all, this project meets minimum site plan requirements for the issuance of the building permit. Please see UI for sign off.

Thanks,

Phil



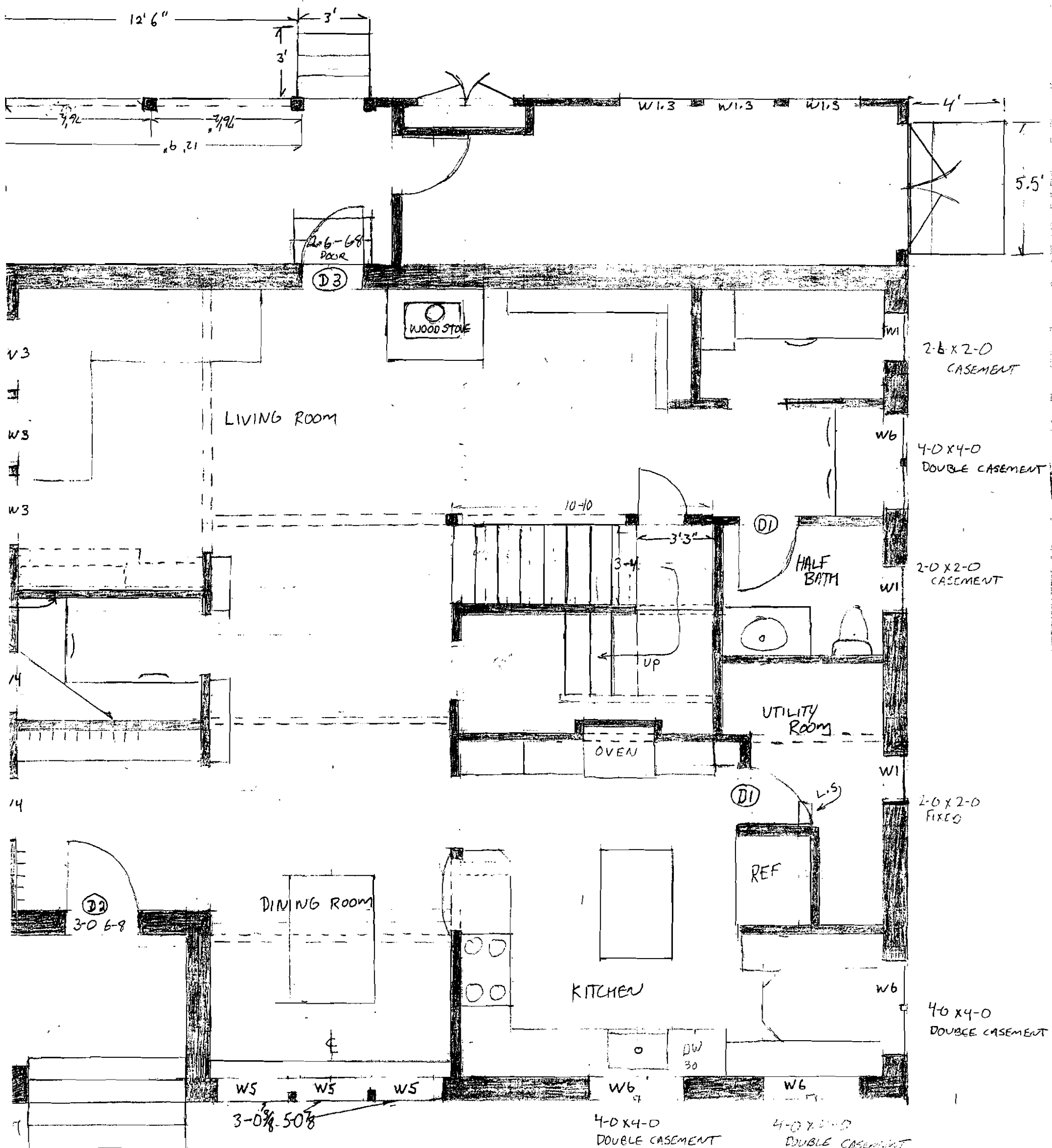
EAST ELEVATION

6/12

12/12

SCALE 1/4" = 1'
1" = 1'

