

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** IATION

Permit Number: 071460

This is to certify that Redfern Properties, LLC/ Jonathan Culley Builders/ Benjamin

has permission to New single family 1760 sq ft. home w/ 44 sq ft 2 car garage

AT 18 VICTOR RD CL 159 D025001

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 work is used-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

*Charles A. [Signature]* 11/18/08  
 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

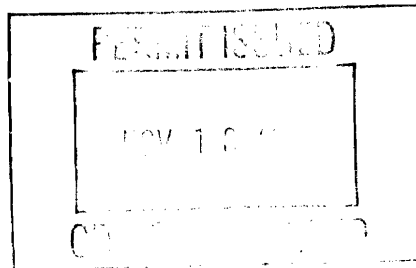
Permit No: 07-1460	Issue Date: 11/18/08	CBL: 159 D025001
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Location of Construction: 18 VICTOR RD	Owner Name: Redfern Properties, LLC/ Jonathan	Owner Address: P.O. Box 8816	Phone: 207-221-5746
Business Name:	Contractor Name: Pollard Builders/ Benjamin Pollard	Contractor Address: 30 Eastern Promenade Portland	Phone: 2077730764
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Lot	Proposed Use: Single Family Home- New single family 1760 sq ft. home w/ 440 sq ft 2 car garage	Permit Fee: \$2,445.00	Cost of Work: \$235,000.00	CEO District: 4
Proposed Project Description: New single family 1760 sq ft. home w/ 440 sq ft 2 car garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	
		Signature: [Signature] 11/18/08		
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: 11/29/2007	<b>Zoning Approval</b>		
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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><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 0207 - 0204 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ cond. hour Date: 11/6/08 ABM	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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: _____
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**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# 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: <sup>18</sup> <b>72 VICTOR ROAD</b>		
Total Square Footage of Proposed Structure (S): <b>2200 S.F. (1760 HOUSE, 440 GARAGE)</b>		Square Footage of Lot <b>10,800 S.F.</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>159      0      25</b>	Owner: <b>REDFERN PROPERTIES LLC</b>	Telephone: <b>207.221.5746</b>
Lessee/Buyer's Name (If Applicable) <b>N/A</b>	Applicant name, address & telephone: <b>POLLARD BUILDERS 30 EASTERN PROMENADE PORTLAND, ME 04101 207.773.0764</b>	Cost Of Work: \$ <u><b>235,000</b></u> Fee: \$ <u><b>2,670</b></u> C of O Fee: \$ <u><b>75</b></u>
Current legal use (i.e. single family) <u><b>VACANT LOT</b></u> If vacant, what was the previous use? <u><b>VACANT LOT</b></u> Proposed Specific use: <u><b>SINGLE FAMILY RESIDENCE WITH GARAGE</b></u> Is property part of a subdivision? <u><b>NO</b></u> If yes, please name <u><b>N/A</b></u> Project description: <b>A NEW SINGLE FAMILY RESIDENCE AND TWO-CAR GARAGE WILL BE BUILT ON A VACANT LOT.</b>		
Contractor's name, address & telephone: <b>BENJAMIN POLLARD, POLLARD BUILDERS 30 EASTERN PROMENADE, PORTLAND, ME 04101 207.773.0764</b> Who should we contact when the permit is ready: <u><b>BENJAMIN POLLARD</b></u> Mailing address: <b>30 EASTERN PROMENADE PORTLAND, ME 04101</b> Phone: <u><b>207.773.0764</b></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](http://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><b>J B Pollard</b></u>	Date: <u><b>2007.11.29</b></u>
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This is not a permit; you may not commence ANY work until the permit is issued.

## 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.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- 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.

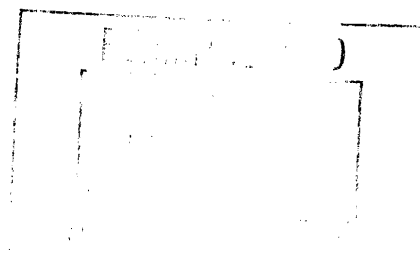
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

J B Pollard  
Signature of Applicant/Designee

2008.11.19  
Date

[Signature]  
Signature of Inspections Official

11.19.08  
Date



**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-1460	<b>Date Applied For:</b> 11/29/2007	<b>CBL:</b> 159 D025001
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<b>Location of Construction:</b> 18 Victor Rd	<b>Owner Name:</b> Redfern Properties, LLC/ Jonathan	<b>Owner Address:</b> P.O. Box 8816	<b>Phone:</b> 207-221-5746
<b>Business Name:</b>	<b>Contractor Name:</b> Pollard Builders/ Benjamin Pollard	<b>Contractor Address:</b> 30 Eastern Promenade Portland	<b>Phone:</b> (207) 773-0764
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home- New single family 1760 sq ft. home w/ 440 sq ft 2 car garage	<b>Proposed Project Description:</b> New single family 1760 sq ft. home w/ 440 sq ft 2 car garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/06/2008**Note:** **Ok to Issue:** 

- 1) The garage is considered a one and a half story structure. The interior is open to the roof with no second floor for storage or other purposes.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 3) With the issuance of this permit and the certificate of occupancy, this property shall be 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:** Chris Hanson      **Approval Date:** 12/17/2007**Note:** resubmitted to bldg and zoning w/ changes. Called to request new plan showing proposed changes 11/06/2008 **Ok to Issue:** 

- 1) Equipment must be installed in compliance with the manufacturer's specifications
- 2) Fastener schedule per the IRC 2003
- 3) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks.
- 4) The attic scuttle opening must be 22" x 30".
- 5) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 8) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 9) Separate permits are required for any electrical, plumbing, or HVAC systems.  
Separate plans may need to be submitted for approval as a part of this process.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 11/18/2008**Note:** **Ok to Issue:** 

- 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. Site drainage and finish grading must not negatively impact any abutments.

<b>Location of Construction:</b> 18 Victor Rd	<b>Owner Name:</b> Redfern Properties, LLC/ Jonathan	<b>Owner Address:</b> P.O. Box 8816	<b>Phone:</b> 207-221-5746
<b>Business Name:</b>	<b>Contractor Name:</b> Pollard Builders/ Benjamin Pollard	<b>Contractor Address:</b> 30 Eastern Promenade Portland	<b>Phone</b> (207) 773-0764
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 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) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) 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.
- 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:**

12/3/2007-amachado: Left message for the builder, Benjamin Pollard. Need a cross section of the garage to see if it is 1 1/2 story or 2 stories.

12/17/2007-csh: Holding untill DRC sign -off

3/3/2008-ldobson: I spoke with Phil needs revised plans for site

9/23/2008-gg: Per Section 105.3.2 of the International Codes adopted by the City of Portland, this application for building permit has been abandoned and is therefore expired. /gg

11/6/2008-amachado: Received revised siteplan that shows the correct size of the deck.

10/27/2008-amachado: Penny has reactivated the permit. It is pending per Phil Dipierro's approval.

10/27/2008-amachado: Revised siteplan (10-15-2008) received 10/27/2008. The size of the covered deck connecting the house to the garage does not match the size of the deck on the building plans. I spoke to Ben Pollard about it.

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 11/18/2008 9:10:31 AM  
**Subject:** 18 Victor Road Single Family

Hi all, this project meets minimum site plan requirements for the issuance of the building permit. See sign off and conditions in UI.

Thanks.

phil

**From:** Penny Littell  
**To:** Lannie Dobson  
**Date:** 10/27/2008 9:09:48 AM  
**Subject:** 159 D 025

I need to reactivate this permit. i know it requires my approval. please talk to Vicki about how tpo gp about reactivating this. Please note that the permit is pending per Phil DiPierro's approval.

**CC:** Ann Machado; Chris Hanson; Philip DiPierro



# POLLARD BUILDERS

30 Eastern Promenade • Portland, Maine • 04101 • 207.773.0764

November 6, 2008

Ann Machado  
Zoning Administration  
City of Portland  
389 Congress St  
Portland, ME 04101

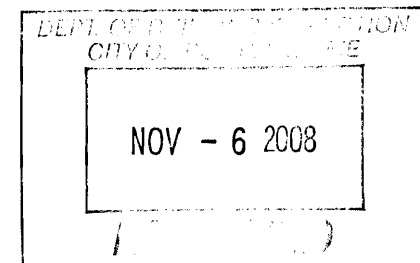
Dear Ms. Machado:

I have enclosed four copies of the most recent version of the site plan for a proposed new single-family residence for Redfern Properties at 12 Victor Road in Portland. The surveyor made several changes to the plan according to requests made by Phil DiPierro. We also adjusted the size of the deck as you requested. The relationship between the house and garage does not correspond exactly to the floor plans submitted with the construction drawings, because the owner decided to change the orientation of the house after he had seen the location staked out. In any case, no portion of the deck will go over the setback line, and I hope that this plan provides enough information for you to grant the permit. If you need us to have the architect redraw the floor plan please let me know.

