

I, Richard W. Josephs of 195 Hardy Road Westbrook, Cumberland County, Maine, hereby present this affidavit as a free act and deed.

In March of 1983, Mr. Danny R. Hatch and Richard W. Josephs purchased real estate located in the County of Cumberland, in the City of Portland, known as 12 Clifton Street from the then owner, Sarah Bradgon.

At the time of purchase, 12 Clifton Street consisted of three finished floors of living space and a full basement. The first floor at approximately 1800 square feet, had (3) three bedrooms, kitchen, den, living room, dining room and full bathroom. The second floor at approximately 1600 square feet had (3) three bedrooms, kitchen, living room, dining room and full bathroom. The third floor at approximately 700 square feet, consisted of (4) four finished rooms complete with original plaster walls, ceilings and wood floors and this space was an extension of the second floor.

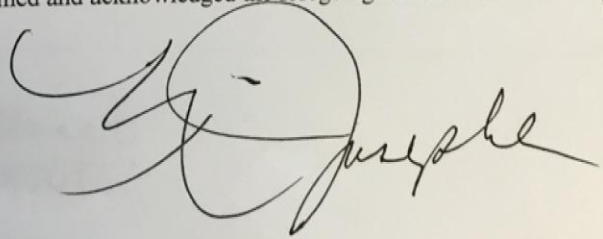
During my ownership of 12 Clifton Street, I learned that the building was built as a funeral home. This feature may explain why the third floor was finished space at that time the building was constructed. It is my understanding that when the house was a funeral home the majority of the first floor space was used for the business and the second and third floors housed the owner/undertaker and family.

In the fall of 1983, I personally began the process of splitting the rear finished room of the third floor and developed a kitchen and bathroom. In the spring of 1984, Mr. Hatch and I utilized Seabee Electric for a complete new electrical service (with circuit breakers) to the entire building as well as, all new electrical features on the third floor to include plugs, switches, electric heat and hot water, telephone and cable wires, as well as bathroom ceiling fan. Shortly after the electrical work was completed, Aaskov (Dana) Plumbing cut into the buildings existing drainage system and installed the necessary plumbing for a kitchen and full bath on the third floor. Both Seabee Electric and Aaskov plumbing obtained the necessary permits from the City of Portland and the work was inspected by an employee of the City of Portland.

Beginning in the fall of 1984 and through approximately June of 1999, various tenants, as well as Mr. Hatch or myself, lived in the third floor space of 12 Clifton Street, Portland Maine. During this time period, the City of Portland Fire Department conducted annual inspections of 12 Clifton Street and the inspections included a review of all common areas, fire regresses, basement and heating systems. I am unaware of any infractions during this time associated with the third floor space of 12 Clifton Street. After June of 1999 and through the date (June 13, 2003) I sold the building to Mark Burns, I personally utilized the first floor for living quarters and the third floor unit was utilized for occasional guests and storage.

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

7/9/2010



TERRI L. MINGO
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
NOVEMBER 9, 2015

July 9, 2010
