

check for wetlands - show on survey & any amount of filling
- Survey ERP 3 - see plan note
- show silt fence/ECM, utilities
- show 2 street trees
- show proposed contours & drainage patterns

check on fill permits/complaints
12/6 3:30-4:15

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

2007-0204
 Application I. D. Number
11/29/2007
 Application Date
Single Family Home
 Project Name/Description

DRC Copy
Phil DiPierro

*JBPollard@Pollard-
 Builders.com*

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

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

DRC Approval Status:

Reviewer Phil DiPierro

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration 11/18/08 Extension to _____ Additional Sheets Attached
 Condition Compliance [Signature] signature date

Performance Guarantee Required* Not Required

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

| | | | |
|--|----------------|--|-----------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input checked="" type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input checked="" type="checkbox"/> Performance Guarantee Released | _____ | _____ | _____ |
| | date | signature | |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2007-0204

Date: 11/18/2008

See conditions

Approval Conditions of DRC

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

- 2 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.

- 3 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.

- 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 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.)

- 6 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 abutters.

- 7 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.

From: Michael Farmer
To: DiPierro , Philip
Date: 2/21/2008 3:59:50 PM
Subject: 18 Victor Road

I did a quick check of City records regarding storm drains near this house lot. It appears that there is no storm drain in Victor Road. Thus, any storm drain inlets on the lot would probably have to be connected into the sanitary sewer. Given the amount of money the City is planning to spend during the next few years to get the storm runoff out of the sewer system, I think we should allow the builder at 18 Victor to construct a berm and direct runoff from the site to the edge of the street.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

POLLARD BUILDERS

30 Eastern Promenade • Portland, Maine • 04101 • 207.773.0764

October 23, 2008

RECEIVED

Penny St. Louis Littell
Planning and Urban Development Department
City of Portland
389 Congress Street
Portland, Maine 04101

OCT 23 2008

City of Portland
Planning Division

*Approved for
reactivation
w/ no fee,
PL
10/27/08*

Dear Ms. Littell:

My name is Benjamin Pollard, and I am the president of Pollard Builders, a construction company based in Portland. I am writing because I applied for a building permit for a new single family residence to be built for Redfern Properties at 12 Victor Road in Portland on November 29, 2007, and I have recently learned that the permit has expired. This permit application had several issues related to it that made it more complicated than other applications, and I am writing to see what might be possible in terms of the timing and expense of issuing a new permit.

After initially applying for the permit last year, we ran into a number of issues related to the site plan in order for Phil DiPierro to sign off on the permit. There were questions about whether the city sewer line would need to be extended up to the boundary of the lot at 12 Victor Road, or if we could run a drain line down the road and tie in to the existing sewer, as well as issues related to a berm or swale to prevent runoff onto the neighbor's property and other issues. We went through two or three more versions of the site plan through some time in February of this year, at which point Ann Machado of the Zoning Department and Chris Hanson of the Building Inspections Department had approved their portions of the permit, and Mr. DiPierro was waiting for one last version of the site plan to cover the last remaining issues. By February, Jonathan and Catherine Culley, the owners of Redfern Properties, had decided to put construction of the house on hold, due in part to the delays in the permitting process. I needed to get one last version of the site plan to Mr. DiPierro to issue the permit, but I held off on asking the surveyor to make the final changes and giving Mr. DiPierro the final version of the site plan because I thought I would wait until Mr. and Mrs. Culley had decided that they were ready to move ahead with the project.

As a relatively new builder in Portland (I have been in business just over three years, and have worked on a couple of permit applications for remodeling projects in the city) I was unaware that a permit application could expire. There is no indication on the General Building Permit Application that a permit application can expire, and I was not told that the application could expire by anyone in the Building Permits office or the Planning, Zoning, or Inspections office. I was aware that once a permit is issued, construction must begin within six months or the permit itself would expire, which was one reason that I delayed completion of the application.

I realize that it is my responsibility as a builder to know the rules related to building permits, and now that I know an application can expire, I will not make this same mistake again in the future. As far as the situation with the Redfern Properties house at 12 Victor Road, I am in a very difficult situation right now, and I am wondering if there is anything you can do to help me with

POLLARD BUILDERS

30 Eastern Promenade • Portland, Maine • 04101 • 207.773.0764

the significant challenge I am facing with my client. Yesterday I turned in the final version of the survey to Mr. DiPierro, with the expectation that we would have met all of his requirements, and having already been approved by the zoning and inspections departments, that the permit would be issued in relatively short order. When I learned that the previous permit had expired, this came as quite an unpleasant surprise to me and to the property owners, who were hoping to begin excavation right away and pour a foundation before Thanksgiving.

My question now is, is there anything that can be done to minimize the cost and time involved in issuing a permit for this project. I admit that I was negligent of the fact that permits could expire, and I apologize for my negligence. At the same time, the cost of a new permit, \$2,745 for this project, is a steep price to pay for a mistake like this, and my relationship with my customers would be strained considerably if they had to pay this full amount. Is there any way that you could reopen our permit application, and given the fact that it was approved by Ms. Machado and Mr. Hanson before, issue a permit if Mr. DiPierro approves of the latest site plan? Or if this is not possible, could you refund the previous permit fee to me, allow me to resubmit a new application, and do whatever is possible to put this project on a fast track for approval given the time pressures facing the excavation and foundation schedule?

The owners of Redfern Properties are building this house as a speculative investment at a time when the local economy is in dire need of entrepreneurial investment. The planned house would be a great addition to the Portland community, as the first LEED (Leadership in Energy and Environmental Design) certified new house in the city, and it would beautify an unsightly vacant lot. Mr. Culley has told me that the profit margin on this project is very tight, and that the loss of \$2,700 for an additional permit fee may convince him not to build the house at all. I and my crew of carpenters, our subcontractors, and of course Mr. and Mrs. Culley would greatly appreciate it if you could do anything to issue this permit as quickly as possible with the least cost possible.

Thank you for considering this request. If you have any questions, please feel free to contact me by telephone at 776.5711, which is usually the best way to reach me, or by email at jbpollard@pollard-builders.com. Given the time pressures facing me, if I have not heard from you by mid-day tomorrow, Friday, I will give you a call to follow up on this letter.

