

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 060497

MAY 15 2006

CITY OF PORTLAND

This is to certify that FREME CHRISTINE M/Structural & Close Builders

has permission to build a 1 car garage attached to house

AT 9 HERSEY ST

129 F00301

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

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

Notification of inspection must be given and when permission proceeds before this building or part thereof is started or closed-in. 24 HOUR 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. Marley 5/12/06
 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: 06-0497	Issue Date: PERMIT ISSUED	CBL: 129	FOUR001
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Location of Construction: 9 HERSEY ST	Owner Name: FREME CHRISTINE M	Owner Address: 9 HERSEY ST	Phone:
Business Name:	Contractor Name: Stiffler & Close Builders	Contractor Address: 56 Roosevelt Trail Windham	Phone: 2078923375
Lessor/Buyer's Name	Phone:	Permit Type: Additions - Dwellings <i>garage Attached</i>	Zone: R3/B2b

Past Use: Single Family Home	Proposed Use: Single Family Home/ build a 1 car garage attached to house	Permit Fee: \$327.00	Cost of Work: \$34,000.00	CBD District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: SB IRC 2003	

Proposed Project Description:
build a 1 car garage attached to house

Signature: _____ Signature: *Jan 5/12/06*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/12/2006	Zoning Approval		
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<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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>at conditions</i> Date: <i>5/2/06</i> <i>ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not a Distinctive Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/ conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABM</i></p> <p>Date: _____</p>
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CERTIFICATION

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

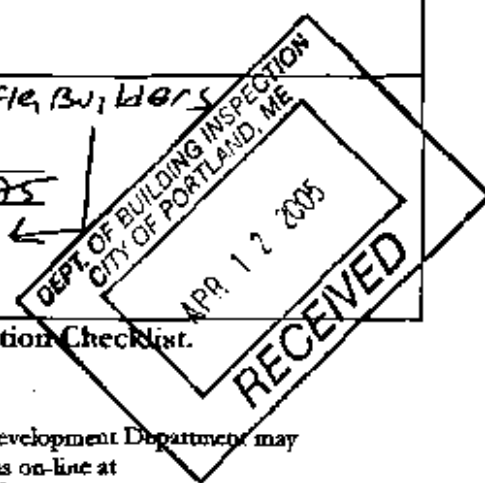
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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General Building Permit Application

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

Location/Address of Construction: <u>9 HERSEY ST, PORTLAND, ME. 04103</u>		
Total Square Footage of Proposed Structure <u>15 x 20 300 SF</u>	Square Footage of Lot <u>9064 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>129 F 3</u>	Owner: <u>CHRISTINE FREME</u>	Telephone: <u>207-774-2439</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CHRISTINE FREME</u> <u>9 HERSEY ST.</u> <u>PORTLAND ME,</u> <u>04103</u>	Cost Of Work: \$ <u>36,950</u> <u>34,000</u> Fee: \$ _____ C of O Fee: \$ <u>327</u>
Current Specific use: <u>yard space</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>one car garage</u> Project description: <u>1 car garage attached to current house</u>		
Contractor's name, address & telephone: <u>KEITH STIFFLER</u> <u>stiffle, Builders</u>		
Who should we contact when the permit is ready: <u>Keith Stiffler</u> Mailing address: _____ Phone: <u>207-892-3335</u> <u>56 ROOSEVELT TRAIL</u> <u>WINDHAM, ME 04062</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>Christine Freme</u>	Date: <u>2/27/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0497	Date Applied For: 04/12/2006	City: 129 F603001
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Location of Construction: 9 HERSEY ST	Owner Name: FREME CHRISTINE M	Owner Address: 9 HERSEY ST	Phone:
Business Name:	Contractor Name: Stiffler & Close Builders	Contractor Address: 56 Roosevelt Trail Windham	Phone: (207) 891-3375
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ build a 1 car garage attached to house	Proposed Project Description: build a 1 car garage attached to house
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/02/2006
Note: The owner left a voicemail, 5/8/06. She will have the deck removed by the contractor when the garage is being built.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being issued with the understanding that the deck on the rear of the house which is in violation of the 25' rear setback will be removed within 30 days. 			

Dept: Building	Status: Approved	Reviewer: Tom Markley	Approval Date: 05/12/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 2) Separate permits are required for any electrical, plumbing, or heating. 3) The design load spec sheets for any engineered beam(s) must be submitted to this office. 			

Comments:
 5/2/2006-amachado: Deck on rear of house is in violation of rear setback & there is no permit on file for the construction of it. Left message with owner.
 5/2/2006-amachado: Spoke with owner She will have 30 days to remove the deck or appeal to the ZBA.

PURCHASE AND SALE AGREEMENT

September 1, 2005

September 2, 2005 *Effective Date*
Effective Date is defined in Paragraph 7 of this Agreement.

1. PARTIES: This Agreement is made between Christine M. Freme (hereinafter called "Buyer") and Robert Hill, Harriet Hill (hereinafter called "Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of ; if "part of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 9 Harshey St and described in deed(s) recorded at said County's Registry of Deeds Book(s) 19688 Page(s) 178.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shadow and/or blinds, shutters, awnings, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, and electrical fixtures are included with the sale except for the following: N/A.