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 17 2009
RECEIVED



FIRST FLOOR PLAN
 SCALE $\frac{1}{4}'' = 1'$ $\rightarrow = 1'$

DATE OF ISSUE
 JUN 17 2009

SOUTH ELEVATION



PLANNING & BUILDING INST. OF INDIANA
CITY OF COOPIE, IND. REG.
JUN 17 2009

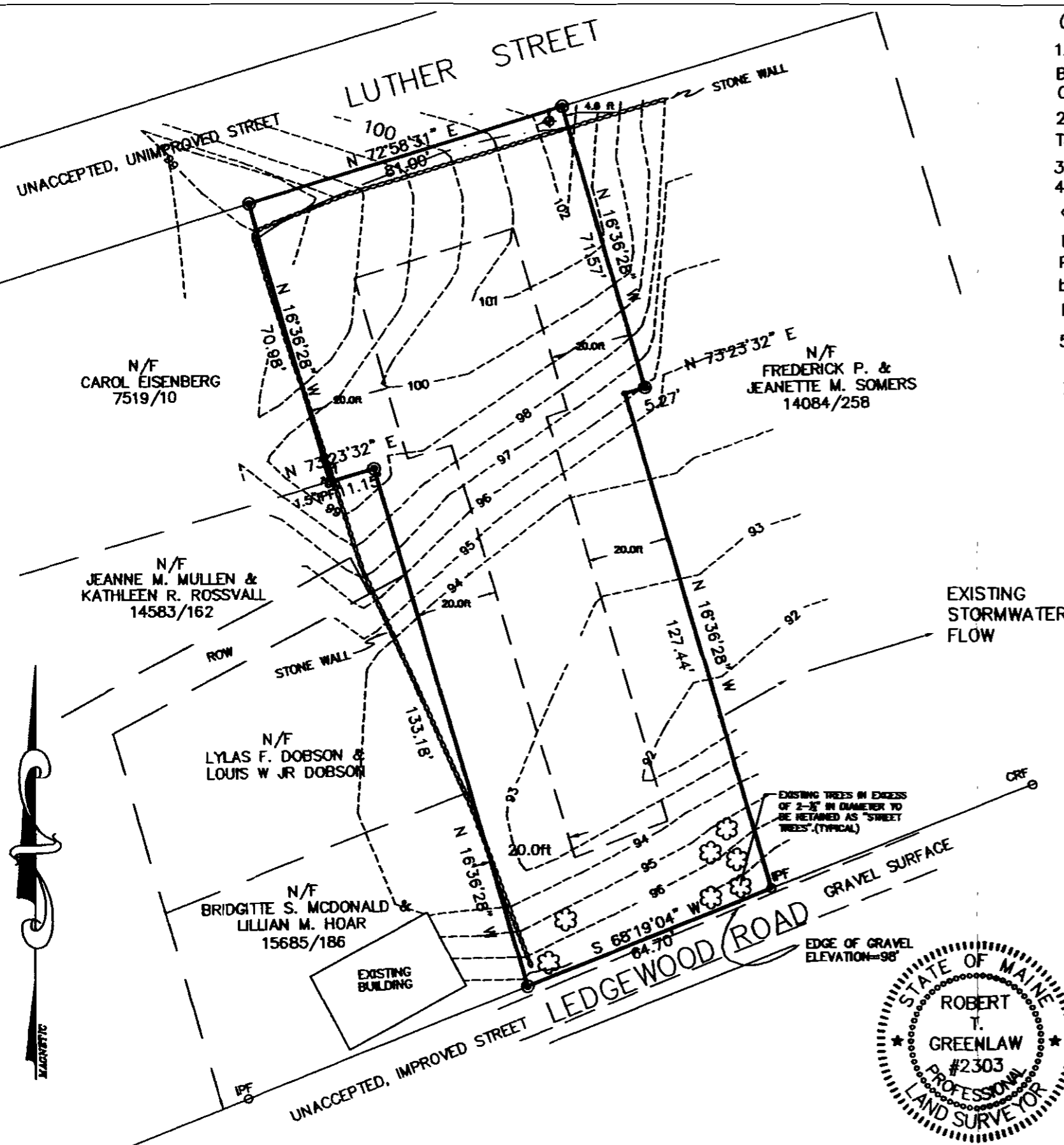
SCALE 1/4" = 1' ← = 1'

202

NORTH ELEVATION



SCALE 1/4" = 1' - 1/4" = 1'



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: CAROL I. EISENBERG AND DAVID C. SIMPSON BOOK 26240 PAGE 156 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PORTLAND, MAINE
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 14170.24 SQ. FT. 0.33 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) BOUNDARY SURVEY LEDGEWOOD RD & LUTHER STREET PEAKS ISLAND, FOR RICK CARON BY BRUCE R. BOWMAN INC. BOX 12A CUMBERLAND ME. PORTLAND, MAINE.
 - b.) CITY OF PORTLAND, MAINE ASSESSORS PLAN NO 87 E LOTS 5 & 47 DATED 11-23-99
5. ELEVATIONS: ASSUMED 100' ON SPK # 8 (NOT SHOWN)