Very respectfully,



Benjamin Pollard



DEPARTMENT OF THE ARMY
 NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
 696 VIRGINIA ROAD
 CONCORD, MASSACHUSETTS 01742-2751

REPLY TO:
 ATTENTION OF:

MAINE PROGRAMMATIC GENERAL PERMIT (PGP)
 AUTHORIZATION LETTER AND SCREENING SUMMARY

JONATHAN CULLEY
 C/O POLLARD BUILDERS
 30 EASTERN PROMENADE, #3
 PORTLAND, MAINE 04101

CORPS PERMIT # NAE-2007-2233
 CORPS PGP ID# _____
 STATE ID# TIER 1

DESCRIPTION OF WORK:

Fill approximately 6,290 s.f. (0.14 acres) of freshwater wetlands off Victor Road at Portland, Maine in order to develop a single family house lot.

LAT/LONG COORDINATES : 43.6841831° N 70.2731538° W USGS QUAD: PORTLAND WEST, ME

I. CORPS DETERMINATION:

Based on our review of the information you provided, we have determined that your project will have only minimal individual and cumulative impacts on waters and wetlands of the United States. Your work is therefore authorized by the U.S. Army Corps of Engineers under the enclosed Federal Permit, the Maine Programmatic General Permit (PGP).

You must perform the activity authorized herein in compliance with all the terms and conditions of the PGP [including any attached Additional Conditions and any conditions placed on the State 401 Water Quality Certification including any required mitigation]. Please review the enclosed PGP carefully, including the PGP conditions beginning on page 7, to familiarize yourself with its contents. You are responsible for complying with all of the PGP requirements; therefore you should be certain that whoever does the work fully understands all of the conditions. You may wish to discuss the conditions of this authorization with your contractor to ensure the contractor can accomplish the work in a manner that conforms to all requirements.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

Condition 38 of the PGP (page 15) provides one year for completion of work that has commenced or is under contract to commence prior to the expiration of the PGP on October 11, 2010. You will need to apply for reauthorization for any work within Corps jurisdiction that is not completed by October 11, 2011.

No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. This includes but is not limited to a Flood Hazard Development Permit issued by the town if necessary. Also, this permit requires you to notify us before beginning work and allow us to inspect the project. Hence, you must complete and return the attached Work Start Notification Form(s) to this office no later than 2 weeks before the anticipated starting date. (For projects requiring mitigation, be sure to include the MITIGATION WORK START FORM).

II. STATE ACTIONS: PENDING [], ISSUED [], DENIED [] DATE _____

APPLICATION TYPE: PBR: _____ TIER 1: TIER 2: _____ TIER 3: _____ LURC: _____ DMR LEASE: _____ NA: _____

III. FEDERAL ACTIONS:

JOINT PROCESSING MEETING: NA LEVEL OF REVIEW: CATEGORY 1: CATEGORY 2: _____

AUTHORITY (Based on a review of plans and/or State/Federal applications): SEC 10 _____, 404 10/404 _____, 103 _____

EXCLUSIONS: The exclusionary criteria identified in the general permit do not apply to this project.

ESSENTIAL FISH HABITAT (EFH): EFH PRESENT Y (CIRCLE ONE)

IF YES: Based on the terms and conditions of the PGP, which are intended to ensure that authorized projects cause no more than minimal environmental impacts, the Corps of Engineers has preliminary determined that this project will not cause more than minimal adverse effects to EFH identified under the Magnuson-Stevens Fisheries Conservation and Management Act.

AGENCY OBJECTIONS/COMMENTS: EPA_NO _____, USF&WS_NO _____, NMFS_NO _____, SHPO_NO _____, THPO_NO _____

If you have any questions on this matter, please contact my staff at 207-623-8367 at our Manchester, Maine Project Office.

Jay L. Clement
 JAY L. CLEMENT
 SENIOR PROJECT MANAGER
 MAINE PROJECT OFFICE

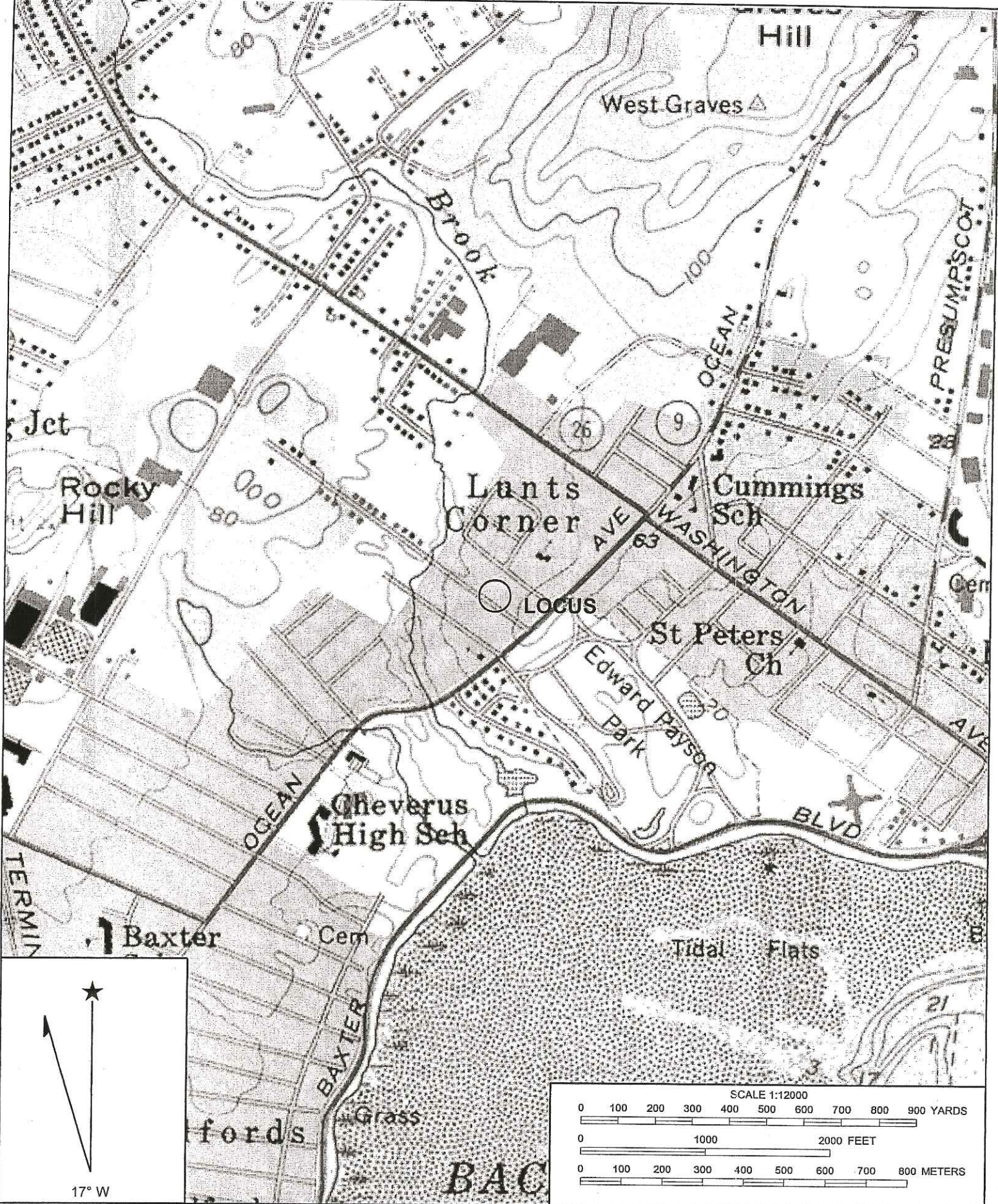
Frank J. Del Giudice 6 AUG 2007
 FRANK J. DEL GIUDICE DATE
 CHIEF, PERMITS & ENFORCEMENT BRANCH
 REGULATORY DIVISION