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: ceiling fan.

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: all kitchen appliances listed on the state sheet.

Seller represents that such items shall be operational at the time of closing, except:

5. CONSIDERATION: For each Deed and conveyance Buyer is to pay the sum of PRICE \$ 345,000.00 of which DEPOSIT \$ 5,000.00 is included herewith as earnest money deposit, and an additional amount of DEPOSIT \$ will be paid.

The balance due amount is to be paid by certified or bank check, upon delivery of the Deed. BALANCE DUES \$ 340,000.00

This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY ACCEPTANCE: LUCAS REAL ESTATE ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until September 2, 2005 (date) 6:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this association shall be closed and Buyer shall pay the balance due and execute all necessary papers on October 19, 2005 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

8. DEED: The property shall be conveyed by a Warranty Deed deed, and shall be free and clear of all encumbrances except easements, conditions, covenants and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as or better, excepting reasonable wear and tear. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as to the date of this Agreement.

Rev. 2001

Page 1 of 4 - M&S

Buyer(s) Initials CE

Seller(s) Initials RH HH

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. PRECLOSING: The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) N/A. The day of closing is counted as a seller day. Matured utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Fuel in tank (shall shall not) be paid by Buyer (cash price as of date of closing). Real estate taxes shall be prorated as of the date of closing (taxation municipality is fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfers (as required by State of Maine).

12. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern. The disclosure is not a warranty of the condition of the property and is not part of this Agreement.

13. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Agent makes no warranties regarding the condition, permitted use or value of Seller's real or personal property. This Agreement is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>10</u> days	h. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	i. Aesthetic Treated Wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	j. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
d. Water Quality (including but not limited to radon, arsenic, lead, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	k. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
e. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	l. Fencing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Air Quality (including but not limited to asbestos, radon, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>10</u> days	m. Floor/Flooring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
g. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	n. Code Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
				o. Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

14. HOME SERVICE CONTRACTS: At closing, the property will will not be covered by a Home Warranty Insurance Program to be paid by Seller Buyer at a price of \$ _____.

15. FINANCING: This Agreement is is not subject to financing. If subject to financing:

- a. This Agreement is subject to Buyer obtaining a conventional loan of \$6,000 % of the purchase price, as an interest rate not to exceed prime + 1.00 % and amortized over a period of 30 years.
- b. Buyer to provide Seller with lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within 7 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- c. Buyer to provide Seller with loan commitment letter from lender showing that Buyer has secured the loan commitment within 14 days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three business days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
- d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the buyer's loan application to Seller or Seller's agent.
- e. After (b) or (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the financing. Any failure by Buyer to notify Seller within seven business days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- f. Buyer agrees to pay no more than 0 points. Seller agrees to pay up to 5.0 toward Buyer's actual origination points and the closing costs, but not more than allowable by Buyer's lender.
- g. Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Y04 No .
- h. Buyer may choose to pay cash instead of obtaining financing. If so, buyer shall notify seller in writing and this Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of paragraph 15 shall be void.

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Linda Flynn of FLYNN & COMPANY is a Seller Agent Buyer Agent
 Licensee Agency Dual Agent Transaction Broker

Linda Lyons of LYONS REAL ESTATE is a Seller Agent Buyer Agent
 Licensee Agency Dual Agent Transaction Broker

If this transaction involves a Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

17. MEDIATION: Except as provided below, any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction. *Excluded matters: disputes subject to the jurisdiction of a court, claims court will be handled in that forum.*

18. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

19. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

20. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

21. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

22. ADDENDA: Loan Print - Yes No ; Other - Yes No
 Explain: _____

23. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does does not contain a septic system within the Shoreland Zone. *If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has been not in functional within 180 days prior to closing.*

24. EFFECTIVE DATE NOTICE: Any notice, communication or document delivery requirements hereunder are to be satisfied by providing the required notice, communication or documentation to the party or their agent. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing, to the other party in the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent. Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party. This Agreement is a binding contract when signed by both Buyer and Seller, and when that fact has been communicated to Buyer and Seller. Agent is authorized to complete Effective Date on Page 1 of this Agreement. Except as expressly set forth to the contrary, the use of "by (date)" or "within ___ days" shall refer to calendar days being counted being continued from the Effective Date as noted on Page 1 of this Agreement, beginning with the first day after the Effective Date and ending at 11:59 p.m. Eastern Time on the last day counted.

25. CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their agents prior to, and after the closing.

26. OTHER CONDITIONS:

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is 25 Riverplace Dr., South Portland, Me 04106

Christie M. Frame
BUYER Christie M Frame

908-46-8797
SSN OR TAXPAYER ID#

BUYER

SSN OR TAXPAYER ID#

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency commission for services as specified in the listing agreement.

Seller's Mailing address is 9 Hershey Street Portland, Me 04103

Robert Hill
SELLER Robert Hill
Harriet Hill
SELLER Harriet Hill

9/2/05
DATE
9/2/05
DATE

528-54-0659
SSN OR TAXPAYER ID#
554-74-5502
SSN OR TAXPAYER ID#

Offer reviewed and refused on _____ day of _____

SELLER

SELLER

COUNTER-OFFER: Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

SELLER _____ DATE _____

SELLER _____ DATE _____

The Buyer hereby accepts the counter offer set forth above.

