

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

Location of Construction: 85 Oakdale Street 3rd floor		Owner: Taya L. Arnold		Phone: **207-771-5610		Permit No:  000167
Owner Address: SAA		Lessee/Buyer's Name: N/A		Phone: N/A		
Contractor Name: Louis Fournier		Address: 85 Oakdale St. Ptld, ME 04103		Phone: Not Given		Permit Issued:  MAR 9
Past Use:  2 Family		Proposed Use:  Same		<b>COST OF WORK:</b> \$ 10,000 <b>PERMIT FEE:</b> \$ 84.00 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group R-2 Type: 5B Signature: [Signature]		
Proposed Project Description: Interior renovations to include dormer on 3rd floor, and renovations to 3rd floor.		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: [Signature]		Zone: R-5 CBL: 116-A-028 Zoning Approval: 2 unit ok per microfiche ok with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: NW		Date Applied For: 3-6-00				

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Please Mail to: Taya Arnold  
Louis Fournier  
85 Oakdale St.  
Portland, ME 04103

PERMIT ISSUED WITH REQUIREMENTS

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 3-6-00	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT UB

2

COMMENTS

5/15/00 Responded to Complaint of Work w/o permit -  
 Brought attn to outstanding Housing Violations + work in progress  
 under the permit - work being done to correct Housing Violations plus  
 add rooms on 3rd for 2nd fl Apt. - There is NO indication  
 that this is an additional Apt.

Work in progress under permit per Code except Bedroom  
 window does not meet Egress window Requirements - discussed w/owner  
 she will set up mtg w/ Contractor. Ceiling Heights ok - Existing K

5/24/00 - met w/owner & Contractor - He will get Peter hardware  
 for window or replace window @

Inspection Record

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

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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

**NOTE\*\*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 (include Portion of Building): <u>3RD FLOOR - 85 OAKDALE ST., PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure <u>EXISTING STRUCTURE</u>	Square Footage of Lot <u>3,506.99 ft.</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>116</u> Block# <u>A</u> Lot# <u>28</u>	Owner: <u>TAYA L. ARNOLD</u>	Telephone#: <u>(207) 771-5610</u>
Owner's Address: <u>TAYA L. ARNOLD 85 OAKDALE ST. PORTLAND, ME 04103</u>	Lessee/Buyer's Name (If Applicable): <u>n/a</u>	Cost Of Work: <u>\$10,000.00</u> Fee: <u>\$84.00</u>
Proposed Project Description: (Please be as specific as possible) <u>making 3rd floor into bedroom, bathroom, study. Dormer located in 3rd floor bedroom</u> <u>Attn: Taya Arnold</u>		
Contractor's Name, Address & Telephone <u>X</u> <u>LOUIS FOURNIER, 85 OAKDALE ST., PORTLAND, ME 04103</u>		Rec'd By: <u>[Signature]</u>
Current Use: <u>2 Bedroom 2 Bath</u>	Proposed Use: <u>1 Bedroom, 1 Bath, Study</u>	

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

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

You must include the following with your application:

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

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

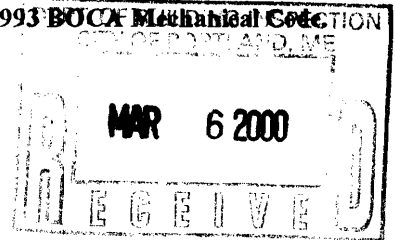
**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

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

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

*wants it mailed*



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

Signature of applicant: <u>Taya Arnold</u>	Date: <u>2-4-2000</u>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 7 March 2000 ADDRESS: 85 OAKdale ST. CBL: 116A-028

REASON FOR PERMIT: Interior renovation / dormer 3rd Floor

BUILDING OWNER: Taya L. Arnold

PERMIT APPLICANT: CONTRACTOR Louis Fournier

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 10,000 PERMIT FEES: 8400

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

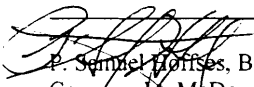
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*11, \*13, \*15, \*16, \*17, \*19, \*27, \*28, \*29, \*30, \*32, \*34, \*36, #31

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B,H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) AND NEW STAIRS SHALL COMPLY WITH THIS REQUIREMENT.
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)  
The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