**US Army Corps
of Engineers**
New England District

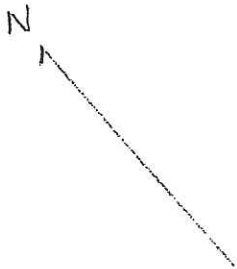
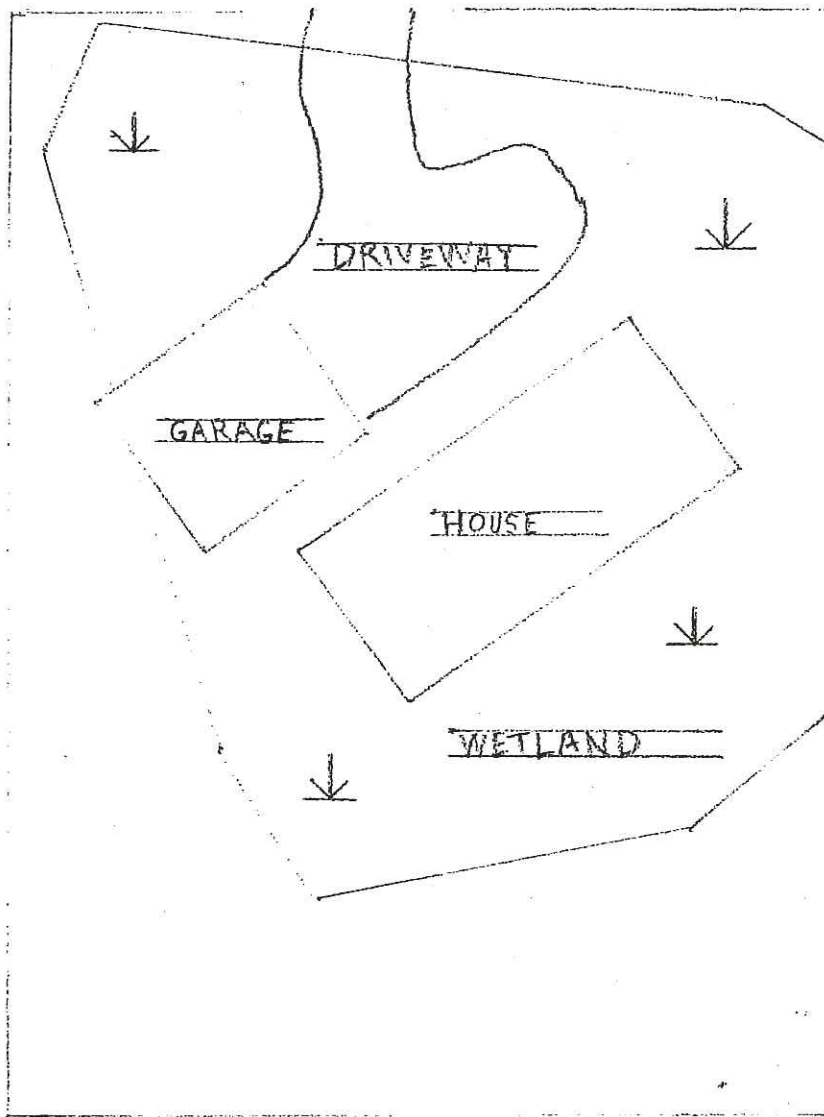
**ADDITIONAL CONDITIONS FOR
DEPARTMENT OF THE ARMY
PROGRAMMATIC GENERAL PERMIT
NO. NAE-2007-2233**

1. This authorization requires you to 1) notify us before beginning work so we may inspect the project, and 2) submit a Compliance Certification Form. You must complete and return the enclosed Work Start Notification Form(s) to this office at least two weeks before the anticipated starting date. You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work and any required mitigation (but not mitigation monitoring, which requires separate submittals).
2. The permittee shall assure that a copy of this permit is at the work site whenever work is being performed and that all personnel performing work at the site of the work authorized by this permit are fully aware of the terms and conditions of the permit. This permit, including its drawings and any appendices and other attachments, shall be made a part of any and all contracts and sub-contracts for work which affects areas of Corps of Engineers' jurisdiction at the site of the work authorized by this permit. This shall be done by including the entire permit in the specifications for the work. If the permit is issued after construction specifications but before receipt of bids or quotes, the entire permit shall be included as an addendum to the specifications. The term "entire permit" includes permit amendments. Although the permittee may assign various aspects of the work to different contractors or sub-contractors, all contractors and sub-contractors shall be obligated by contract to comply with all environmental protection provisions of the entire permit, and no contract or sub-contract shall require or allow unauthorized work in areas of Corps of Engineers jurisdiction.
3. Adequate sedimentation and erosion control devices, such as geotextile silt fences or other devices capable of filtering the fines involved, shall be installed and properly maintained to minimize impacts during construction. These devices must be removed upon completion of work and stabilization of disturbed areas. The sediment collected by these devices must also be removed and placed upland, in a manner that will prevent its later erosion and transport to a waterway or wetland.
4. All exposed soils resulting from the construction will be promptly seeded and mulched in order to achieve vegetative stabilization.