Christie Frame
BUYER _____ DATE 9/11/05

BUYER _____ DATE _____

EXTENSION: The time for the performance of this Agreement is extended until _____ DATE _____

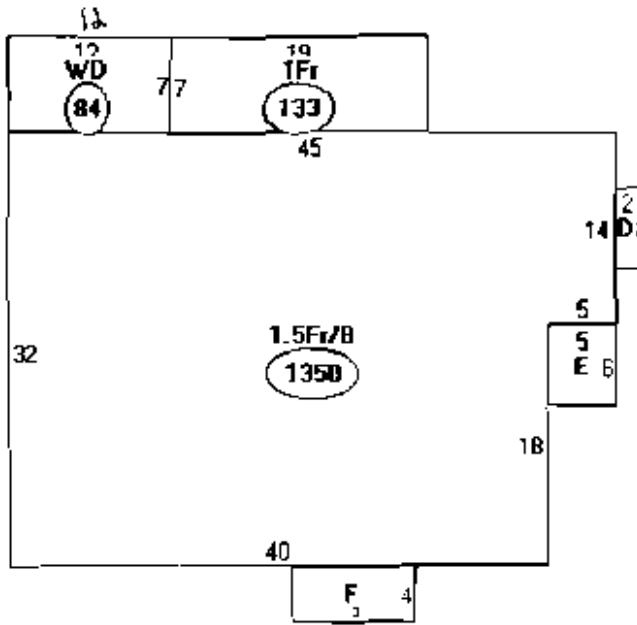
BUYER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____





Descriptor/Area

A: 1.5Fr/B
1350 sqft

B: WD
84 sqft

C: 1Fr
133 sqft

D: FBAY
12 sqft

E: FLUB
30 sqft

F: OFF
36 sqft

4x18

deck 615sq'

1525

deck ramp = 64

1589

shed 7x9 363
garage 15x20 300

deck 7x12
7x14



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	129 F003001
Location	9 HERSEY ST
Land Use	SINGLE FAMILY
Owner Address	PREME CHRISTINE M 9 HERSEY ST PORTLAND ME 04103
Book/Page	23288/199
Legal	129-P-1 HERSEY ST 5-11
	10583 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$81,500	\$138,100	\$219,600

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$120,800	\$162,400	\$283,200

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1988	Style Cape	Story Height 1.5	Sq. Ft. 2508	Total Acres 0.743		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 1984	Size 6X8	Grade D	Condition F
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Sales Information

Date	Type	Price	Book/Page
10/20/2005	LAND + BLDING	\$345,000	21282 198
01/01/2003	LAND + BLDING	\$289,000	18688-178
12/01/2002	LAND + BLDING	\$149,000	18523 302
08/01/1994	LAND + BLDING	\$119,000	11576-119
08/11/1994	LAND + BLDING		11576-116

Picture and Sketch

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

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

APPLICATION FOR PERMIT

PERMIT ISSUED
MAY 25 1984
CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 572
ZONING LOCATION R-3 PORTLAND, MAINE .. May 25, 1984.

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 7-11 Hareey St. Assessors 129-1-6 & part of 4 Fire District #1 □ #2 □
1. Owner's name and address Stanley Moody - Kenwood St. Telephone 773-3226
2. Lessee's name and address Telephone
3. Contractor's name and address Joseph Walter - RR # 1 Box 185 Telephone 846-3810
Yarmouth
Proposed use of building Dwelling No. of sheets
Lam use No. families 2
Material No. stories Heat Style of roof Roofing
Other buildings on same lot

Estimated contractual cost \$ 60,000
FIELD INSPECTOR - Mr. WILLIAM J. Appeal Fee \$
Base Fee 310.00
Late Fee
TOTAL \$ 310.00

To construct single family dwelling, 3 story, split box style, no garage as per plans. dwelling is 33' x 45' 4 sheets of plans.

Stamp of Special Conditions

send permit to # 3 04096

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? Yes
Is connection to be made to public sewer? Yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 12' Height average grade to highest point of roof 24'
Site front depth 32' No. marks 2, A, solid or filled land? earth
Material of foundation Thickness top 10" bottom 10" cellar Full
Kind of roof Pitch Rise per foot 1/2 Roof covering asphalt shingles
No. of chimneys 1 Material of chimney flue lining clay Kind of heat Elec. fuel
Framing Lumber - Kind Dressed or full size Corner posts 4 x 6 Sills 2 x 6
Knee Braces or blocking under girders Site Max. on compression treated
Studs (ceiling joists and floor joists) 2x4-16" O. C. Bridging in every door and flat roof span over 8 feet.
Joist and rafter 14 floor 4 x 12 2nd 1st roof
On ceiling 14 floor 16 2nd 3rd roof
Maximum height 2nd 3rd roof
If one story building, what is the thickness of walls? height?