Height 24 X 20

- ✕ 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- ✕ 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical** (min. 72 hours notice) **and plumbing inspections have been done.**
- ✕ 28. All requirements must be met before a final Certificate of Occupancy is issued.
- ✕ 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- ✕ 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- ③ 31. Please read and implement the attached Land Use Zoning report requirements. *see attached zoning sheet*
- ✕ 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- ✕ 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- ✕ 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \* 36. *This permit does not authorize any new dwelling units*



P. Samuel Hoffes, Building Inspector  
 Cc: Et. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVILENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

CONTRACT FOR THE SALE OF REAL ESTATE

RECEIVED of The City of Portland and/or ASSIGNS of 40 M. BROWN ST. #17, on 11/16/99 hereinafter called the Purchaser, the sum one hundred DOLLARS (\$100,000) as earnest money and in part payment on account of the purchase price of the following described real estate, situated in the County of ME and State of ME, to wit the following buildings and land located in Portland:

As Land  
Land and buildings located at 83-85 CROWN ST. Portland. The property is identified by the city of Portland as Map 115-A-28  
Lot 116 A-28

the TOTAL purchase price being one hundred forty thousand dollars DOLLARS (\$140,000), payment to be made as follows:  
\$140,000.00

Said deposit is received and held by the owner subject to the following conditions:

1. That Andrew Kelly Hagerly will hold said earnest money or deposit and act as escrow agent until transfer of title. Deposit will be held in an interest-bearing account. If earnest money or deposit is held in an interest-bearing account, said interest will accrue to Purchaser, except in event of default.
2. That a good, insurable and sufficient deed, conveying good and merchantable title, shall be delivered to the Purchaser, and it is agreed that this transaction shall be closed and the Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of its purchase no later than 6-30 1999. However, should the title prove defective, then the Seller shall have a reasonable time, (not to exceed 30 days, unless the parties otherwise agree in writing) after due notice of such defect or defects, to remedy the title and hereby agrees to use diligent efforts to cure any such defect or defects. If, after such time, the defect or defects are not correct so that there is merchantable title, then the Purchaser may, at its option, withdraw said deposit and be relieved from all obligations hereunder.
3. The property shall be conveyed by absolute deed, and shall be free and clear of all encumbrances except, usual public utilities servicing the property and zoning ordinances and building codes.
4. That full possession subject to current valid leases will be given IMMEDIATELY upon transfer of title, unless otherwise agreed to in writing by both Purchaser and Seller.
5. The following items shall be pro-rated as of transfer of title:

Real estate taxes for the fiscal year in the City/Town of  
Seller is responsible for any unpaid taxes for prior years:

Electricity: Yes  No  Fuel: Yes  No  Water: Yes  No   
 Sewer: Yes  No  Rents: Yes  No

Any security deposit held by Seller shall be transferred to Purchaser upon the sale.

6. Purchaser and Seller will each pay its transfer tax as required by the State of Maine.
7. The risk of loss or damage to said premises, by fire or otherwise, until transfer of title hereunder, is assumed by the Seller with Purchaser having the right to terminate the contract and receive its deposit or to close and accept the insurance proceeds.
8. The Purchaser is encouraged to seek information from professionals regarding any specific issue or concern. The property is to be conveyed "as is". Purchaser acknowledges receipt of the Property Disclosure from the Broker. This Contract is subject to the following inspections, with results being satisfactory to the Purchaser:

TYPE OF INSPECTION	NO	yes	RESULTS REPORTED TO SELLER
a. General Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>15</u> days of effective contract date
b. Environmental Scan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>—</u> days of effective contract date
c. Land Use & Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>—</u> days of effective contract date

MARK GILLES - 889-8891  
10/2/08

10/2/08

1st floor sq ft 1,167 sq ft  
2nd floor 1,167 sq ft  
3rd floor 16 x 45 (16 ft wide x 45 ft)

**DISCLOSURE INFORMATION**

Sellers are required to provide the following information in writing to buyers prior to or during the preparation of an offer. (It is important to note that the information is solicited from the Seller at the time of listing the property for sale.)