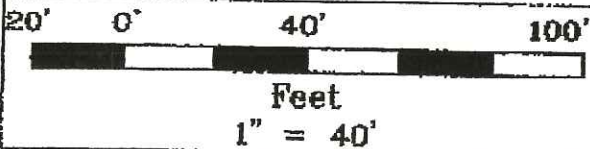
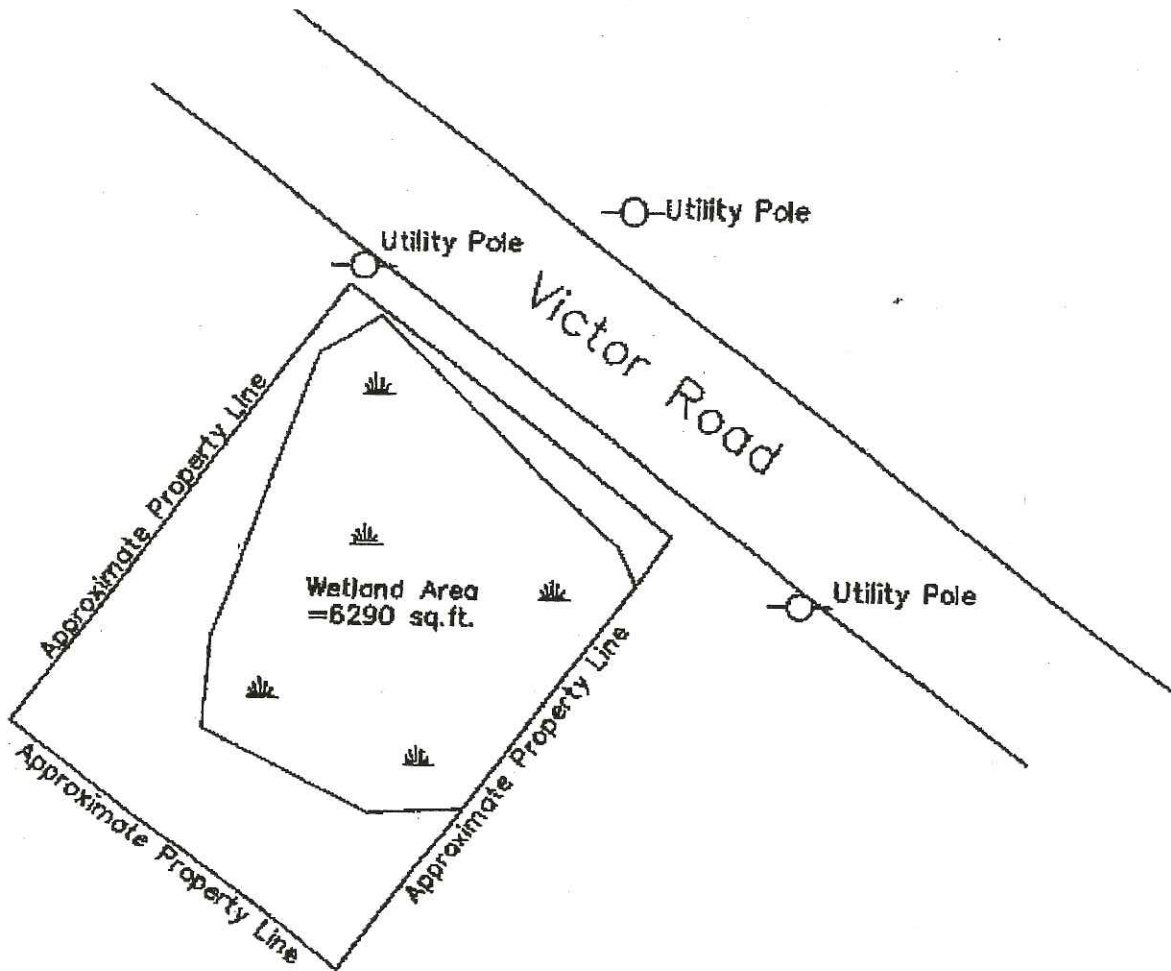
Name: PORTLAND WEST
 Date: 8/3/2007
 Scale: 1 inch equals 1000 feet

Location: 043.6839514° N 070.2732010° W
 Caption: JONATHAN CULLEY
 REDFERN PROPERTIES
 PORTLAND, MAINE
 43.6841831
 70.2731538



| | |
|-------------------------------------|-------------------------|
| <u>REDFERN PROPERTIES RESIDENCE</u> | |
| <u>12 VICTOR RD, PORTLAND, ME</u> | |
| <u>SITE PLAN</u> | <u>DRAWING NUMBER</u> |
| | <u>1 SET</u> |
| <u>POLLARD BUILDERS</u> | |
| <u>PORTLAND, ME</u> | |
| <u>DRAWN BY:</u> | <u>DATE: 2003.06.29</u> |
| <u>J.B. POLLARD</u> | <u>SCALE: 1"=20'</u> |

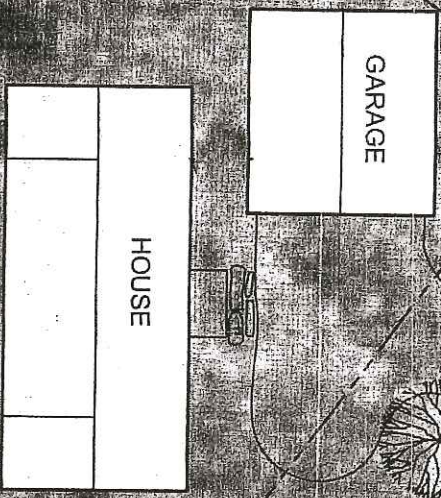
WETLAND DELINEATION



Redfern Properties
12 Victor Road
Portland, Maine

SWEET ASSOCIATES
155 Gray Road
Falmouth, Maine
Phone: (207) 797-2110

SITE PLAN





December 17, 2007

Philip DiPierro
Planning Division
City of Portland
389 Congress Street
Portland, ME 04101

Dear Mr. DiPierro:

It was nice to meet you last week, and thank you for taking the time to tell me how to make the necessary revisions to the survey for the planned new single family residence at 12 Victor Road in Portland. I have enclosed four copies of a revised survey which include the location of erosion controls, the location of the proposed utilities, the locations of two street trees, and a revised grading plan showing the contours of the proposed elevations. I have also enclosed copies of the Tier 1 wetland permit issued by the Maine Department of Environmental Protection and the authorization letter from the Army Corps of Engineers.

If you have any questions or need any further information, please feel free to contact me by telephone at 776.5711 or by email at jbpollard@pollard-builders.com.

Best wishes,

A handwritten signature in cursive script that reads "JB Pollard". The letters are dark and fluid, with a prominent loop for the 'J' and a long, sweeping tail for the 'd'.