IF A GARAGE

Will it be used to accommodate more than 10 passenger cars? Will it be used to accommodate more than 10 commercial cars?
Will it be used to store more than 100 gallons of oil? Will it be used to store more than 100 gallons of gas?
Will it be used to store more than 100 gallons of other liquids?
Will it be used to store more than 100 gallons of other solids?

MISCELLANEOUS

Will work require disturbing of any trees or public street? No
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes
Others

Signature of Applicant Joseph Walter Phone # 8888
Type Name of above Joseph Walter for Stanley Moody 10 20 30 40

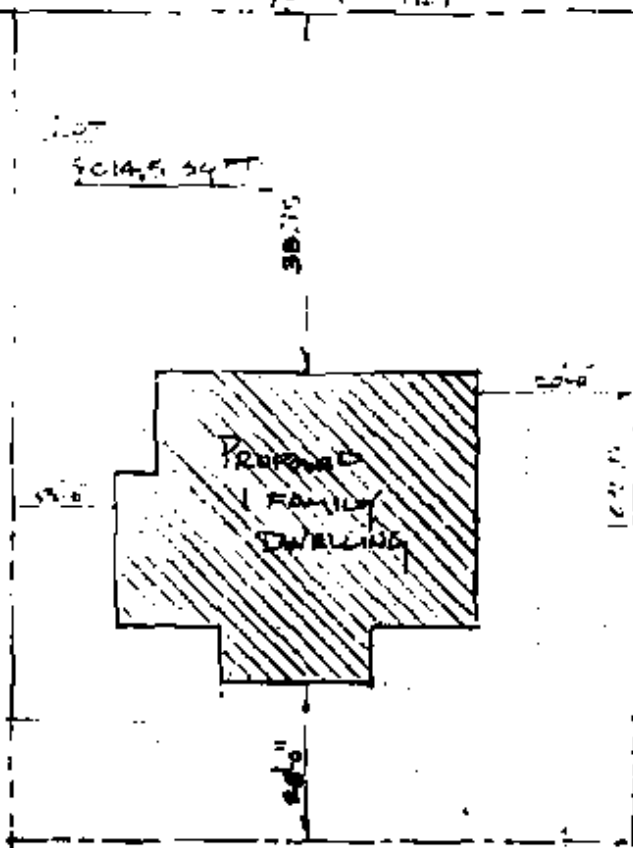
Applicant: STANLEY MOORE / Date: 5/25/84
Address: 7-11 HERSEY ST.
Assessors No.: 129-F-6 & PART OF 4 (18') & PART
OF 3 & 5 (15')
CHECK LIST AGAINST ZONING ORDINANCE

- Date - NEW
- Zone Location - R-3
- Interior ~~corner~~ lot -
- Use - 32' X 45' DWELLING
- Sewage Disposal - PUBLIC
- Rear Yards - 25' - 25' MIN.
- Side Yards - 20' - 13' - 20' - 8' MIN.
- Front Yards - 38' - 25' MIN.
- Projections - NONE
- Height - TWO STORY - 35' MAX.
- Lot Area - 8014^{sq} - 6500^{sq} MIN.
- Building Area - 1442^{sq} - 2003^{sq} MAX.
- Area per Family - 8014^{sq} - 6500^{sq} MIN.
- Width of Lot - 78' - 65' MIN.
- Lot Frontage - 78' - 50' MIN.
- Off-street Parking - YES
- Loading Docks -

~~Site Plan -~~
~~Shoreland zoning -~~
~~Flood Plains -~~

4-11

HERSCHEY LT.



Plot Plan 1720'

RECEIVED
 MAY 25 1964
 DEPT. OF BLDG. Insp
 CITY OF PORTLAND

129-F-6 & PART OF 4 (18')
 (15') PART OF 3 & 5

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- Call Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- Call Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call 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.