Phil DiPierro asked me to deliver these plans to you, and said that you would give him one copy of the revised survey. If you have any questions please give me a call at 776.5711.

Best wishes,

  
Benjamin Pollard



Applicant: Redfern Properties LLC  
(Jonathan Wilkey)  
Address: 18 Victor Rd (19-22)

Date: 12/3/07 / revised site plan 11/6/08  
C-B-L: 159-D-025

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - R3

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build 2 story single family home 20'x40' w/ attached 22'x20' garage

Sevage Disposal - City

Lot Street Frontage - 50' min - 90' given

Front Yard - ~~5' min~~ 25' min. - ~~31.7' scaled~~ <sup>LS given</sup> 26.8' to house. - given

Rear Yard - 25' min. - ~~41.5' scaled~~ 46.5' scaled.

Side Yard - 1 1/2 stories 8' <sup>16.8' given</sup> - left side - ~~14.5' given~~ need 14'  
2 1/2 stories 14' - right side - ~~9' given~~ need 8' 9.8' given - 8' required.

Projections - 1 1/2 story garage  
22x6 - deck

Width of Lot - 65' min. - 90' given

Height - 35' max - 21' scaled

Lot Area - 6,500  $\Phi$  min. - 10800 (per assessors)

Lot Coverage Impervious Surface - 35% = 3780  $\Phi$

Area per Family - 6,500  $\Phi$

Off-street Parking - 2 spaces required - 2 car garage 20'x22' OK.

Loading Bays - N/A.

Site Plan - minor/minor 2007-0204

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

20 x 40 = 800  
20 x 20 = 400  
6 x 18 = 108  
6 x 22 = 132

OK

1248

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

Zoning Copy  
**Marge Schmuckal**

2007-0204  
Application I. D. Number

11/29/2007  
Application Date

**Redfern Properties, LLC/ Jonathan Culley**  
Applicant

**P.O. Box 8816, Portland, ME 04104**  
Applicant's Mailing Address

**Redfern Properties, LLC/ Jonathan Culley**  
Consultant/Agent

**Applicant Ph: (207) 776-9715 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**Victor Rd , Portland, Maine**  
Address of Proposed Site

**159 D025001**

Assessor's Reference: Chart-Block-Lot

**Single Family Home**  
Project Name/Description

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_  
 Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification  
 Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location  
 After the Fact - Major  Stormwater  Traffic Movement  Other \_\_\_\_\_  
 After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **11/29/2007**

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance

signature

date

**Performance Guarantee**

Required\*

Not Required

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

**RELEASE DEED**

**JAMES W. RAWCLIFFE**, of Trenton, Hancock County, Maine, and **WALTER A. LAQUALIA**, of Scarborough, Cumberland County, Maine, for consideration paid, release to **REDFERN PROPERTIES LLC**, a Maine limited liability company, with a principal place of business in Portland, Cumberland County, Maine, the land, together with the buildings and improvements thereon, in Portland, Cumberland County, Maine, described as follows:

Two lots or parcels of land numbered 3 and 4 as shown on Plan of Lots of Ocean Park Homes, Inc., Portland, Maine, drawn by H. I. Jordan, C.E., in November 1941, which Plan is recorded in Cumberland County Registry of Deeds in Plan Book 28, Page 18.

EXCEPTING AND RESERVING that property conveyed by Ocean 466, LLC to Robert E. Billings and Betty L. Billings by deed dated December 6, 2005, recorded in Book 23471, Page 347 of the Cumberland County Registry of Deeds.

This deed is given to Grantee as successful bidder at the public foreclosure sale held on February 27, 2007, pursuant to the Statutory Power of Sale contained in a certain mortgage given by **Ocean 466, LLC** to **James W. Rawcliffe and Walter A. Laqualia**, dated May 31, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22975, Page 139.

The premises are conveyed "as is" and subject to all municipal taxes and assessments, and all matters of record. Grantor makes no representation as to the suitability of the premises for any purpose.

The premises are conveyed "as is" and subject to all municipal taxes and assessments, and all matters of record. Grantor makes no representation as to the suitability of the premises for any purpose.

The Grantee's mailing address is P.O. Box 8816, Portland, Maine 04101.

WITNESS our hands and seals this 2 day of April, 2007.

WITNESS:

Genevieve E. Scriner

Carol Klading

James W. Rawcliffe  
JAMES W. RAWCLIFFE

Walter A. Laqualia  
WALTER A. LAQUALIA

STATE OF FLORIDA  
COUNTY OF BROWARD, ss

MARCH 29, 2007

Then personally appeared the above-named Walter A. Laqualia and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Carol Paladino*

Name:

Notary Public/Attorney-at-Law



**Carol Paladino**  
Commission #DD335988  
Expires: Aug 28, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc

Received  
Recorded Register of Deeds  
Apr 11, 2007 10:18:04A  
Cumberland County  
Pamela E. Lovles

## Purchase & Sale Agreement Auction 07-17

This Agreement is entered into this 27th day of February 2007 by and between James. W. Rawcliffe and Walter A. Laqualia, having an address of 38 Clearwater Drive, Town of Scarborough, County of Cumberland and State of Maine, hereinafter sometimes called the "SELLER", and

(name) Jonathan Colley / Redfern Properties LLC

(address) PO Box 8816

Portland ME 04104

(telephone) 221-5746 (ofc) Cell 776-9715 (res)

(~~SS#~~) 20-3940302 (SS#) \_\_\_\_\_

County of Cumberland and State of ME, hereinafter sometimes called the "BUYER".

### Witnesseth

WHEREAS, SELLER is desirous of selling all its rights, title and interest in and to certain land and buildings situated in the County of Cumberland and State of Maine, located at 12-20 Victor Rd., in the City of Portland. The real estate is more particularly bounded and described in **Exhibit A**, a copy of which is attached hereto and made a part hereof.

WHEREAS, BUYER is desirous of purchasing said real estate at said public sale for the sum of

(\$ 80,000.-) Eighty Thousand Dollars

NOW THEREFORE, the SELLER, in consideration of the deposit of **\$10,000.00**, receipt of which is hereby acknowledged, does hereby agree to sell and convey the real estate described to the said BUYER for the aggregate sum of \$ 80,000.- and the said BUYER agrees to purchase the same for the said price upon the following terms & conditions:

1. The SELLER agrees, at the time of closing and upon receipt of the balance due of the purchase price, to execute and deliver to the BUYER a Mortgage's Release Deed to said real estate.
2. BUYER acknowledges that they have had an opportunity to inspect said real estate and that said property is to be conveyed in its entirety "AS IS, WHERE IS, AND WITH ALL FAULTS" unrepaired and without any express or implied warranties of any kind or nature.
3. BUYER agrees, at closing, to pay SELLER the balance of the purchase price in cash or certified U.S. funds.
4. Closing shall be held at such time and place as is convenient to the parties hereto, but in no event any later than thirty-days (30) from the date hereof at the office of the SELLER. It is mutually agreed that time is of the essence to this Agreement and said closing.

5. Remedies of SELLER: If BUYER fails to pay the purchase price in full within the time set forth and/or fails to comply with any of the provisions of the Agreement, SELLER and Auctioneer, in addition to all other remedies allowed by law or equity, may retain the full deposit as damages. In addition, the Property may be resold in any manner to any party and any deficiency, together with all expenses and costs of resale (including attorney's fees) will be paid by the defaulting BUYER. If the BUYER defaults under this Agreement, in addition to other remedies, the Seller shall have the right to assign the BUYER'S rights under this Agreement to SELLER or a third party.
6. Possession: BUYER shall only be entitled to possession at closing. Third parties may occupy the Property at the time of the Sale and closing, and the Property is sold subject to any claims such third parties may have to continue possession.
7. Real Estate Taxes: All outstanding real estate taxes - including taxes assessed but unbilled - shall be the responsibility of the BUYER.
8. ALL Transfer Taxes: All real estate transfer taxes shall be the responsibility of the BUYER at closing.
9. Other Assessments: All other unpaid assessments and charges due to municipal or quasi-municipal corporations (if any), including sewer, water, and the like due shall be the responsibility of the BUYER.
10. The attached Terms and Conditions of Sale are incorporated herein by reference.
11. Risk of Loss: The risk of loss with respect to the property shall be with the BUYER.
12. Assignment: Buyer may assign its rights under this Agreement to any third party by a writing approved by Seller, but such assignment may not mitigate or modify Buyer's obligations and liability to Seller pursuant to the terms hereof. Any such assignment, in a form approved by and acceptable to Seller, must be executed and delivered by Buyer and the proposed assignee(s) to counsel for Seller at least seven (7) calendar days prior to the date of closing.