Property address: 83-85 OAKDALE ST Portland ME 04103  
Age of structure(s): 80 yrs How long have you owned this property? 1 1/2 years

**WATER SUPPLY** ROOF: Asphalt

Service: Public  Private

AMPERAGE: 2 Separate 100 AMP Panels

Drilled Well  Dug Well  Artesian Well  Other(describe)

Location of well \_\_\_\_\_

Date of installation of well \_\_\_\_\_ If known, who installed well \_\_\_\_\_

Source of information (Previous owner statement, Record/Permit, Other) \_\_\_\_\_

Have you experienced any malfunctions with:  
Water quantity \_\_\_\_\_ Water quality \_\_\_\_\_ Pump \_\_\_\_\_ Other \_\_\_\_\_

Have you had the water tested: Yes  No

If yes:  
Date of most recent test \_\_\_\_\_ Are test results available? \_\_\_\_\_

Have any test results ever been reported as unsatisfactory or satisfactory with notation? \_\_\_\_\_

If yes, are test results available? \_\_\_\_\_

What steps were taken to remedy the problem? \_\_\_\_\_

Comments/Other \_\_\_\_\_

**INSULATION**

Type Unknown None

Attic or cavity  If property is insulated, was insulation installed during your ownership? Yes  No

Exterior walls  If yes, when? 8/98 By whom? 3-D Insulation

Basement wall space  If insulation was not installed during your ownership, how was information on insulation as reported above obtained? \_\_\_\_\_  
Comments/Other \_\_\_\_\_

**WASTE DISPOSAL SYSTEM**

Service: Public  Private  Have you experienced any problems such as line or system malfunctions? \_\_\_\_\_  
When and what steps were taken to remedy the problem? \_\_\_\_\_

Quasi-Private   
Septic tank: Size: \_\_\_\_\_ Type: Concrete \_\_\_\_\_ Metal \_\_\_\_\_ Other \_\_\_\_\_

Location: \_\_\_\_\_

Date of last servicing \_\_\_\_\_ Company servicing tank: \_\_\_\_\_

Have you experienced any malfunctions? \_\_\_\_\_

Leachfield: \_\_\_\_\_

Have you experienced any malfunctions? \_\_\_\_\_

Date of installation of system \_\_\_\_\_

If known, who installed system? \_\_\_\_\_

Does the system comply with current plumbing code? \_\_\_\_\_

Source of information: \_\_\_\_\_

Property is not service by a septic tank, is it service by other private system such as:

Cesspool  Holding tank  Other  Unknown

Location: \_\_\_\_\_

Date of last servicing: \_\_\_\_\_ Company servicing tank: \_\_\_\_\_

Have you experienced any malfunctions? \_\_\_\_\_

Comments/Other \_\_\_\_\_

**HAZARDOUS MATERIAL**

Do you have any knowledge of current or previously existing known hazardous materials on or in the real estate, such as:

	Yes	No	Unknown
Toxic materials	_____	_____	<input checked="" type="checkbox"/>
Land fill	_____	_____	<input checked="" type="checkbox"/>
Radioactive material	_____	_____	<input checked="" type="checkbox"/>

Other \_\_\_\_\_  
Address, source of information \_\_\_\_\_

Do you have any knowledge of the following specific materials:

**ASBESTOS - Currently or previously existing**

	Yes	No	Unknown
Asbestos insulation on heating system, pipes or duct work?	<input checked="" type="checkbox"/>	_____	_____
Asbestos siding?	_____	_____	<input checked="" type="checkbox"/>
Asbestos roofing shingles?	_____	_____	<input checked="" type="checkbox"/>
Asbestos flooring tiles?	_____	_____	<input checked="" type="checkbox"/>

Other found on the pipes I Am not aware of any other Asbestos  
Address, source of information \_\_\_\_\_

**LEAD-BASED PAINT**

Does your property contain lead-based paint? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown

Address, source of information \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? Yes \_\_\_\_\_ No

Comments/Other \_\_\_\_\_

**RADON - Current or previously existing**

Have you had your property tested for radon? Yes \_\_\_\_\_ No

Are test results available? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you had your property tested for water radon? Yes \_\_\_\_\_ No

Are test results available? Yes \_\_\_\_\_ No \_\_\_\_\_

When testing, were any steps taken to reduce the amount of radon? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, what steps were taken? \_\_\_\_\_

Has the property been tested since reduction measures were taken? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, are the test results available? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments/Other \_\_\_\_\_

**UNDERGROUND STORAGE TANKS - Currently or previously existing**

Are there now, or have there ever been, any underground tanks on your property? Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown

If yes, are tank(s) in current use? Yes \_\_\_\_\_ No \_\_\_\_\_

If no, how long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in tank(s)? \_\_\_\_\_

Capacity of tank(s) \_\_\_\_\_ Size of tank(s) \_\_\_\_\_ Location of tank(s) \_\_\_\_\_