_____ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Christine Fione 5/29/06
Signature of Applicant/Designee Date

Shirley J. ... 5/29/06
Signature of Inspections Official Date

CBL: 129 F003 Building Permit #: 060497

Purchased Sept 2005

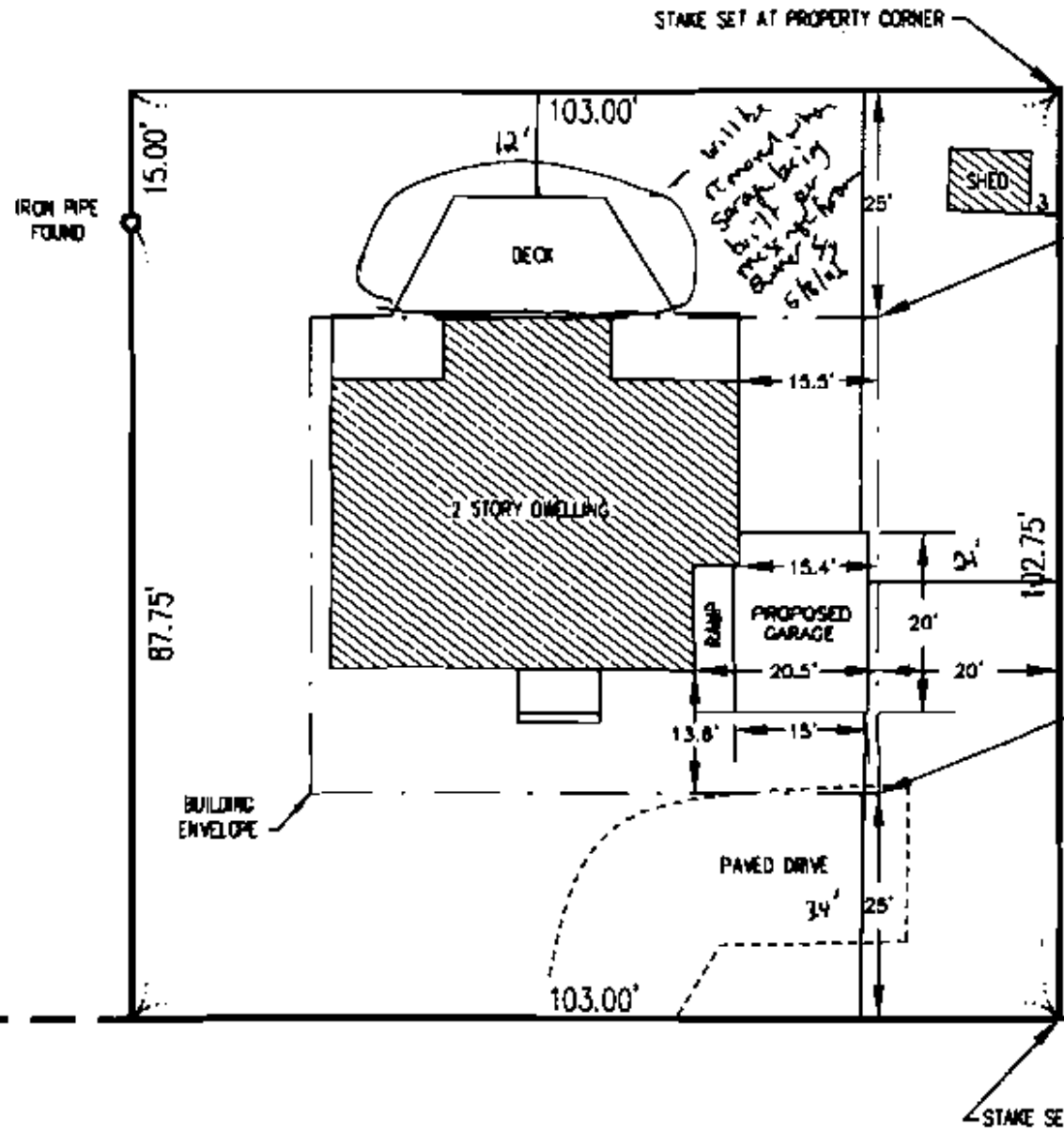
9 HERSEY STREET
ASSESSOR'S MAP 129
PARCEL F-3



F - 25' req - 34' scaled
R - 25' req - 49' scaled
S - 1/2 story 8' req 21' or right side scaled
- 2 story 14' req
max height 35' - 45.25'
lot coverage 35% to 37.04.05

OK

THIS IS NOT A BOUNDARY SURVEY.
BOUNDARY LINES ARE APPROXIMATE.
THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8
OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.



HERSEY STREET

SKETCH PLAN OF LAND
IN
PORTLAND
MAINE

SCALE: 1"=20'
REVISED

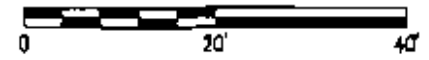
NOVEMBER 8, 2005
APRIL 6, 2006

PREPARED FOR: CHRISTINE FREME, M.D.
9 HERSEY STREET
PORTLAND, MAINE

JOB NUMBER: 28498.1 | ACAD FILE: 28498.1.DWG



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED



153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227



CITY OF PORTLAND, MAINE

Department of Building Inspections

1-12-2006

Received from

Christine Ferrone M.D.

Location of Work

9. Hersey St.

Cost of Construction \$

Permit Fee \$

327⁰⁰

Building (B)

Plumbing (P)

Electrical (E)

Site Plan (U2)

Other _____

CEL: 129 F 3

Check # 2064

Total Collected \$

327⁰⁰

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 - Building or Use Permit Application

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

Permit No: 06-0497	Issue Date: PERMIT ISSUED	CRU: 129 F003001
-----------------------	-------------------------------------	---------------------

Location of Construction: 9 HERSEY ST	Owner Name: FREME CHRISTINE M	Owner Address: 9 HERSEY ST	Phone:
Business Name:	Contractor Name: Stiffler & Close Builders	Contractor Address: 56 Roosevelt Trail-Windham	Phone: 2078923375
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3/B2b

Final Use: Single Family House	Proposed Use: Single Family Home/ build a 1 car garage attached to house	Permit Fee: \$327.00	Cost of Work: \$34,000.00	CRU District: 4
Proposed Project Description: build a 1 car garage attached to house		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type SB IRC 2003	
		Signature:	Signature: <i>Jm</i> 5/12/06	
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: Idobson	Date Applied For: 04/12/2006	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>	<p align="center">Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions</i> Date: 5/12/06 <i>ABM</i>	<p align="center">Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<p align="center">Historic Preservation</p> <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: _____
--	---	--	---

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
------------------------	---------	------	-------

5/30/06 Inspected for setbacks & footing. Actually called after the fact - Footing poured - wall forms up. Miscommunication betw/owner & contractor.