IN WITNESS WHEREOF the parties have hereunto set their hands on the date first mentioned.

Walter A. Longoria  
SELLER

[Signature]  
BUYER  
For Redfern Property LLC

[Signature]  
WITNESS

[Signature]  
BUYER  
[Signature]  
WITNESS

## **Exhibit A**

### **Legal Description**

Two lots or parcels of land numbered 3 and 4 as shown on Plan of Lots of Ocean Park Homes, Inc., Portland, Maine, drawn by H.I. Jordan, C.E., in November 1941, which Plan is recorded in Cumberland County Registry of Deeds in Plan Book 28, Page 18.

Being a portion of the premises conveyed by Robert A. Flynn and Anita C. Flynn to Ocean 466, LLC by deed dated October 29, 2003, and recorded in Book 20508, Page 136 of the Cumberland County Registry of Deeds.

EXCEPTING AND RESERVING that property conveyed by Ocean 466, LLC to Robert E. Billings and Betty L. Billings by deed dated December 6, 2005, recorded in Book 23471, Page 347 of the Cumberland County Registry of Deeds.



**Terms And Conditions**  
**Real Estate Foreclosure Auction 07-15**  
**.25+/- Acre Vacant Lot**  
**12-20 Victor Rd., Portland, Maine**  
**Tuesday, February 27, 2007 at 11 AM**

1. Date/Place of Sale: The Property shall be sold on Tuesday, February 27, 2007 commencing at 11:00 a.m. at the subject property located at 12-20 Victor Rd., Portland, Maine.
  2. Terms of Sale:
    - A. The sale is subject to all of those terms set forth in the Notice of Public Sale including but not limited to the terms set forth below.
    - B. The Property shall be sold as one lot or parcel subject to and with the benefit of all development rights, easements, appurtenances, restrictive covenants, rights of way of record, and any easements, restrictions and rights of way which are disclosed in the Notice of Sale or which are of record or which are visible upon the face of the earth or as set forth in the Purchase and Sale Agreement, a copy of which is available from the auctioneer.
    - C. The Real Estate ("Property") will be offered as an entirety and is being sold **"AS IS, WHERE IS, AND WITH ALL FAULTS."** James. W. Rawcliffe and Walter A. Laqualia (the "Seller") assumes that bidders have inspected the Property prior to the sale. The Property is offered for sale in its entirety **"AS IS, WHERE IS, AND WITH ALL FAULTS" unrepaid and without any express or implied warranties of any kind or nature.** Square footage dimensions are approximate and should be independently verified prior to bidding. The Seller, its agents and subagents, assume no liability for errors or omissions in these Terms and Conditions of Sale or in any of the property listings or advertising or promotional/publicity statements and/or materials. Although information has been obtained from sources deemed reliable, the auctioneer makes no guarantees as to the accuracy of the information herein contained or in any other property listing or advertising or promotional/publicity statements and materials.
    - D. A deposit to bid of **\$10,000.00** must be left with the auctioneer prior to the sale. The deposit must be in the form of Certified U.S. Funds and must be made payable to the auctioneer. The deposit to bid is nonrefundable as to the highest bidder for the Property. Unsuccessful bidder's checks will be returned immediately after the auction.
    - E. The high bidder shall at his/her cost pay any outstanding real estate taxes, and any other unpaid assessments due to municipal or quasi-municipal corporations.
    - F. The balance of the purchase price will be due on or before **thirty - (30) days** from date of public sale.
    - G. The deed to the Property will be by Mortgagee's Release Deed. The high bidder shall at his/her cost pay all real estate transfer taxes (including the Seller's share, if any), whether assessed to purchaser or Seller.
    - H. The sale is subject to all of the terms set forth in the Purchase and Sale Agreement, the form of which is included in the Property Information Package.
    - I. If the high bidder or high bidders default by failing to pay the purchase price in full within the time specified in the Purchase and Sale Agreement, or if a high bidder otherwise breaches the terms of sale, the Seller may, in addition to all other remedies allowed by law or equity, retain the full Deposit as damages. In addition, the Property may be resold in any manner to any party and any deficiency, together with all expenses and costs of resale (including attorney's fees) will be paid by the defaulting high bidder. If the Buyer defaults under this Agreement, in addition to other remedies, the Seller shall have the right to assign the Buyer's rights under this Agreement to Seller or a third party.
-

J. The Seller and the auctioneer reserve the right, subject to applicable provisions of Maine Law, to: (i) refuse or accept any irregular bids; (ii) hold periodic recesses in the sale process; (iii) continue the sale from time to time without notice to any person; and (iv) amend the terms of sale as it deems in the best interest of the Seller.

K. A record of bidding will be maintained by the Seller and/or the auctioneer for its own use.

L. Seller reserves the right to bid without making the required deposit and, if Seller, or its assignee, is the high bidder, to pay for the Property with a credit against the debt owed to Seller.

3. Auction Procedure: Open and verbal. Unless otherwise announced, announcements made on the day of the sale will be subject to all printed material. Method, order of sale, and bidding increments shall be at the sole discretion of the auctioneer. The Seller reserves the right to delete or add additional property at its discretion. Seller reserves the right to modify the terms and structure of the Sale. Seller reserves the right to add to or change any of the terms and conditions of sale, to add or withdraw properties, and to adjourn, cancel, recess, delay or reschedule the Sale at any time before or during the auction.

4. Disclaimer: All bidders are invited to inspect the Property and the public records prior to making a bid. No warranties, guarantees or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the Property, including improvements located underground, the location and/or boundaries of the Property or improvements thereon, title to the Property, environmental compliance, or its compliance with any applicable zoning, land use or hazardous waste regulations, laws or ordinances. **THE SELLER/AUCTIONEER EXPRESSLY AND SPECIFICALLY MAKES NO, AND SHALL MAKE NO, REPRESENTATIONS OR WARRANTIES REGARDING HAZARDOUS OR TOXIC WASTE, SUBSTANCES, MATTERS OR MATERIALS, AS THOSE TERMS MAY BE DEFINED FROM TIME TO TIME BY APPLICABLE STATE, LOCAL AND FEDERAL LAWS, STORED OR OTHERWISE LOCATED ON THE PROPERTY.**

5. Risk of Loss: The risk of loss with respect to the property shall be with the successful purchaser.

6. Possession: Buyer shall only be entitled to possession at closing as set forth in the Purchase and Sale Agreement. Third parties may occupy the Property at the time of the Sale and closing, and the Property is sold subject to any claims such third parties may have to continue possession.

7. Applicable Law: You have signed a written binding contract agreeing to the Terms and Conditions of Sale, and understand that any bid you make falls under the Maine Auction Law, Title II, Section 2-328 of the Uniform Commercial Code, and the Statute of Frauds. Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta, Maine, 04330.

8. Bidder's Card: By signing for a bid number, the bidder has signed a written and binding contract agreeing to all of the terms and conditions set forth herein. If you do not agree with any of the terms or conditions set forth above, please return your bid number to the auctioneer immediately. Proxy bids are subject to all terms and conditions of sale as listed herein or announced at the Sale. Any party submitting a proxy bid must be available, or have a representative available, to execute a purchase and sale agreement at the time of the Sale, and such representative must provide documentation satisfactory to Seller that the representative is duly and appropriately authorized to act on behalf of the parties submitting the proxy bid.