Benjamin Pollard



STATE OF MAINE
 17 State House Station
 Augusta, ME 04333

IN THE MATTER OF

JONATHAN CULLEY / REDFERN PROPERTIES
 Portland, Cumberland County
 SINGLE-FAMILY HOUSE
 L-23741-TB-A-N (approval)

) NATURAL RESOURCES PROTECTION ACT
) FRESHWATER WETLAND ALTERATION
) WATER QUALITY CERTIFICATION
) FINDINGS OF FACT AND ORDER

Project Description: The applicant proposes to fill 6,290 square feet of freshwater wetlands to construct a single-family house, garage and driveway. City of Portland setback requirements prevent the applicant from siting the buildings in the upland area at the back of the lot. Currently, water from neighboring properties drains onto the applicant's vacant lot, creating an isolated wetland. Filling and grading of the wetland will divert the drainage into the street and into the City's stormwater drain system. Department staff reviewed GIS maps and did not find records of any threatened or endangered species or Significant Wildlife Habitat at the project site. The proposed project is located on Victor Road in the City of Portland.

| | |
|---------------|--|
| Permit for: | <input checked="" type="checkbox"/> Tier 1 |
| DEP Decision: | <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied (see attached letter) |
| CORPS Action: | <input checked="" type="checkbox"/> The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, <i>Corps approval is required for your project.</i> For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367. |

Standard Conditions:

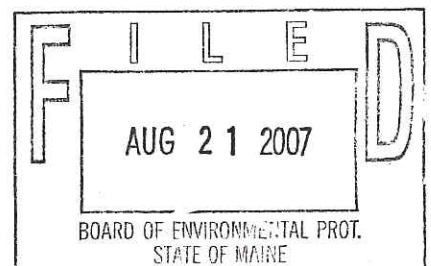
- 1) If construction or operation of the activity is not begun within two (2) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- 4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

Please note the attached sheet for guidance on appeal procedures.

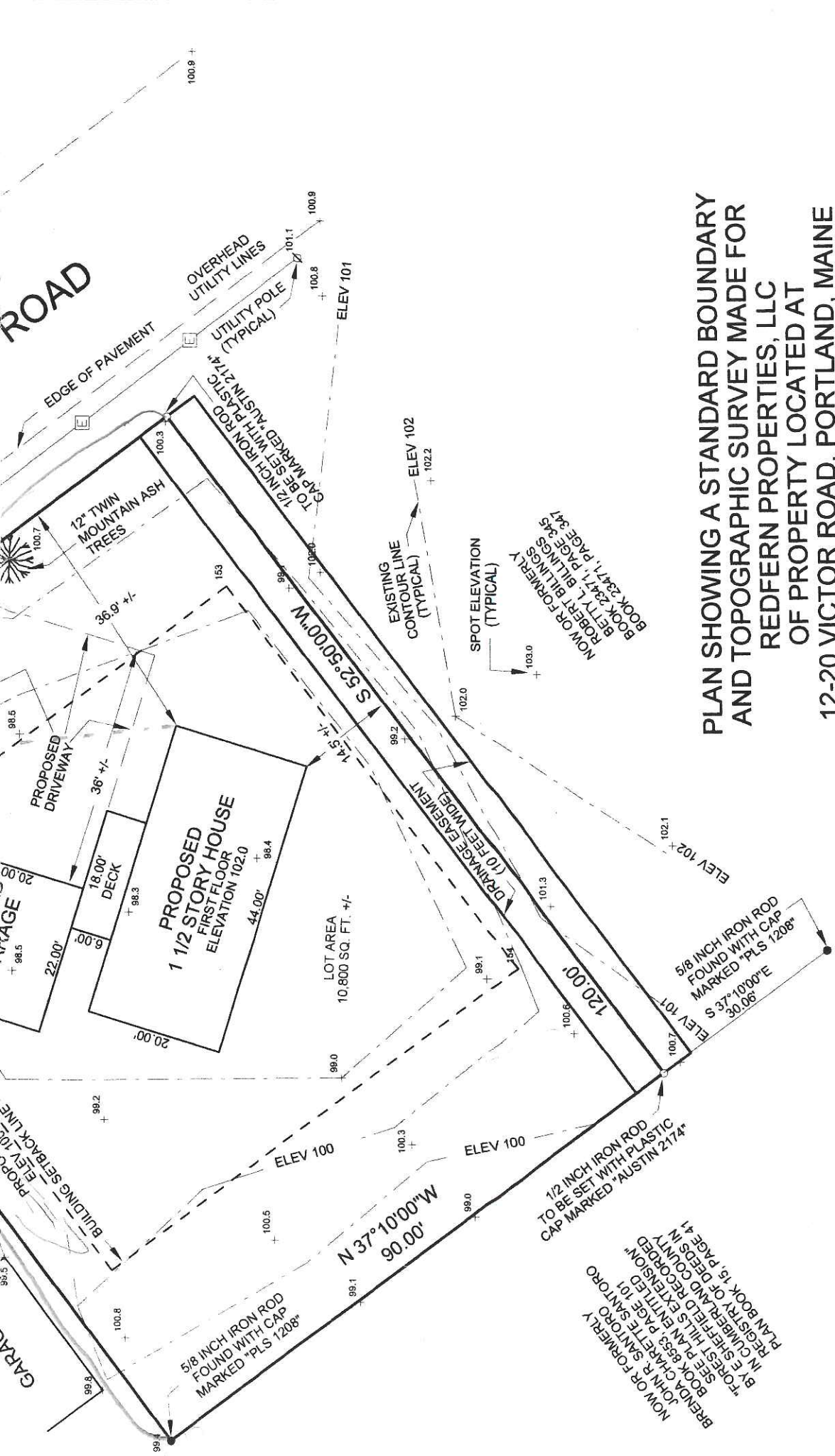
THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.


 DAVID P. LITTELL, COMMISSIONER

8/20/07
 DATE



Date of initial application July 18, 2007
 Date application accepted for processing July 31, 2007
 Date filed with Board of Environmental Protection
 CP/ATS#66088/L23741AN



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**

GRAPHIC SCALE: 1 INCH = 20 FEET



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

POLLARD BUILDERS

30 Eastern Promenade • Portland, Maine • 04101 • 207.773.0764

October 22, 2008

Phil DiPierro
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Mr. DiPierro:

Here are four copies of the revised survey for the proposed Redfern Properties house at 12 Victor Road in Portland. I have also enclosed copies of the warranty deed and the release deed for the lot, as you requested. If you have any further questions about this permit application please feel free to contact me at any time by telephone at 776.5711 or by email at jbpollard@pollard-builders.com

Sincerely yours,



Benjamin Pollard

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that ⁴⁶⁶OCEAN 446, LLC, a Maine limited liability company, with a principal place of business in Falmouth, Maine, for consideration paid, GRANTS TO **ROBERT E. BILLINGS** and **BETTY L. BILLINGS**, both of Westbrook, Maine whose mailing address is P.O. Box 334, Westbrook, Maine 04098, as Joint Tenants and not as tenants in common, with WARRANTY COVENANTS, the real estate in the City of Portland, Maine described as follows:

A certain parcel of land located on Victor Road in Portland, Maine being the southeasterly half of lot 3 as shown on the Plan of Ocean Park Homes Inc. of November of 1941 by H. I. Jordan and recorded in the Cumberland County Registry of Deeds in Plan Book 28, Page 18 (the "Plan"), bounded and described as follows:

Beginning on the southwesterly sideline of Victor Road at the northerly corner of Lot 2 as shown on the Plan, which Lot 2 is now owned by the Grantees herein;

Thence running southwesterly along the northwesterly sidelines of Lots 2 and 1 as shown on the Plan, now of the Grantees herein, a distance of 120 feet more or less to the southerly corner of Lot 3 as shown on the Plan;

Thence running northwesterly along the southwesterly boundary of Lot 3 as shown on the Plan a distance of 30 feet to a point;

Thence running northeasterly along a line parallel to and located 30 feet distant from the northwesterly sidelines of Lots 1 and 2 a distance of 120 feet more or less to southwesterly sideline of Victor Road;

Thence running southeasterly a distance of 30 feet along the southwesterly sideline of Victor Road to the point of beginning

Being a portion of the premises described in a deed from Robert A. Flynn et ux to the Grantor dated October 29, 2003 and recorded in said Registry of Deeds in Book 20508, Page 136.

Subject to and together with the benefit of a perpetual shared surface water drainage easement 10 feet in width extending out 5 feet on either side of the common boundary line between the property herein conveyed and the retained land of the Grantor herein, running from Victor Road a distance of 120 feet to the rear boundary of said Lot 3, including the right to divert and flow surface waters into said drainage easement, to alter and grade the surface of the

MAINE REAL ESTATE TAX PAID

earth, to install piping and drains, and to mow and remove vegetation and any other obstacles to the flow of surface waters, which shared easement shall be for the mutual benefit of the Grantor and Grantee herein, their respective heirs, successors and assigns.

By their acceptance of this deed, the Grantees herein agree that they will not interfere with or object to the construction of a single family residence and associated improvements on or to the alternation of the surface of or the filling of the retained land of the Grantor, being Lot 4 and the northwesterly half of Lot 3 as shown on the Plan, and upon request will affirmatively support the construction of such improvements to applicable governmental authorities.

WITNESS its hand and seal on December 6, 2005.

J.R. Clark
Witness

⁴⁴⁶
Ocean 446, LLC
by: [Signature]
James McCann, its Manager

Accepted and Agreed:

J.R. Clark
Witness

[Signature]
Robert E. Billings by
David E. Carrier, his attorney-in-fact
[Signature]
Betty L. Billings
David E. Carrier, his attorney-in-fact

J.R. Clark
Witness

State of Maine
County of Cumberland, ss

December 6, 2005

Then personally appeared before me the above named James McCann in his said capacity and acknowledged the foregoing to be his free act and deed and the free act and deed of said limited liability company.

Before me,

[Signature]
Notary Public/Attorney at Law
Name: Lawrence P. Clough

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.

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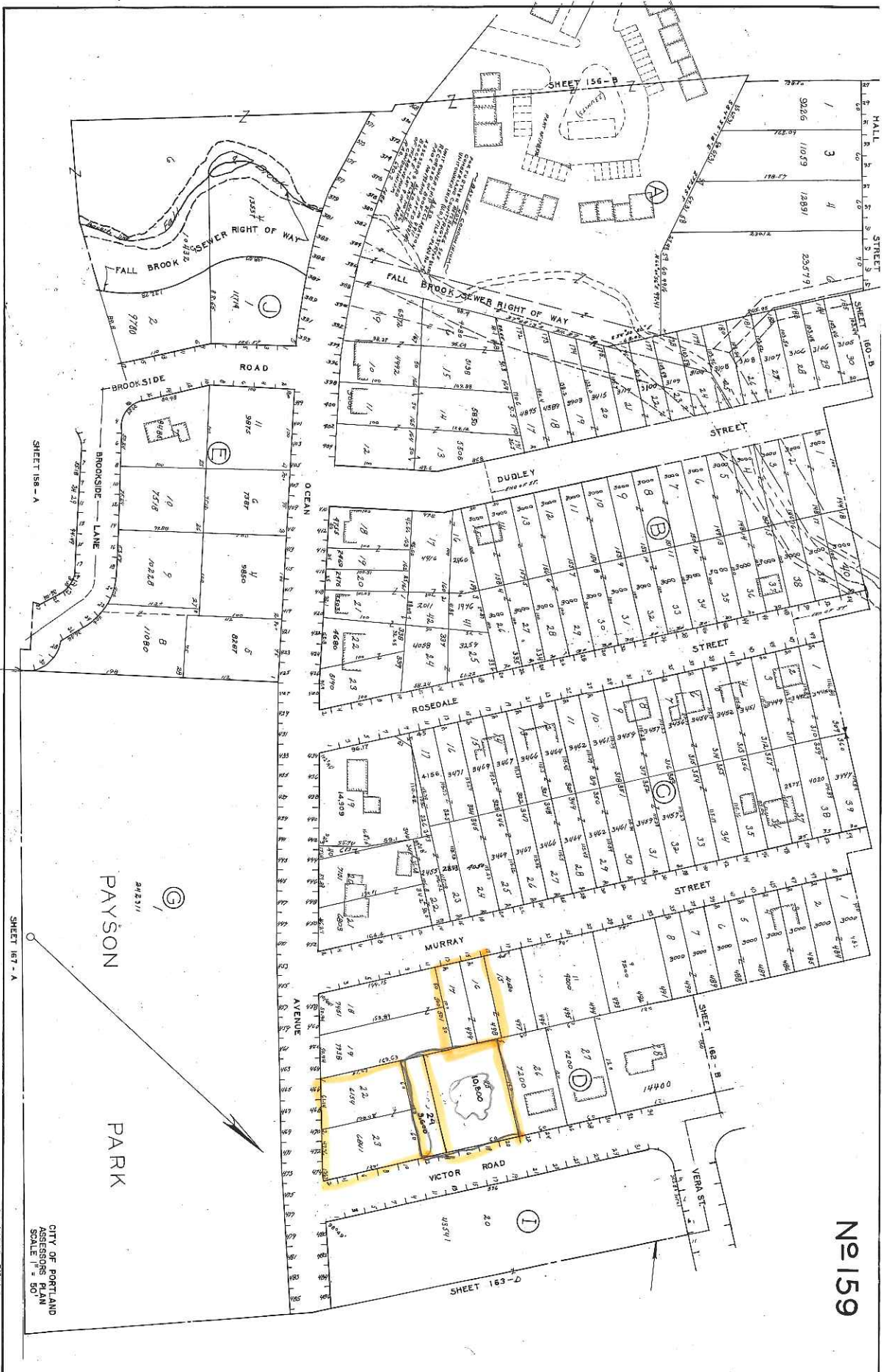
The Grantee's mailing address is P.O. Box 8816, Portland, Maine 04101.