Setbacks ok - wall pinned to existing ok to proceed JMB

6/19/06 At next inspection - check that deck that extended past the rear of the house has been removed. Owner called to say it had been removed. AEM

9 HERSEY ST

07/25/06 Deck revision ~~per~~

" Electrician only for Garage

FREME CHRISTINE M/Sutter & Close Builders
build a 1 car garage attached to house

CBL 129 F003001

Permit Number: 060497

FREME

IN ACCEPTING THESE DRAWINGS OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALL ARCHITECTURAL OR ENGINEERING COMPANY, THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO BE BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER SHOULD REVIEW THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS AND TO VERIFY THAT ALL MEASUREMENTS ARE TO BE. IF ANY ERRORS ARE FOUND HCA WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

EXISTING HOUSE

EXACT PLACEMENT OF EXISTING HOME TO BE ON SETBACKS

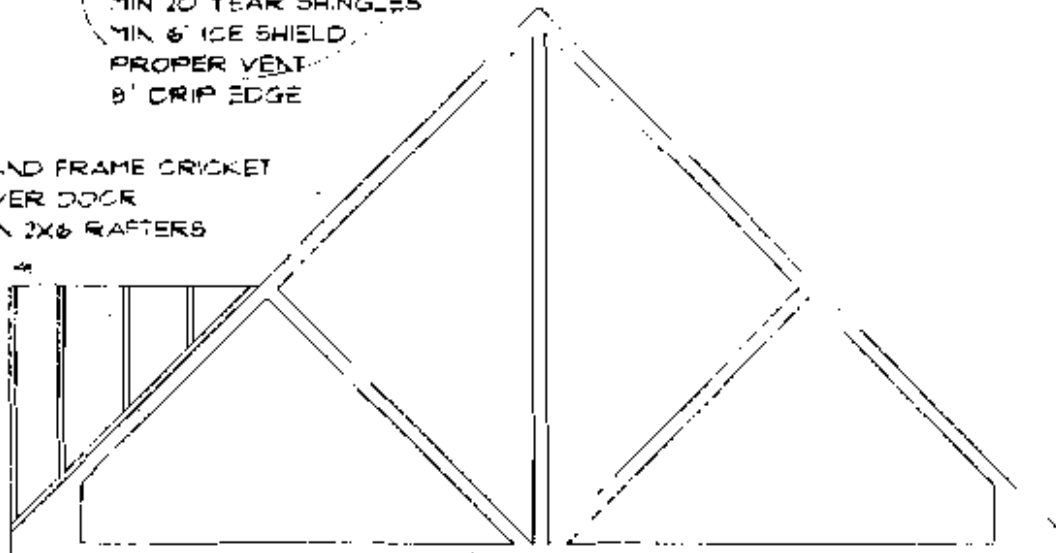
4' FROST
4' CONCRETE

DOOR CUTS ARE TO BE DEEPER THAN DOOR SIZES. BUILDER DIG

15'-0"

FULL LENGTH RIDGE VENT
FACTORY TRUSSES 24" O.C.
MIN 1/2" SHEATHING
MIN 20 YEAR SHINGLES
MIN 6' ICE SHIELD
PROPER VENT
8' CRIP EDGE