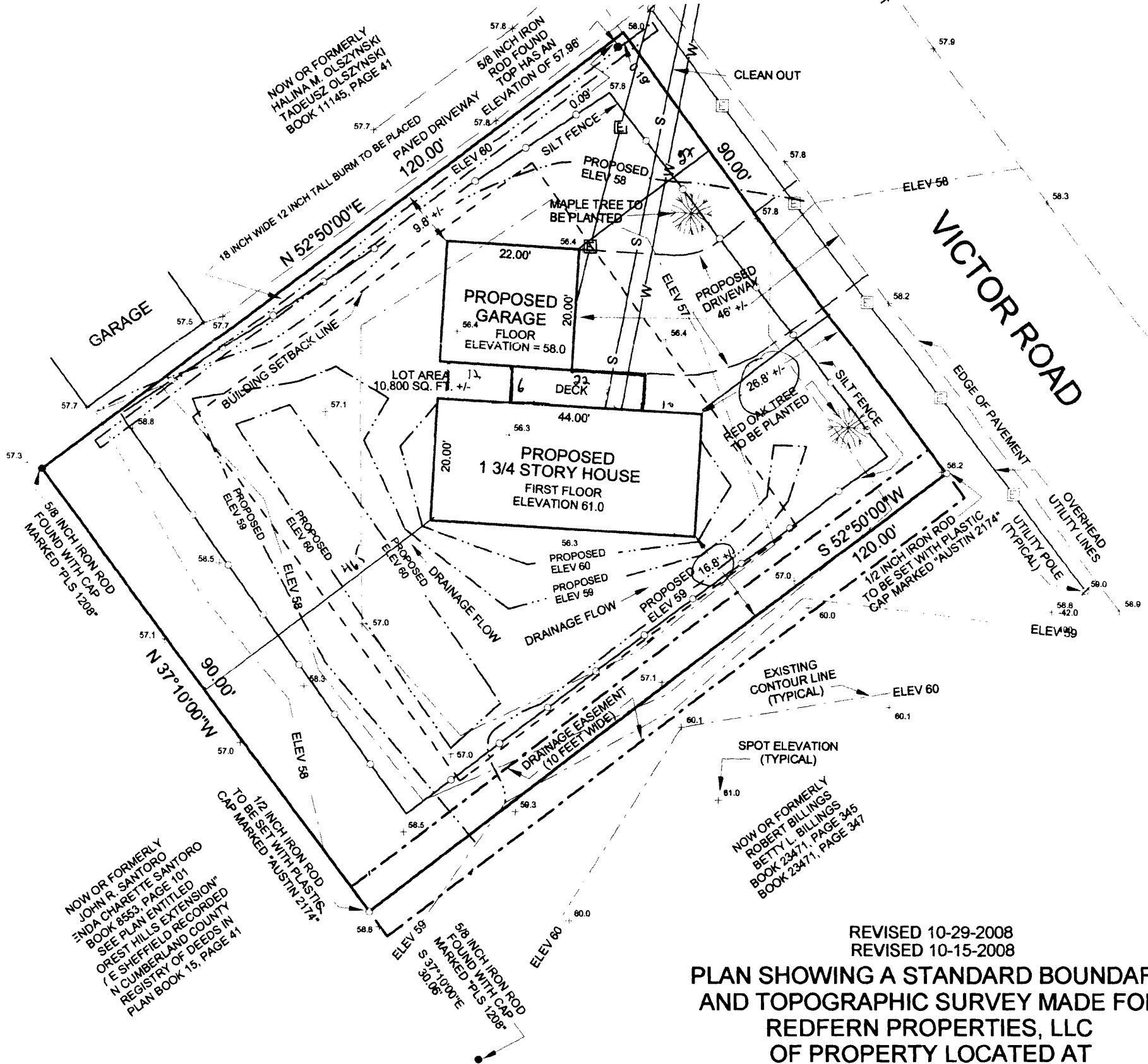
9. Conflict With Purchase and Sale Agreement: In the event of a conflict between these Terms and Conditions of Sale and the terms of the Purchase and Sale Agreement executed by the Seller and the successful bidder, the Purchase and Sale Agreement shall control.

12-10 Victor Rd  
Plans Dated 11/29/07  
Lic Arch.

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	12x24 4 - frost walls w/ int. + ext. drainage	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	inside + ext. connected.	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	✓	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1" from corners to o.c.	
Lally Column Type (Section R407)	N/A	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	eng. Brns	Need specs
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	concrete ref. slab w/ radiant heat tubes ins. w/ Rigid Ins w/ vapor barrier	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Eng. floor trusses w 2x8 PT. - Dark WL	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	N/A	

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12/12 Garage 12/12, 6/12 Dormer 2x10 2x12	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Formaldehyde w 3/4" vertical Holds - plank Strapping	
Fastener Schedule (Table R602.3(1) & (2) )	IRC 2003	
<b>Private Garage</b> (Section R309) Living Space? <i>NO</i> (Above or beside) <i>Storage</i>		
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	Fire door	
Emergency Escape and Rescue Openings (Section R310)	on window sch.	
Roof Covering (Chapter 9)	40 yr. EIK Asphalt	
Safety Glazing (Section R308)	where req.	
Attic Access (Section R807)	22x30	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	Double LVL app. plan	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-12 R-3	

Factor Fenestration	32	
Type of Heating System	Solar	
<b>Means of Egress</b> (Sec R311 & R312) Basement ✓ Number of Stairways Interior 1 Exterior Treads and Risers 16" 2 3/4 (Section R311.5.3) Width (Section R311.5.1) 10 Headroom (Section R311.5.2) 6-8 Guardrails and Handrails 34-38 (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	✓	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	—	
Deck Construction (Section R502.2.1)	2x8 w/ Cambria	



NOW OR FORMERLY  
HALINA M. OLSZYNSKI  
TADEUSZ OLSZYNSKI  
BOOK 11145, PAGE 41

5/8 INCH IRON ROD  
FOUND WITH CAP  
MARKED "PLS 1208"

NOW OR FORMERLY  
JOHN R. SANTORO  
INDA CHARETTE SANTORO  
BOOK 8553, PAGE 101  
SEE PLAN ENTITLED  
"FOREST HILLS EXTENSION"  
IN SHERFIELD COUNTY  
REGISTER OF DEEDS IN  
PLAN BOOK 15, PAGE 41

NOW OR FORMERLY  
ROBERT BILLINGS  
BETTY L. BILLINGS  
BOOK 23471, PAGE 345  
BOOK 23471, PAGE 347

REVISED 10-29-2008  
REVISED 10-15-2008

**PLAN SHOWING A STANDARD BOUNDARY  
AND TOPOGRAPHIC SURVEY MADE FOR  
REDFERN PROPERTIES, LLC  
OF PROPERTY LOCATED AT  
12-20 VICTOR ROAD, PORTLAND, MAINE  
SCALE: 1 INCH = 20 FEET NOVEMBER 26, 2007**