ZONE: IR-2 ISLAND RESIDENTIAL II
 SETBACKS: FRONT - 25 FT
 REAR - 25 FT
 SIDE - 20 FT

MINIMUM LOT SIZE: 20,000 SF
 MINIMUM LOT WIDTH: 80 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 20%

LEGEND

- Capped 5/8" Rebar Set Registration # 2303
- Drill Hole Set
- Iron Pipe or Solid Pin Found
- ◁ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way
- Set Back Line
- Min Well Setback (100') from Septic
- 94 Contour Line
- Proposed Contour Line
- ECM — Erosion Control Mix or Silt Fence

JUN 3 2009



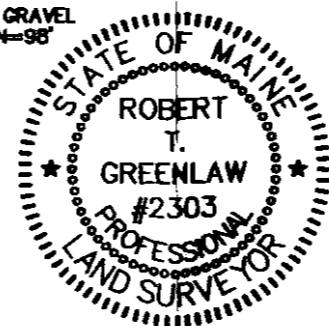
SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.

DATE: 5/26/2009



BOUNDARY/EXISTING CONDITIONS
LEDGEWOOD STREET PEAKS ISLAND, MAINE

FOR: CAROL I. EISENBERG

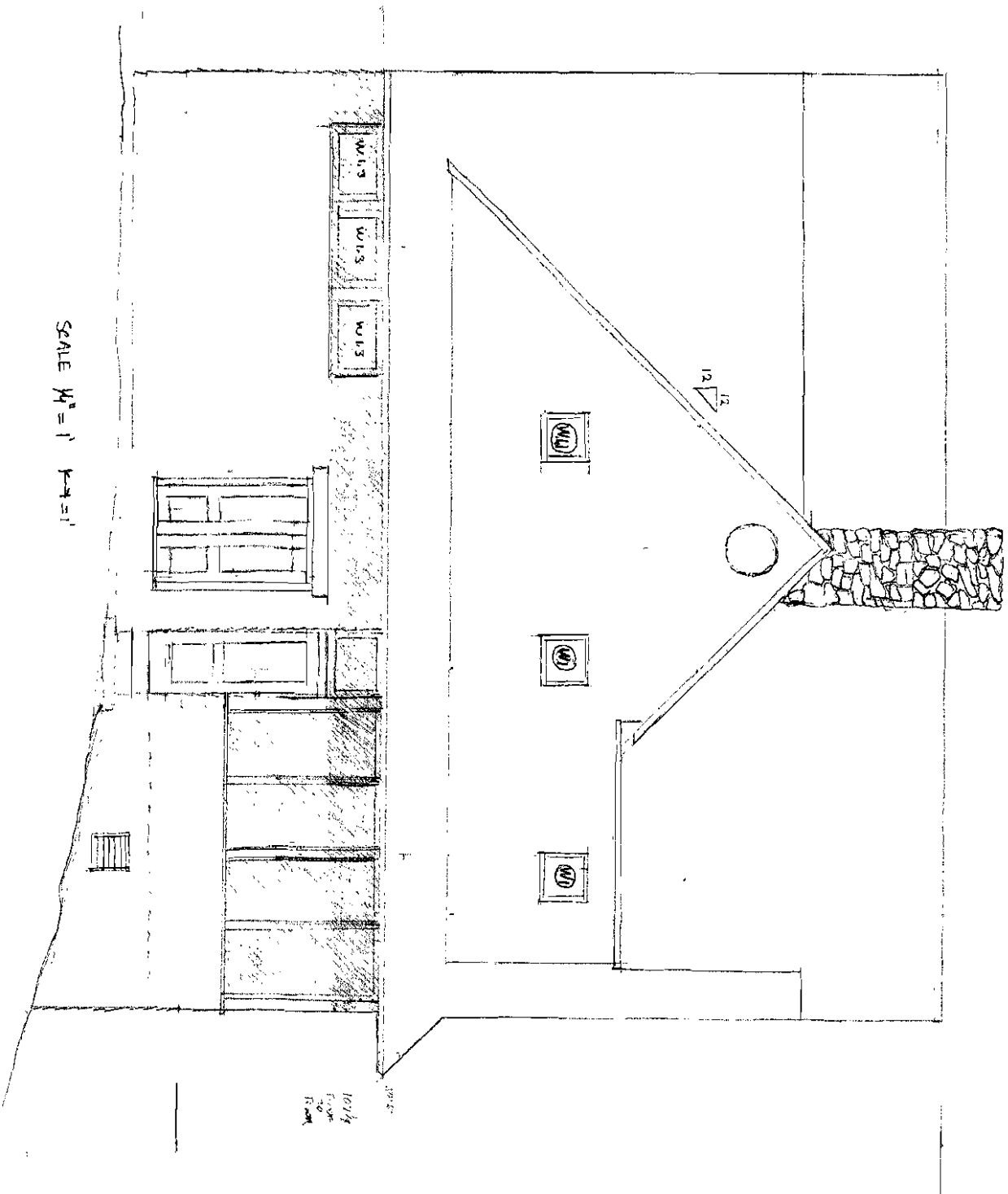
DRAWN BY: RTG
 CHECKED BY: MMB
 SCALE: 1"=30'
 DATE: 05/26/09
 JOB NUMBER: 2009010
 SHEET: 1 OF 2