HAND FRAME CRICKET
OVER DOOR
MIN 2X6 RAFTERS



MIN 2X4 WALLS 24" O.C.
1/2" SHEATHING

HOUSE WRAP
5/8" per man 5/8" TO MATCH HOUSE
INSULATION OPTIONAL
FIRECODE DRYWALL AS TOWN REQUIRES

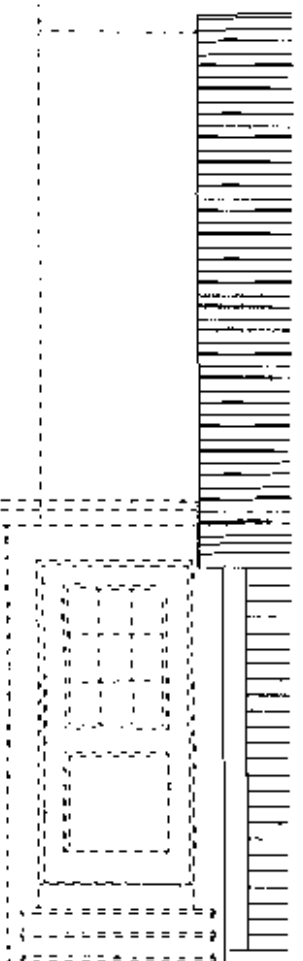
2X4 FT 5-LL
1/2" ANCHOR BOLTS AR 6' O.C. 4" CONCRETE FLOOR

COMPACTED FILL
8" CONCRETE FROST WALL
KEYED FOOTINGS

2x16
per man
5/8" per man

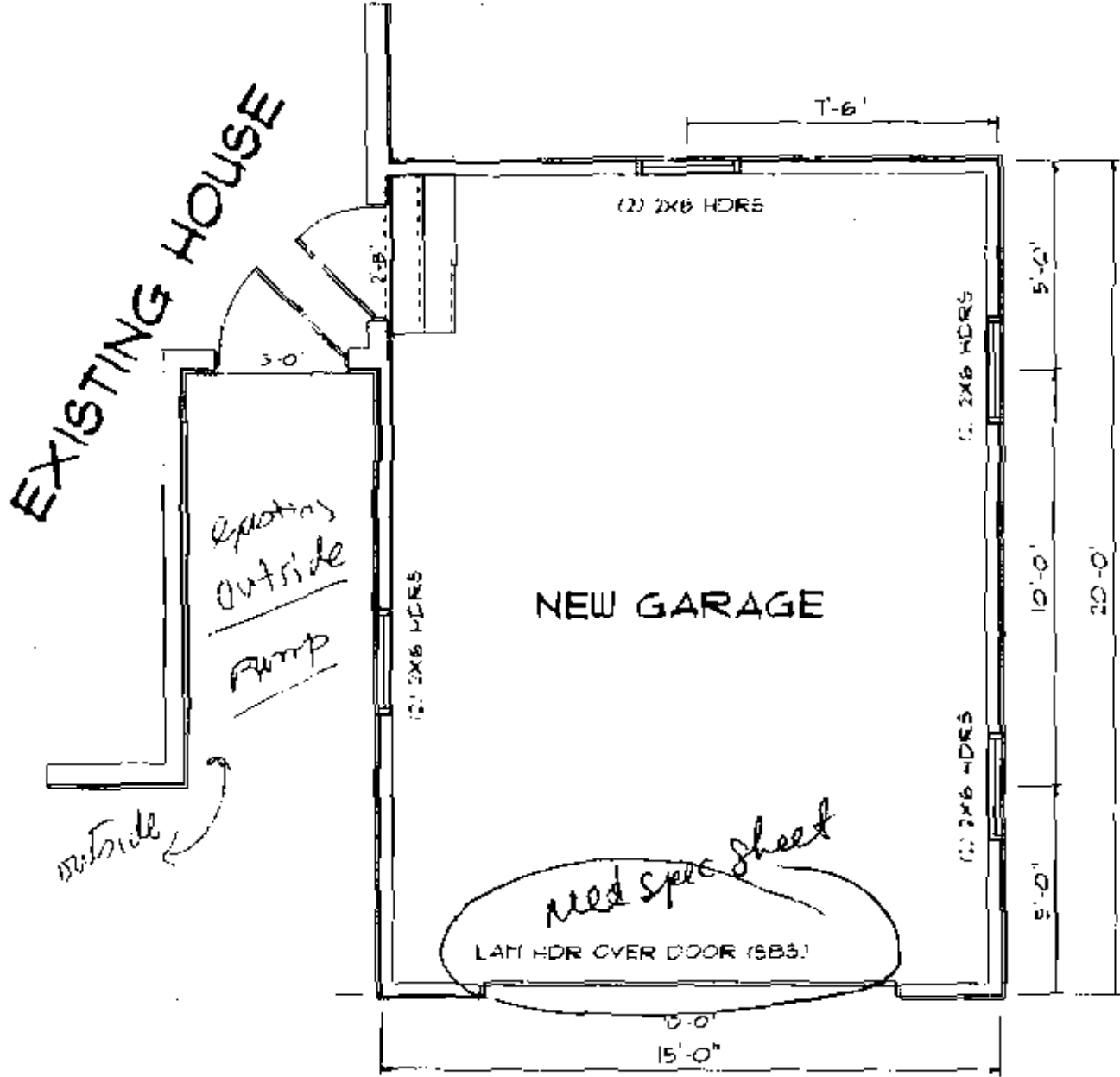
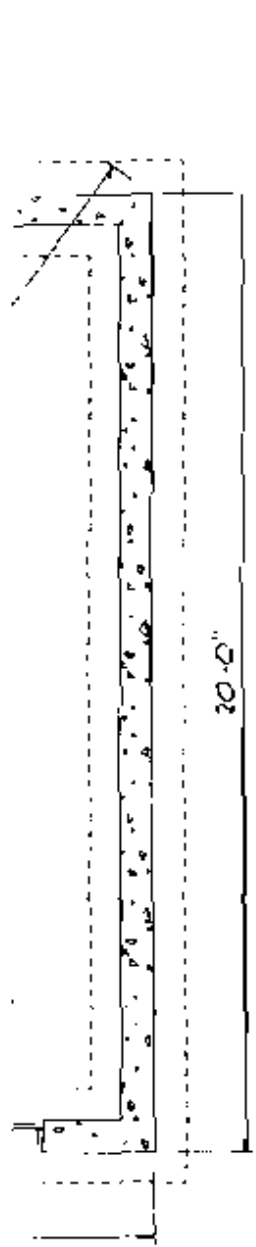
FRC