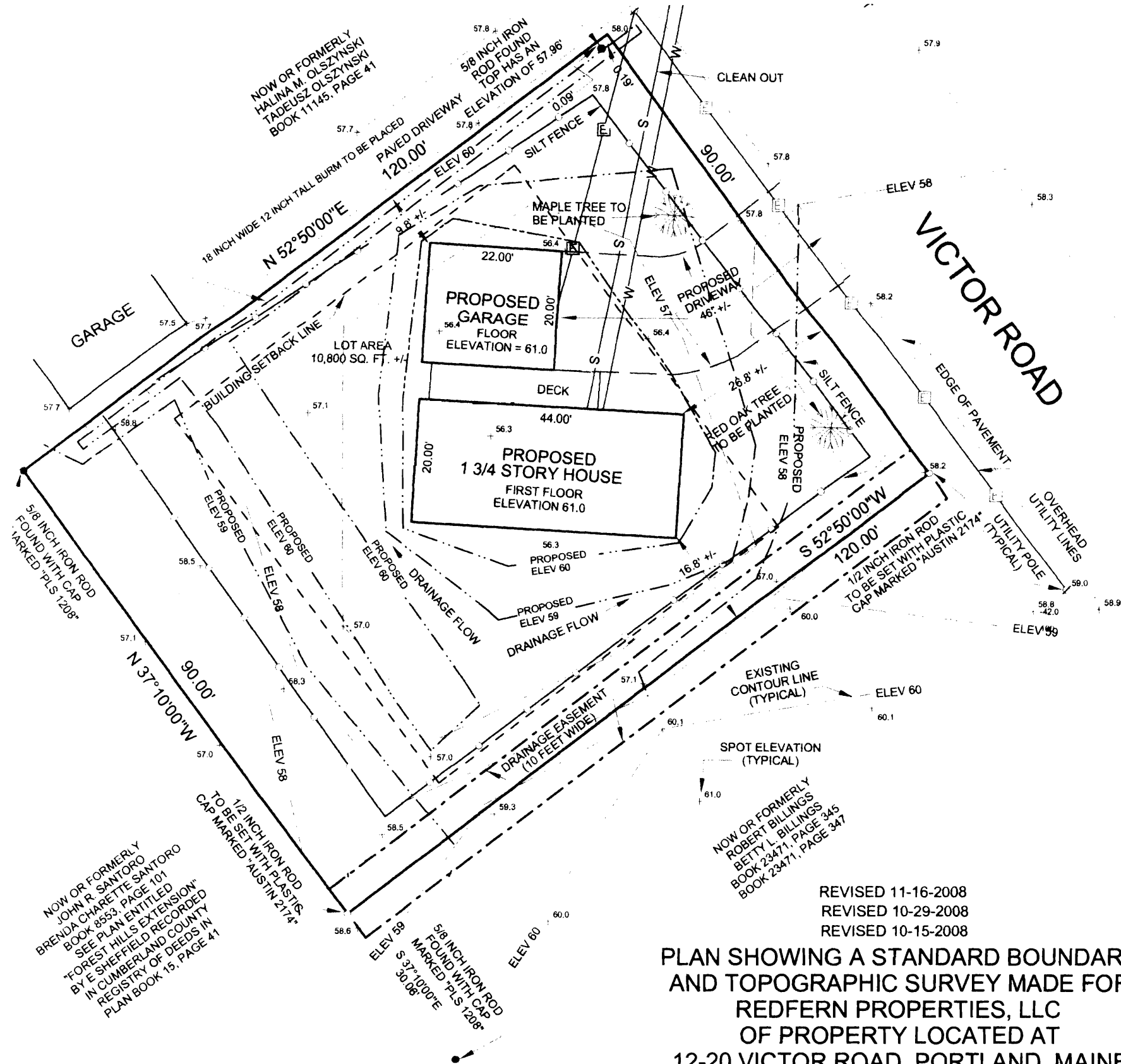
**SURVEYED BY:  
AUSTIN LAND SURVEYING, LLC  
82 ELDERBERRY LANE  
NEW GLOUCESTER, MAINE 04260  
(207) 632-2959**

NOV - 6 2003

**GRAPHIC SCALE: 1 INCH = 20 FEET**



**WILLIAM G. AUSTIN  
STATE OF MAINE  
PROFESSIONAL LAND SURVEYOR 2174**



NOW OR FORMERLY  
JOHN R. SANTORO  
BRENDA CHARETTE SANTORO  
BOOK 8533, PAGE 101  
SEE PLAN ENTITLED  
"FOREST HILLS EXTENSION"  
IN CUMBERLAND COUNTY  
REGISTRY OF DEEDS IN  
PLAN BOOK 15, PAGE 41

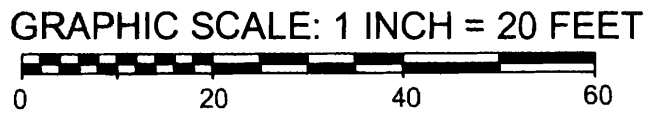
NOW OR FORMERLY  
HALINA M. OLSZYNSKI  
TADEUSZ OLSZYNSKI  
BOOK 11145, PAGE 41

NOW OR FORMERLY  
ROBERT BILLINGS  
BETTY L. BILLINGS  
BOOK 23471, PAGE 345  
BOOK 23471, PAGE 347

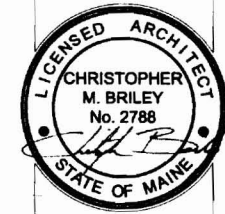
REVISED 11-16-2008  
REVISED 10-29-2008  
REVISED 10-15-2008

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AND TOPOGRAPHIC SURVEY MADE FOR  
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SCALE: 1 INCH = 20 FEET NOVEMBER 26, 2007**

**SURVEYED BY:  
AUSTIN LAND SURVEYING, LLC  
82 ELDERBERRY LANE  
NEW GLOUCESTER, MAINE 04260  
(207) 632-2959**

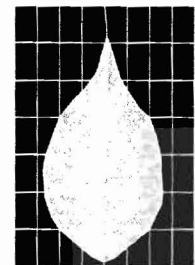


*(Signature)*  
WILLIAM G. AUSTIN  
STATE OF MAINE  
PROFESSIONAL LAND SURVEYOR 2174



NOV 14 2007

**REDFERN HOUSE**  
FOR REDFERN PROPERTIES LLC.  
12 VICTOR RD. PORTLAND, MAINE



**GREEN DESIGN STUDIO**  
architecture for life

325 main street  
yarmouth, maine 04096  
t: 207-449-1128  
f: 207-449-1139  
www.architectforlife.com

**CONSULTANTS:**

**STRUCTURAL:**  
L & L Engineering  
6 Q Street  
South Portland, ME 04106  
207-767-4830

11-13-08

**PROJECT NO:** GDS0706

**ISSUED:** 07.10.07

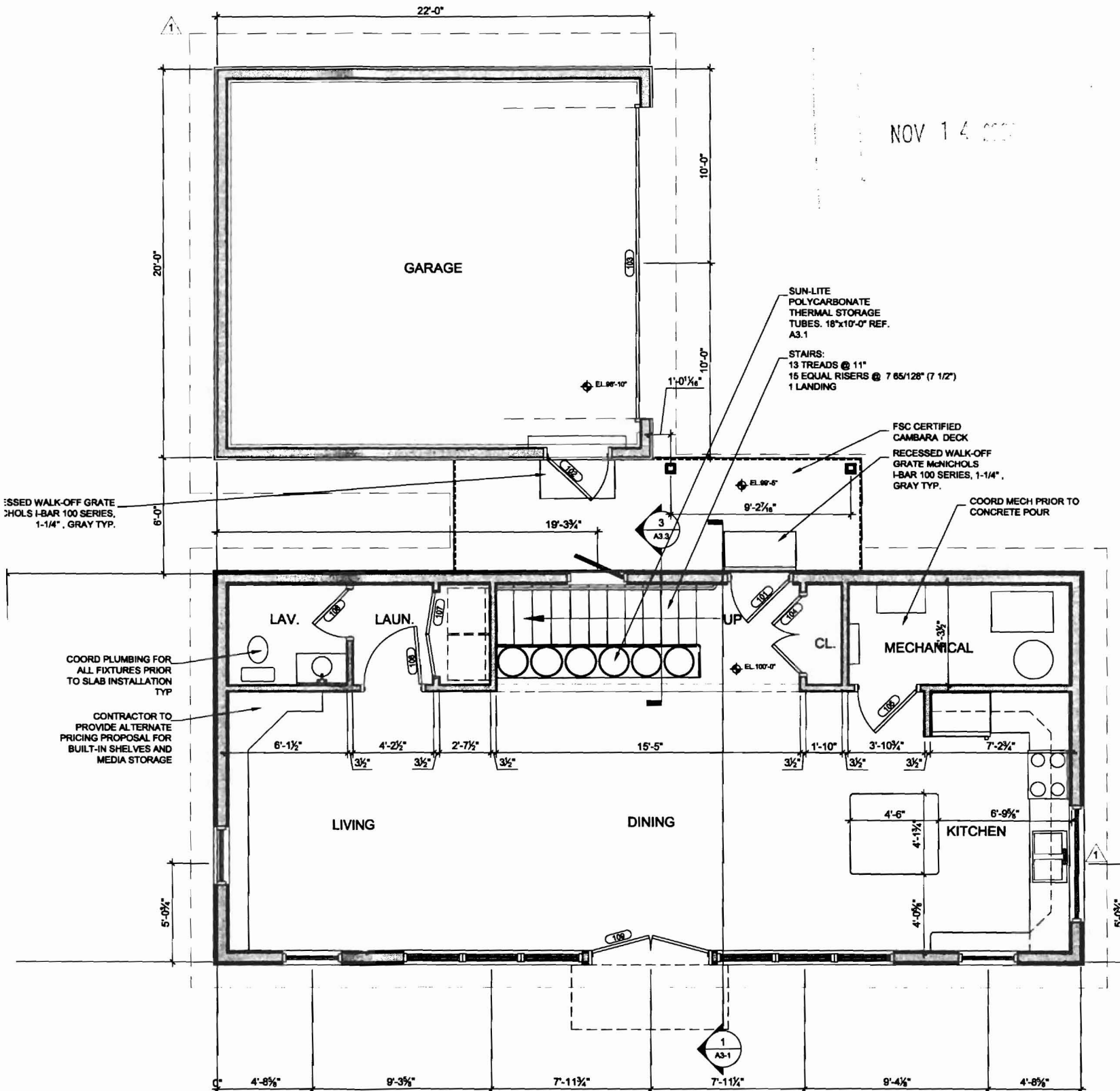
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**CHECKED BY:** ---