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

WITNESS:

Genevieve E. Scrimner
Carol Klading

James W. Rawcliffe
JAMES W. RAWCLIFFE
Walter A. Laqualia
WALTER A. LAQUALIA



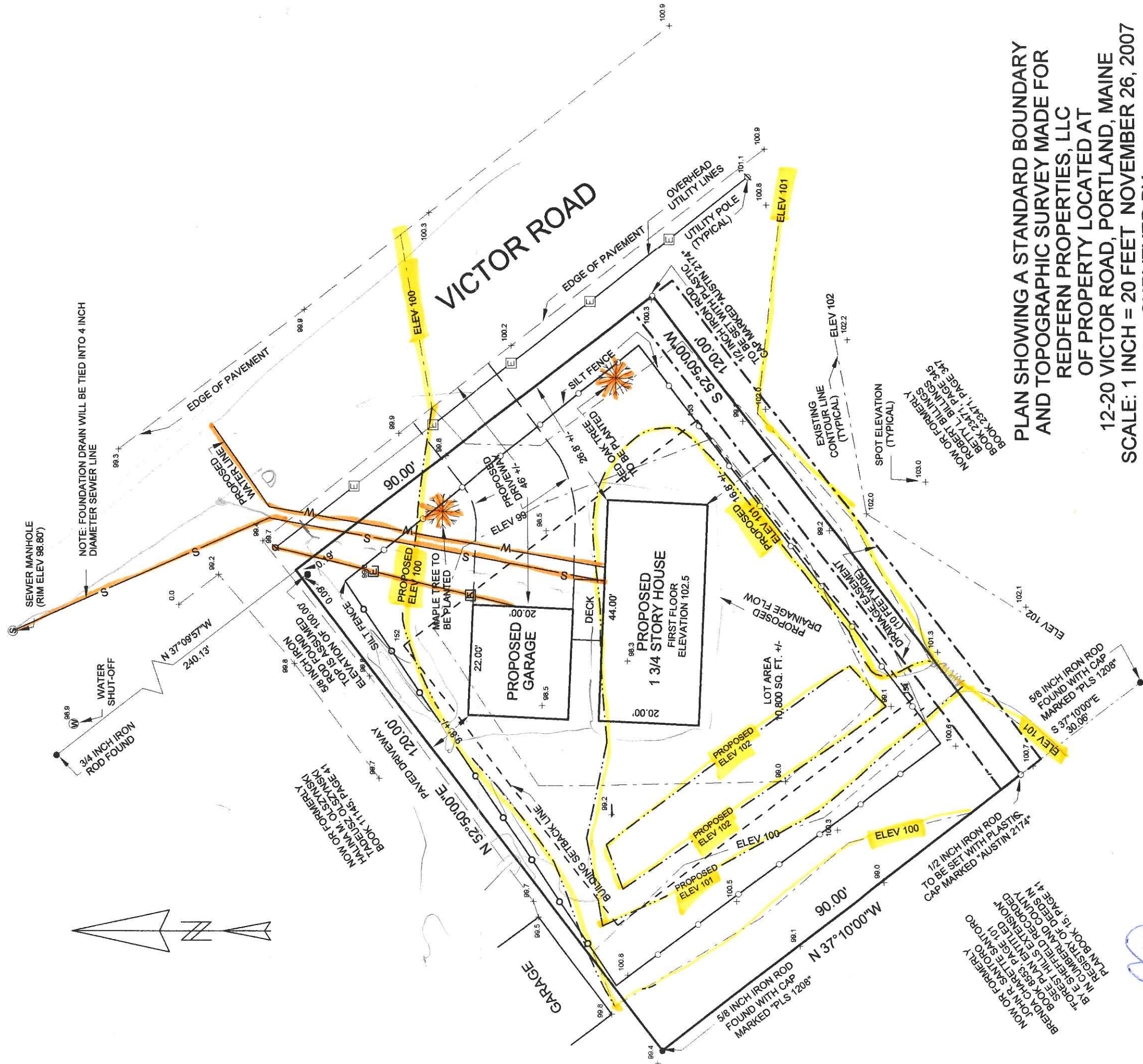
№159

City of Portland
Assessor's Plan
Scale 1" = 50'

RETRACTED 5-8-67

NOTES:

- 1.) DEED REFERENCE LOT SURVEYED: JAMES W. RAWLIFFE AND WALTER A. LAQUALIA TO REDFERN PROPERTIES, LLC DATED APRIL 2, 2007 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25001, PAGE 332.
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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