EXISTING HOUSE



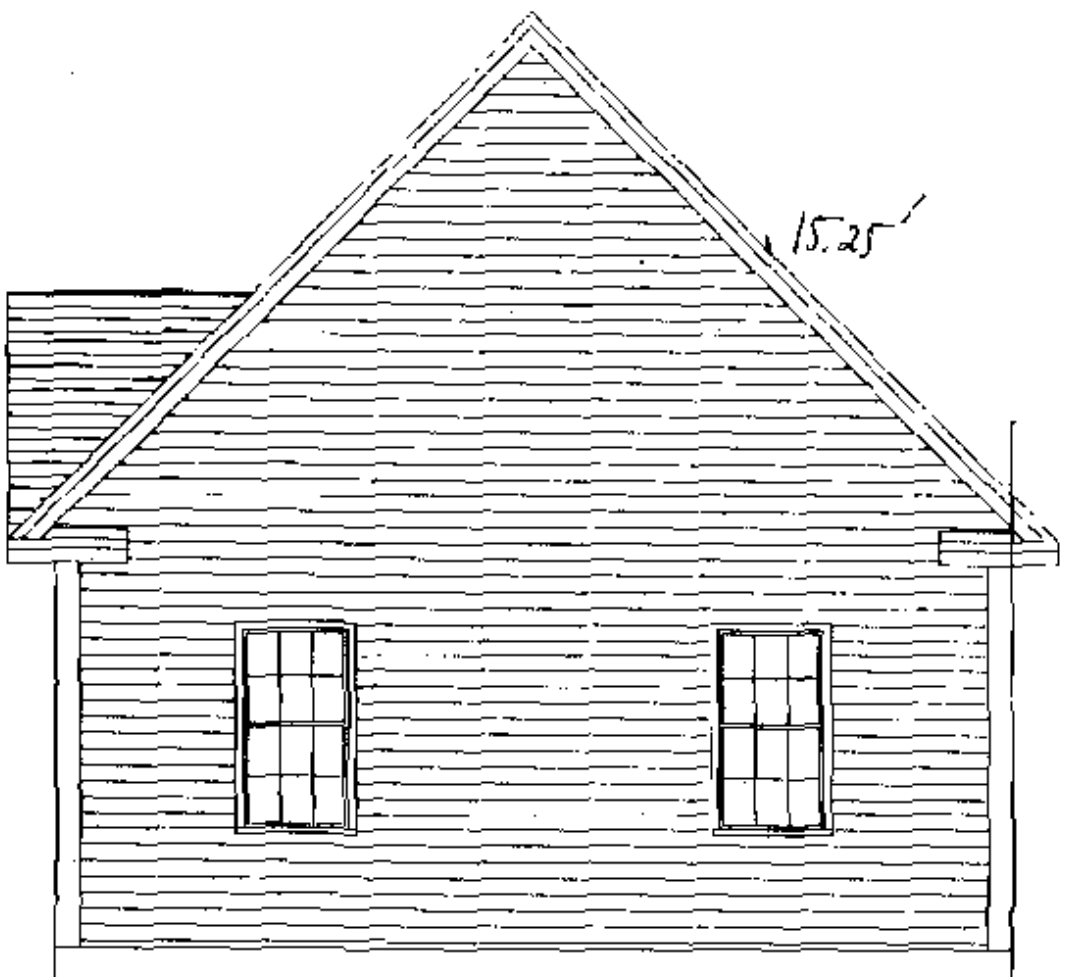
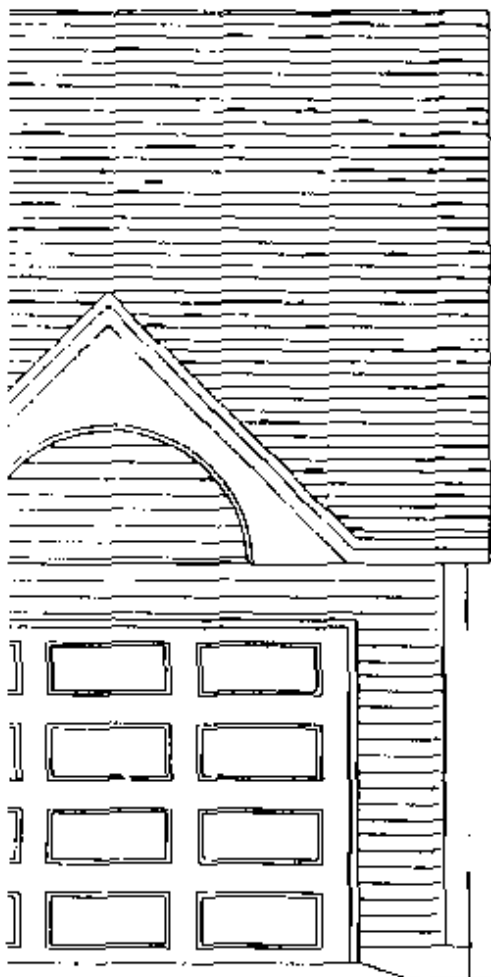
PLAN
 IS GARAGE
 OVER THESE
 POINT THEM

THE
 SECTION



ELEVATION

SIDE ELEVATION



DRAWN BY
 J CALL

SCALE
 1/4" = 1'

NAME
FREME GARAGE

DRAWING
HOUSE CALLS INC.
 HOME PLANNING & DESIGN