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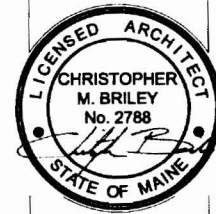
1ST FLOOR PLAN

**A1.1**

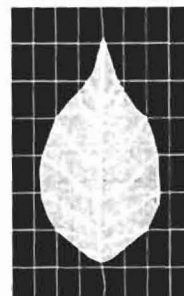


**1 FIRST FLOOR PLAN**  
1/4" = 1'-0"





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 12 VICTOR RD. PORTLAND, MAINE



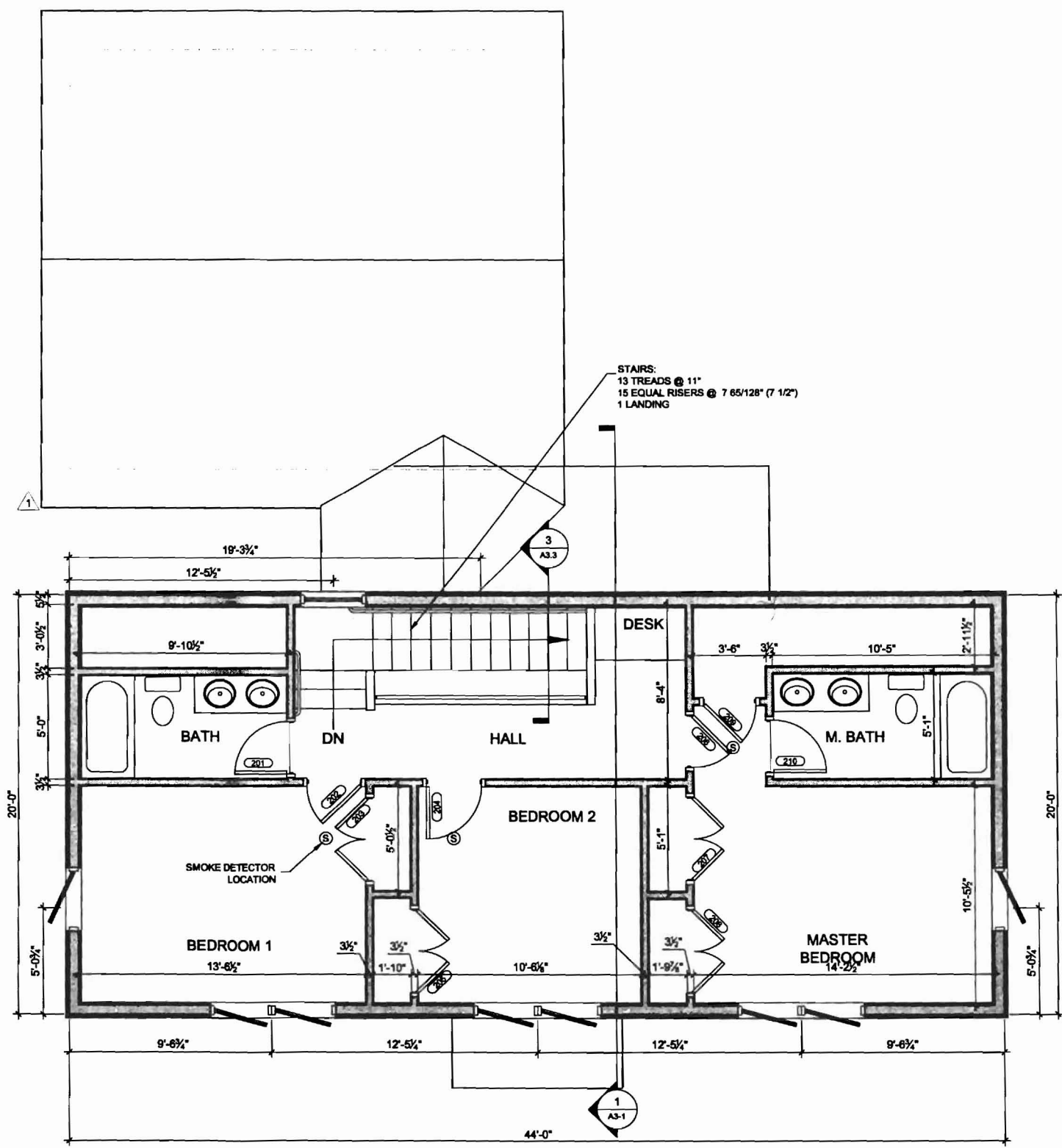
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11-13-08

**PROJECT NO:** GDS0706  
**ISSUED:** 11.29.07  
**DRAWN BY:** CMB  
**CHECKED BY:** ---  
**SHEET TITLE:**  
 2ND FLOOR PLAN

**A1.2**



**1 FIRST FLOOR PLAN**  
 1/4" = 1'-0"



EVACUATED TUBE SOLAR COLLECTOR ARRAY  
40 YEAR SHINGLES RATED FOR HOT ROOF

FIBER CEMENT SIDING (JAMES HARDIE PANNEL VERTICAL SIDING)

2ND FLOOR T.O. SLAB EL. 10'-4"

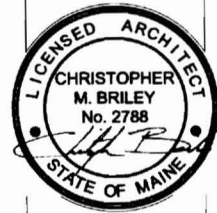
MDO PLYWD. DOOR HARDWARE CANOPY

SOLAR DOOR SHADING

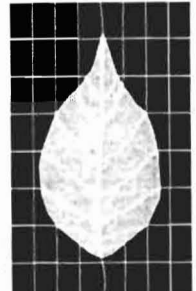
5 1/2" CLR PINE CORNERBOARDS TYP.

1ST FLOOR T.O. SLAB EL. 10'-0"

FOOTINGS TO BE 4'-6" BELOW GRADE MIN. TYP.



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11-13-08

PROJECT NO: GDS0706

ISSUED: 11.29.07

DRAWN BY: CMB

CHECKED BY: ---

SHEET TITLE:

Exterior Elevations

**A2.1**

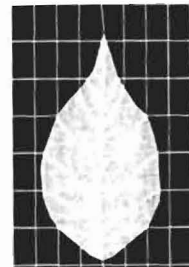
SECTION



GARAGE T.O. SLAB EL. 9'-2"



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 South Portland, ME 04106  
 207-767-4830