Have you experienced any problems such as leakage? \_\_\_\_\_

Are tank(s) registered with the Department of Environmental Protection (DEP)? Yes \_\_\_\_\_ No \_\_\_\_\_

If tank(s) are no longer in use, have tanks been abandoned according to DEP regulations? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments/Other \_\_\_\_\_



**GENERAL INFORMATION**

Are you aware of any liens, encroachments, easements, zoning or other land-use violations, right-of-way, leases, restrictive covenants or encumbrances on the property? Yes \_\_\_\_\_ No

If yes, please explain: \_\_\_\_\_

What is the source of your information? \_\_\_\_\_

Are there any known defects or hazardous conditions not previously described? Minor Leakage After Heavy Rain in Basement

THE SELLER AGREES TO INDEMNIFY AND HOLD THE BROKER HARMLESS FROM ANY CLAIM OR LOSS WHICH MAY RESULT FROM THE SELLER'S FAILURE TO DISCLOSE INFORMATION ABOUT THE PROPERTY.

3-21-99

Date



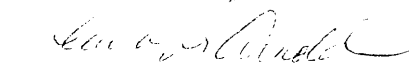
Seller's Signature

\_\_\_\_\_

THE BUYER IS ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.

3-21-99

Date



Buyer's Signature

- d. Review leases & expenses
- e. Radon

yes

5 of 5

within    days of effective contract date  
 within 21 days of effective contract date

All inspections will be done by the Purchaser and/or by qualified inspectors chosen and paid for by the Purchaser. If the results of any inspection is unsatisfactory to the Purchaser, Purchaser may, at its option, by notifying the Seller in writing within the specified number of days, declare the Contract null and void and the deposit shall be immediately refunded to Purchaser.

- 9. In the event that the Purchaser does not notify the Seller in writing that an inspection or a condition is unsatisfactory, within the time period stated, that contingency shall be deemed to have been waived by the Purchaser with respect to that inspection or condition. It is understood that in the absence of the inspection(s) listed above, the Purchaser is relying completely upon its own opinion as to the condition of the property.
- 10. That in the case of the failure of the Purchaser to make either of the payments, or any part thereof, or to perform any of the covenants on its part or entered into, the Seller shall be entitled to all legal and equitable remedies including but not limited to the right of specific performances of this contract.
- 11. All covenants and agreements herein contained will extend to and be obligatory upon heirs, personal representatives, successors and assigns of the respective parties.

~~12.~~ The \_\_\_\_\_ acknowledges that it has been informed by the Broker that the Broker is acting as the \_\_\_\_\_ agent in this transaction and that the Broker makes no warranties of any kind regarding the condition, permitted use or value of the Seller's real or personal property. Purchaser acknowledges receipt of the Maine Agency Disclosure Form from the Broker.

13. This contract is subject to the Purchaser obtaining a financing commitment from a commercial lender for an amount not to exceed 97 % of the purchase price and at an interest rate not to exceed 7.75 % and for a term not greater than 30 years within 90 days of the Effective Date of this contract. *TP KH*

14. This contract will become null & void and the Purchaser will be returned the Escrow Deposit if this contract is not fully executed by Seller by June 19th. *TP KH*

When signed by all parties, this is a binding Contract. If not fully understood, consult an attorney. A copy of the Contract is to be received by all parties and receipt of a copy of hereby acknowledged.

I/We hereby agree to purchase the above-described property at the price and upon the terms and conditions set forth.

<u><i>[Signature]</i></u>	<u>3/21/99</u>	<u><i>[Signature]</i></u>	<u>451-19-5855</u>
Witness	Date	Purchaser	Social Security #
<u>  </u>	<u>  </u>	<u>n/a</u>	<u>n/a</u>
Witness	Date	Purchaser	Social Security #

I/We hereby accept the offer and agree to deliver the above-described property at the price and upon the terms and conditions above stated. I/We further agree to pay the above-named Broker a commission for its services as outlined in its Exclusive Listing Agreement.

<u><i>[Signature]</i></u>	<u>3/21/99</u>	<u><i>[Signature]</i></u>	<u>204-262938</u>
Witness	Date	Seller	Social Security #
<u>  </u>	<u>  </u>	<u><i>[Signature]</i></u>	<u>005-82-4160</u>
Witness	Date	Seller	Social Security #

Broker

Effective Date (Final Acceptance Date) \_\_\_\_\_