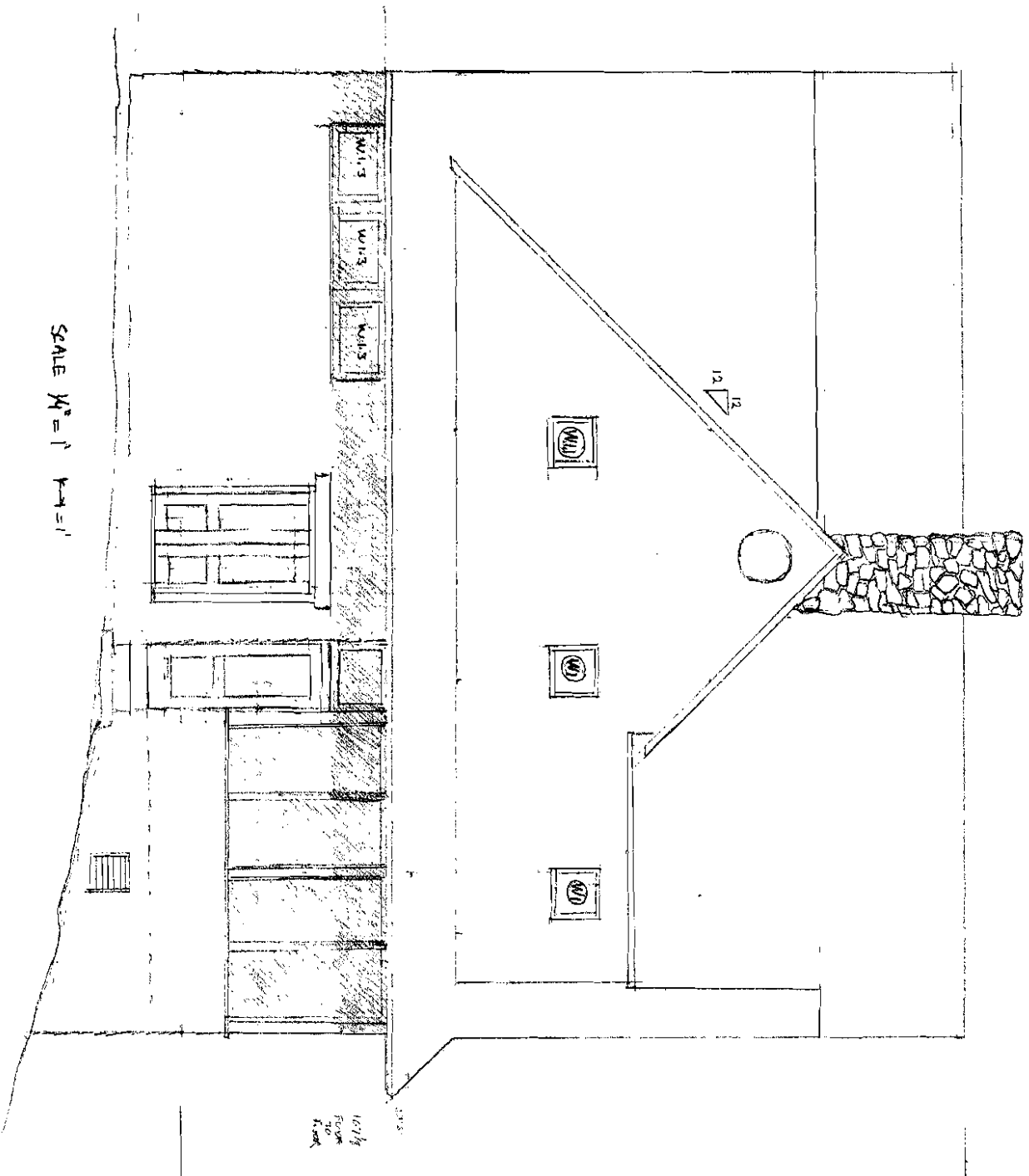
PREPARED BY:
 OCEAN PARK LAND SURVEYING LLC
 P.O. BOX 7265
 OCEAN PARK, MAINE 04063
 207-749-9471 OCEANPARKLLC@GMAIL.COM
 DRAWER: 2009 NO: 010