11-13-08

PROJECT NO: GDS0706

ISSUED: 11.29.07

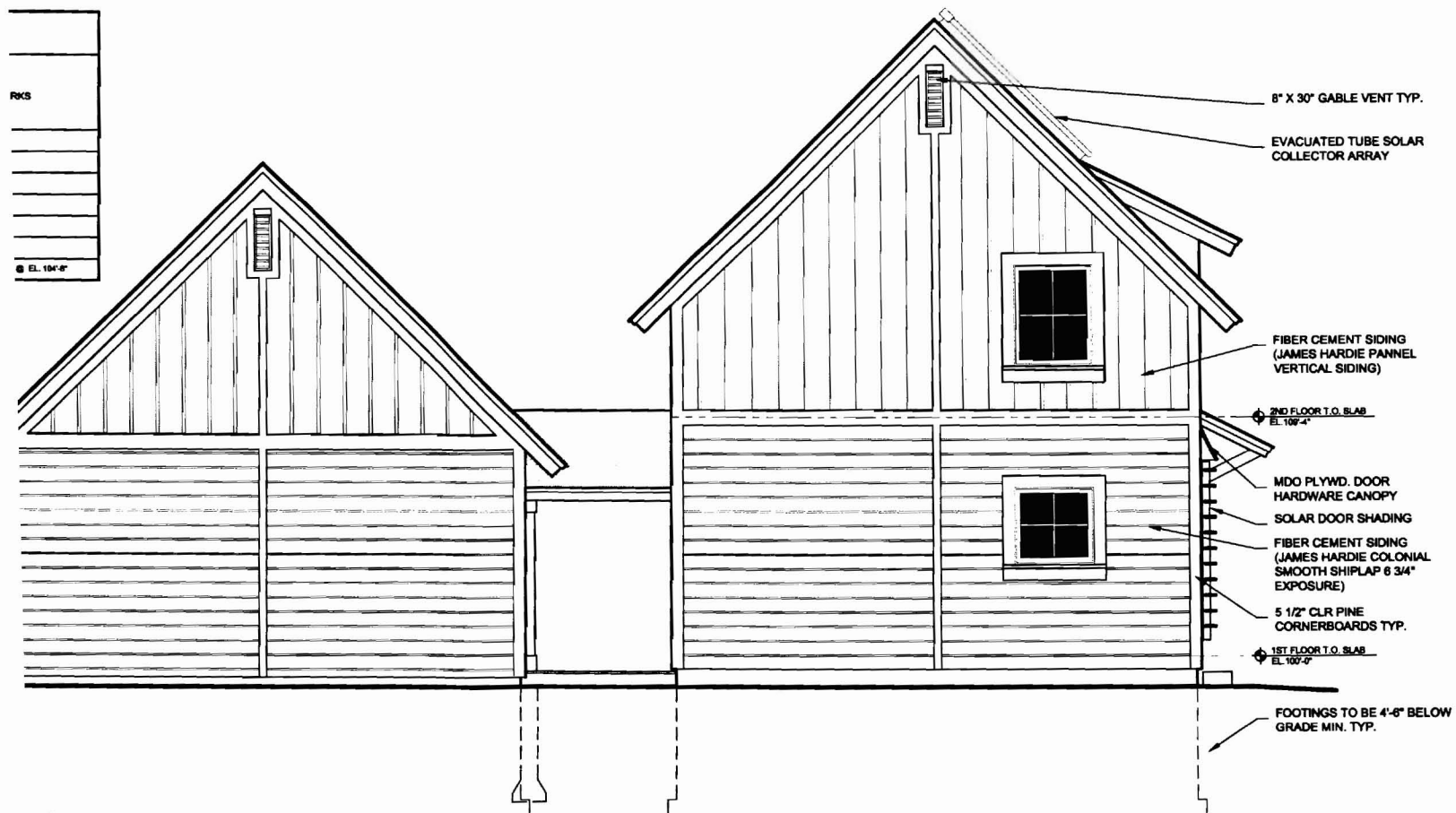
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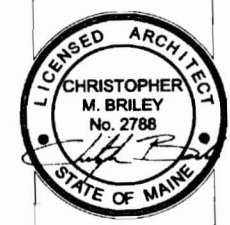
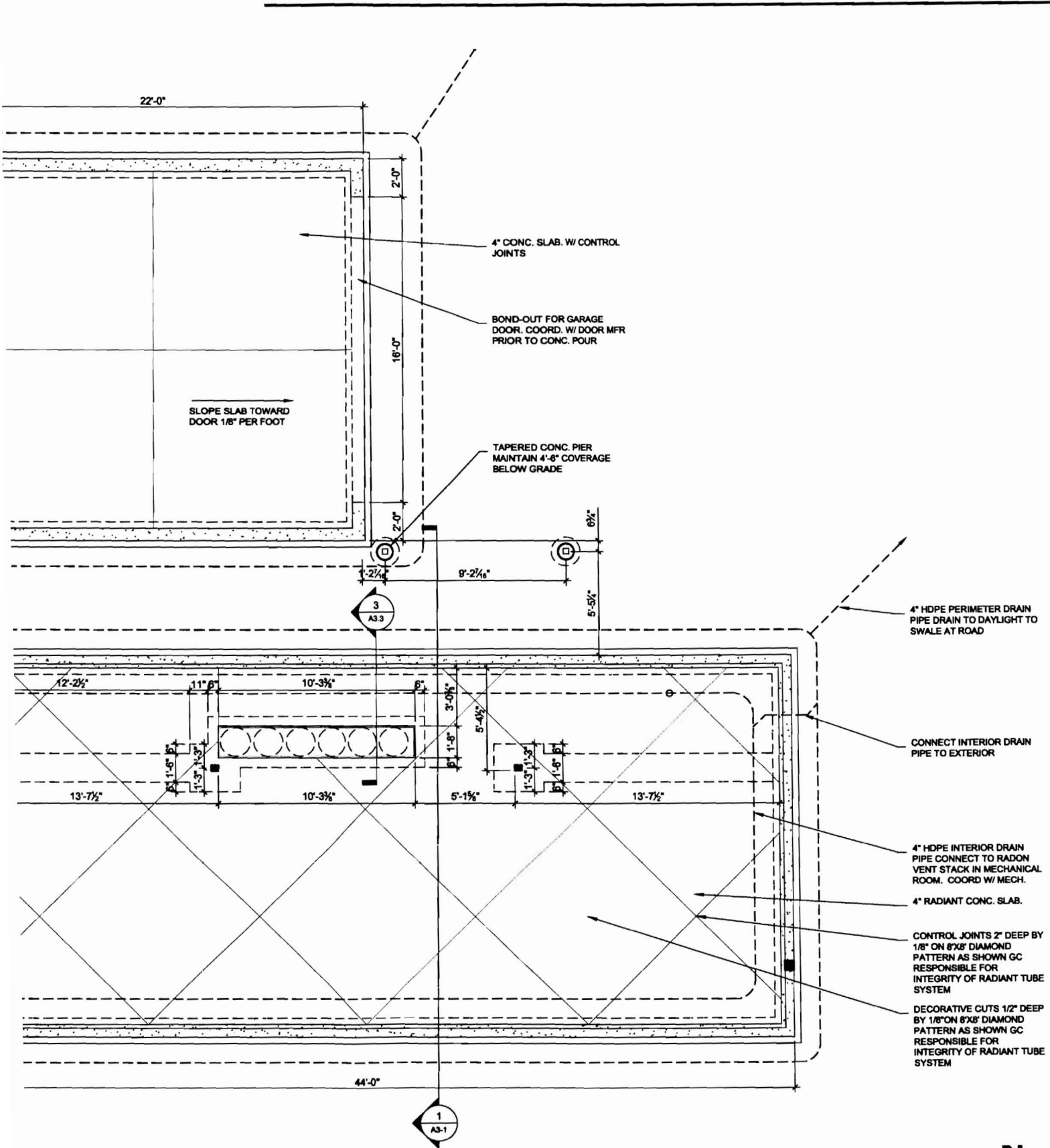
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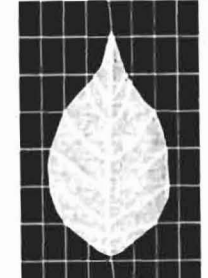
Exterior Elevations  
 Window Schedule

**A2.2**





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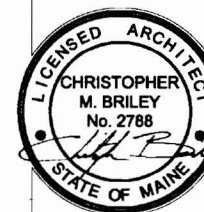
**CONSULTANTS:**  
**STRUCTURAL:**  
 L & L Engineering  
 6 Q Street  
 South Portland, ME 04108  
 207-767-4830

11-13-08

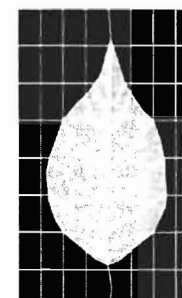
**PROJECT NO:** GDS0706  
**ISSUED:** 11.29.07  
**DRAWN BY:** CMB  
**CHECKED BY:** ---  
**SHEET TITLE:**

Foundation Plan

**S1.1**



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**CONSULTANTS:**  
**STRUCTURAL:**  
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 8 Q Street  
 South Portland, ME 04106  
 207-767-4630

△ 11.13.06  
 △ 12.11.07

**PROJECT NO:** GDS0706

**ISSUED:** 11.29.07

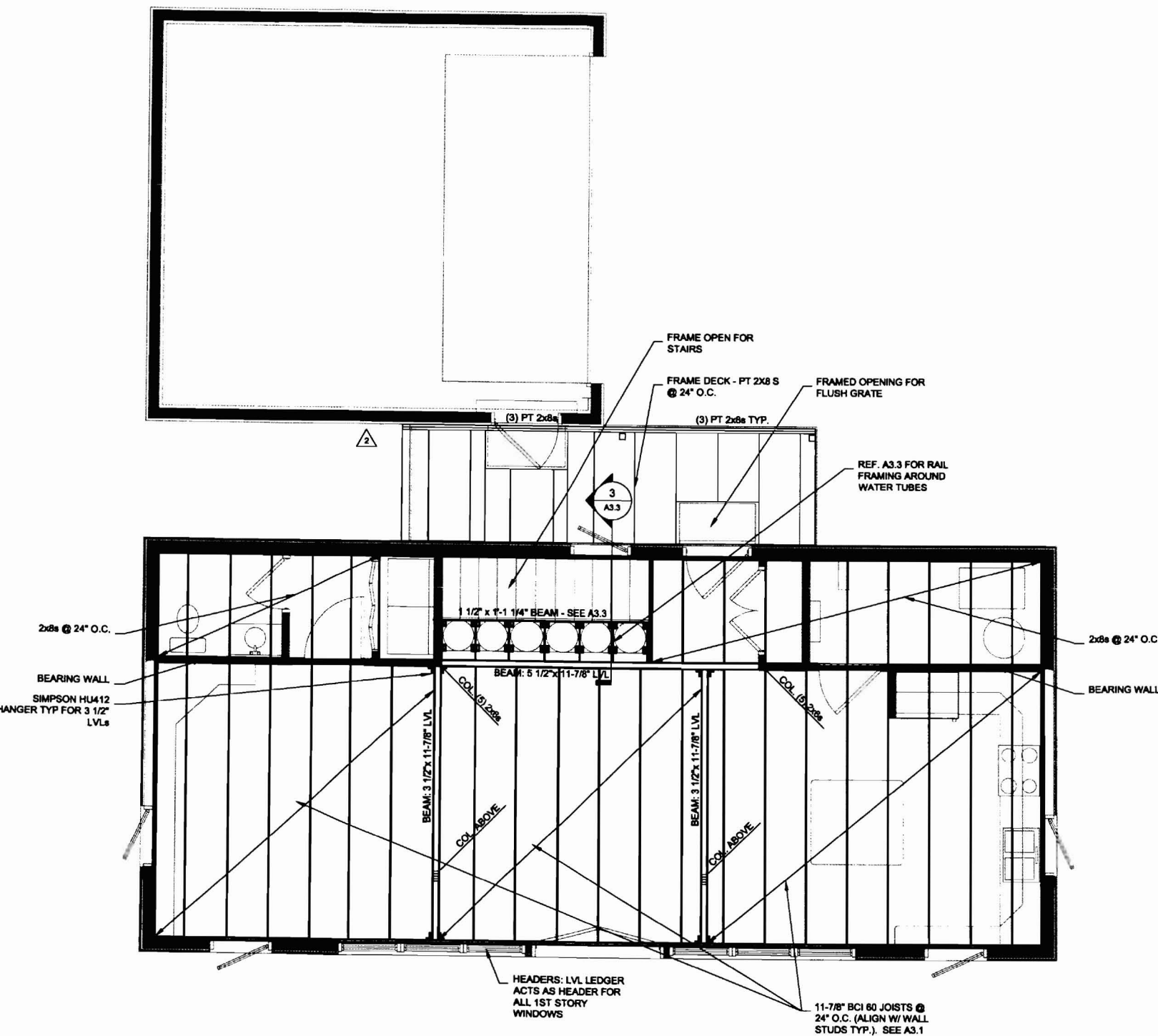
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**SHEET TITLE:**

2nd Floor Framing

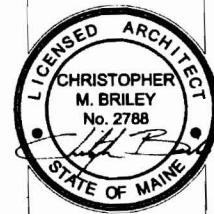
**S1.2**



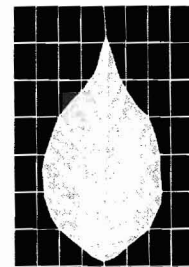
**1 SECOND FLOOR AND DECK FRAMING**  
 1/4" = 1'-0"

**HEADERS FOR FIRST FLOOR OPENINGS:**  
 THE DOUBLE LVL LEDGER BEAM ACTS AS THE STRUCTURAL HEADER FOR ALL FIRST FLOOR OPENINGS. FRAMING HEADERS MAY BE A SINGLE 2X6 ON THE FLAT FLANKED AT EACH END BY A JACK AND KING STUD





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11-13-08

PROJECT NO: GDS0706

ISSUED: 11.29.07

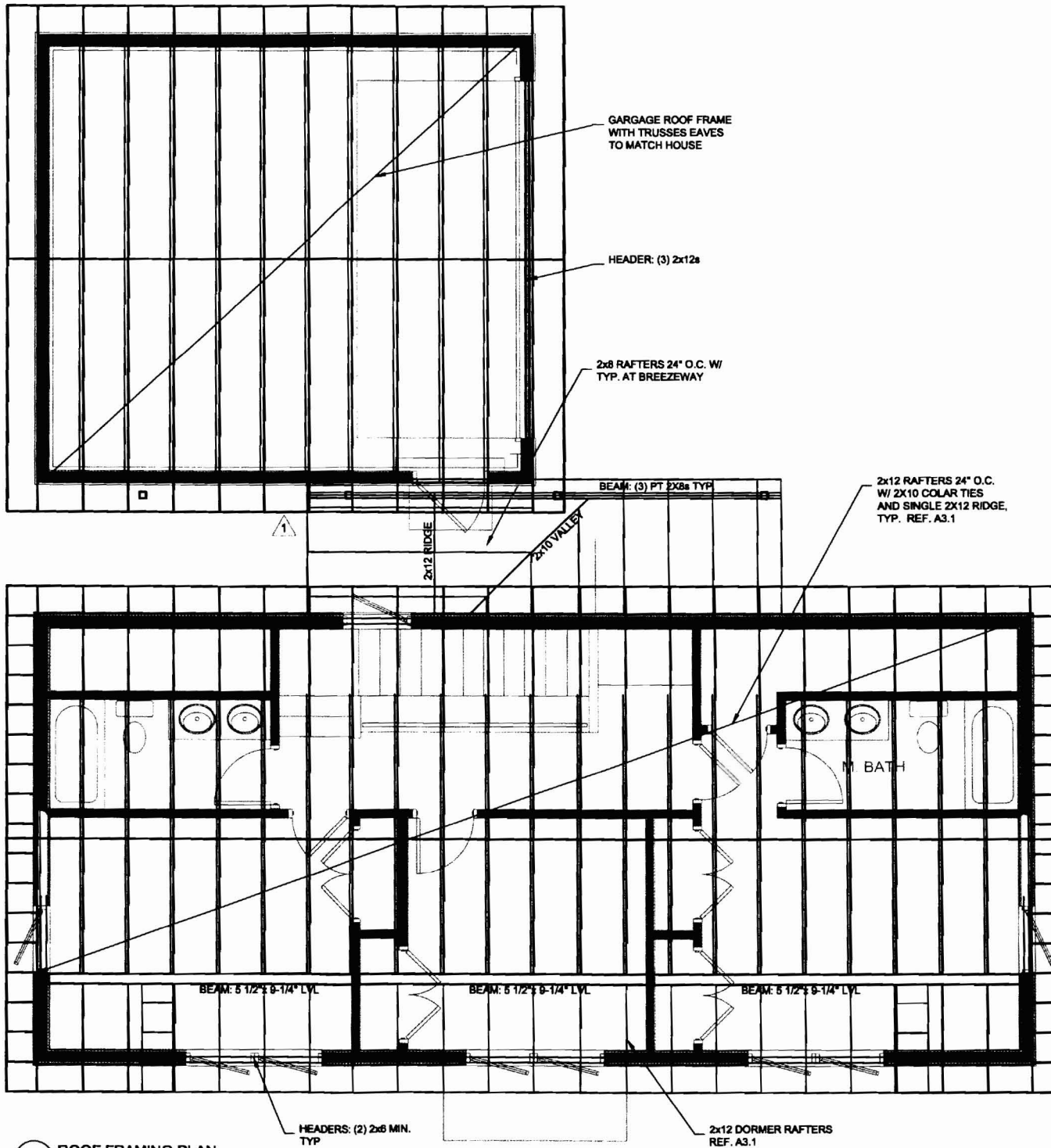
DRAWN BY: CMB

CHECKED BY: ---

SHEET TITLE:

Roof Framing Plan

**S1.3**



1 **ROOF FRAMING PLAN**  
1/4" = 1'-0"