87524

102 10004

NORTH ELEVATION





NORTH ELEVATION

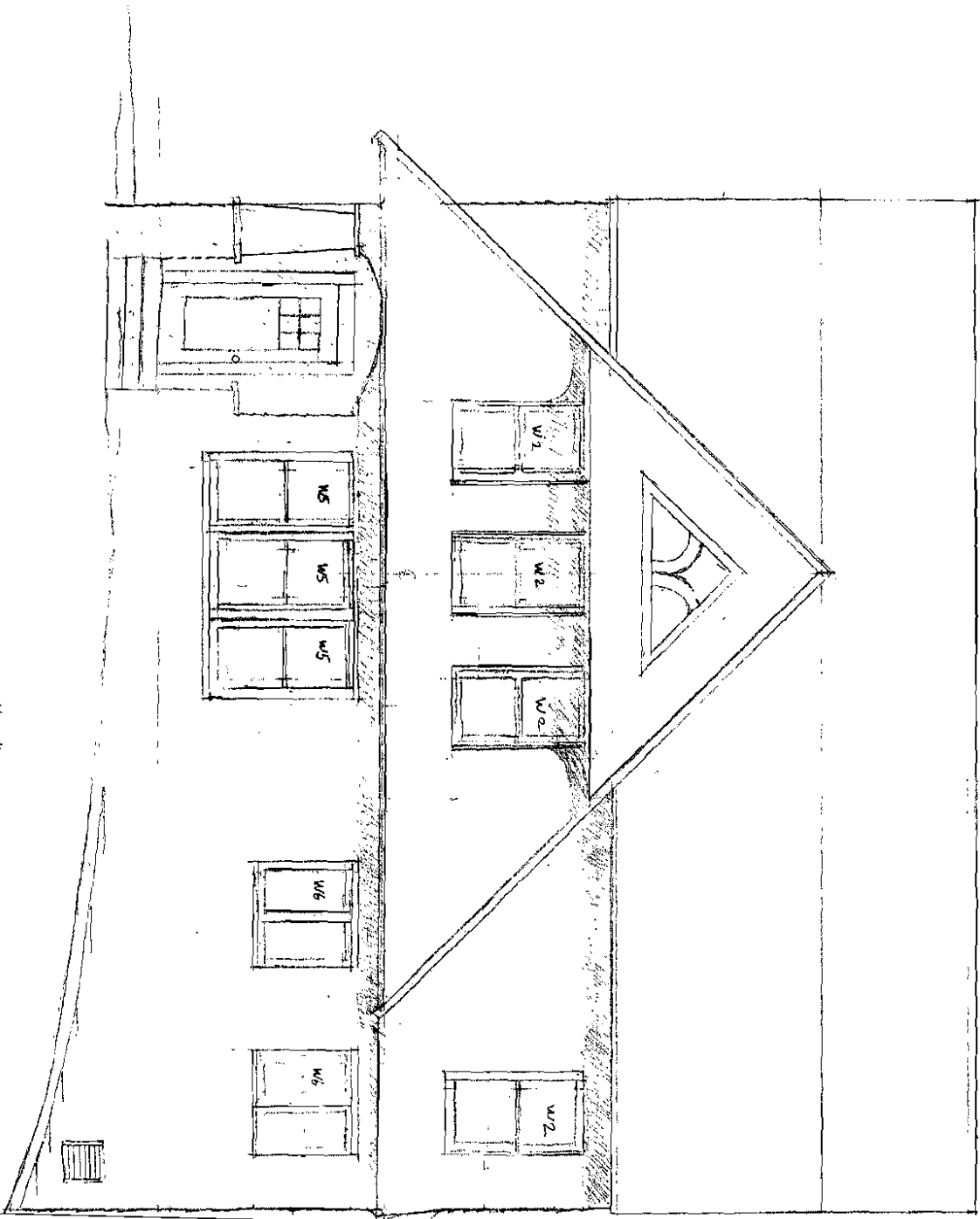
SCALE 1/4" = 1' 1/4" = 1'

1/27/78
FROM
TO
KODK

1/27/78

875274

SCALE 1/4" = 1'



SOUTH ELEVATION