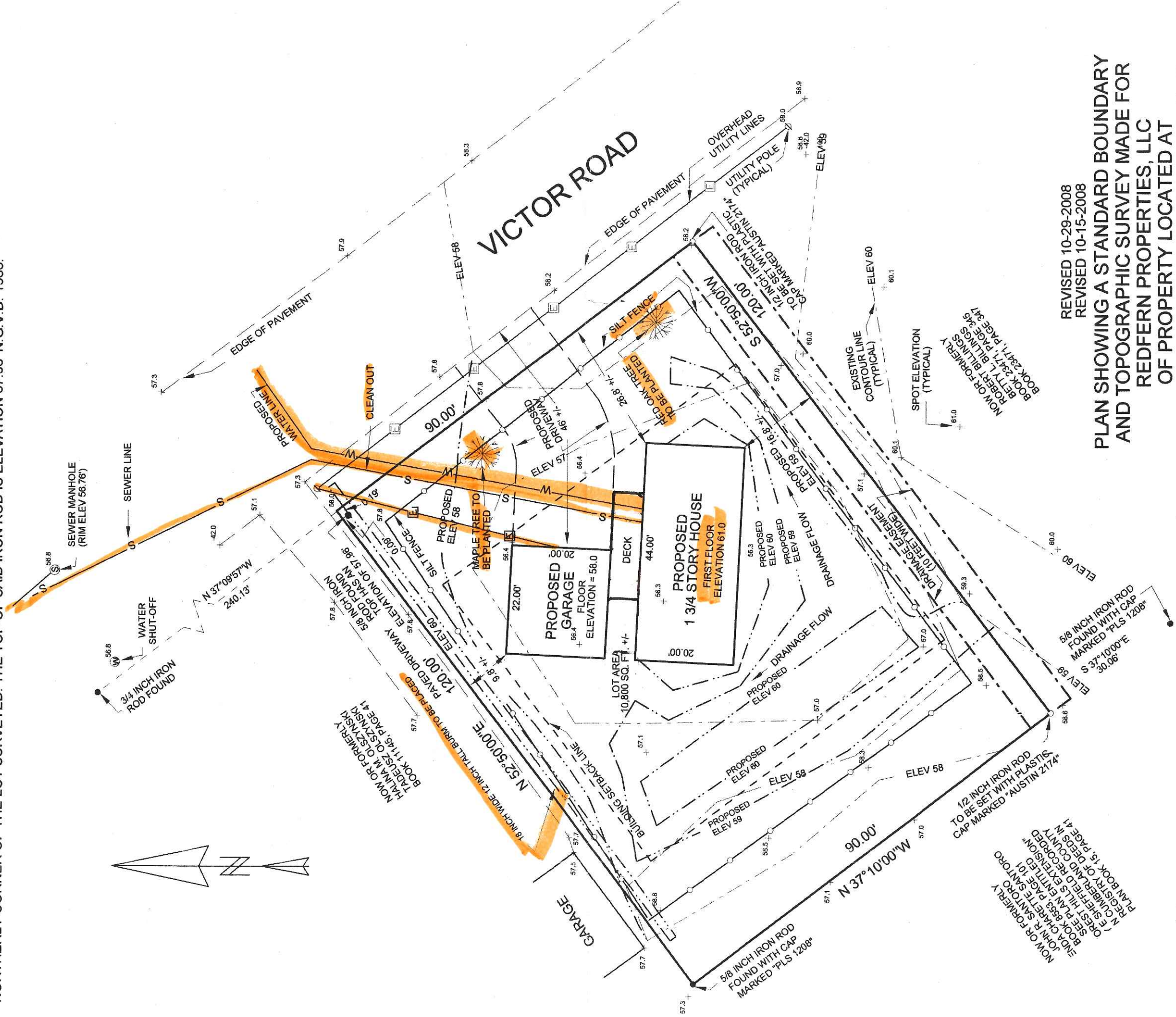
[Handwritten Signature]

WILLIAM G. AUSTIN
STATE OF MAINE
PROFESSIONAL LAND SURVEYOR 2174



NOTES:

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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**



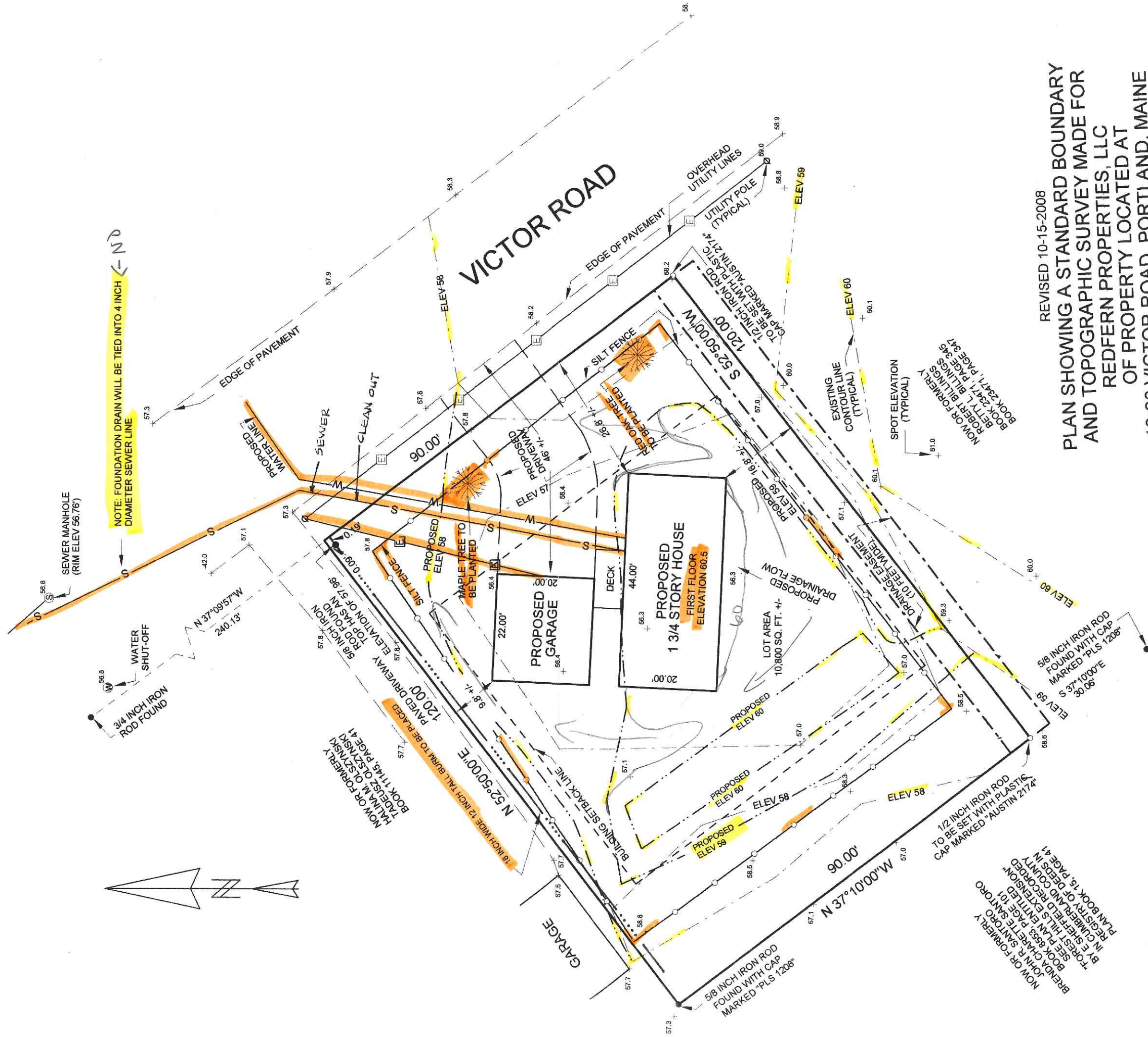
WILLIAM G. AUSTIN
STATE OF MAINE
PROFESSIONAL LAND SURVEYOR 2174

GRAPHIC SCALE: 1 INCH = 20 FEET



NOTES:

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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

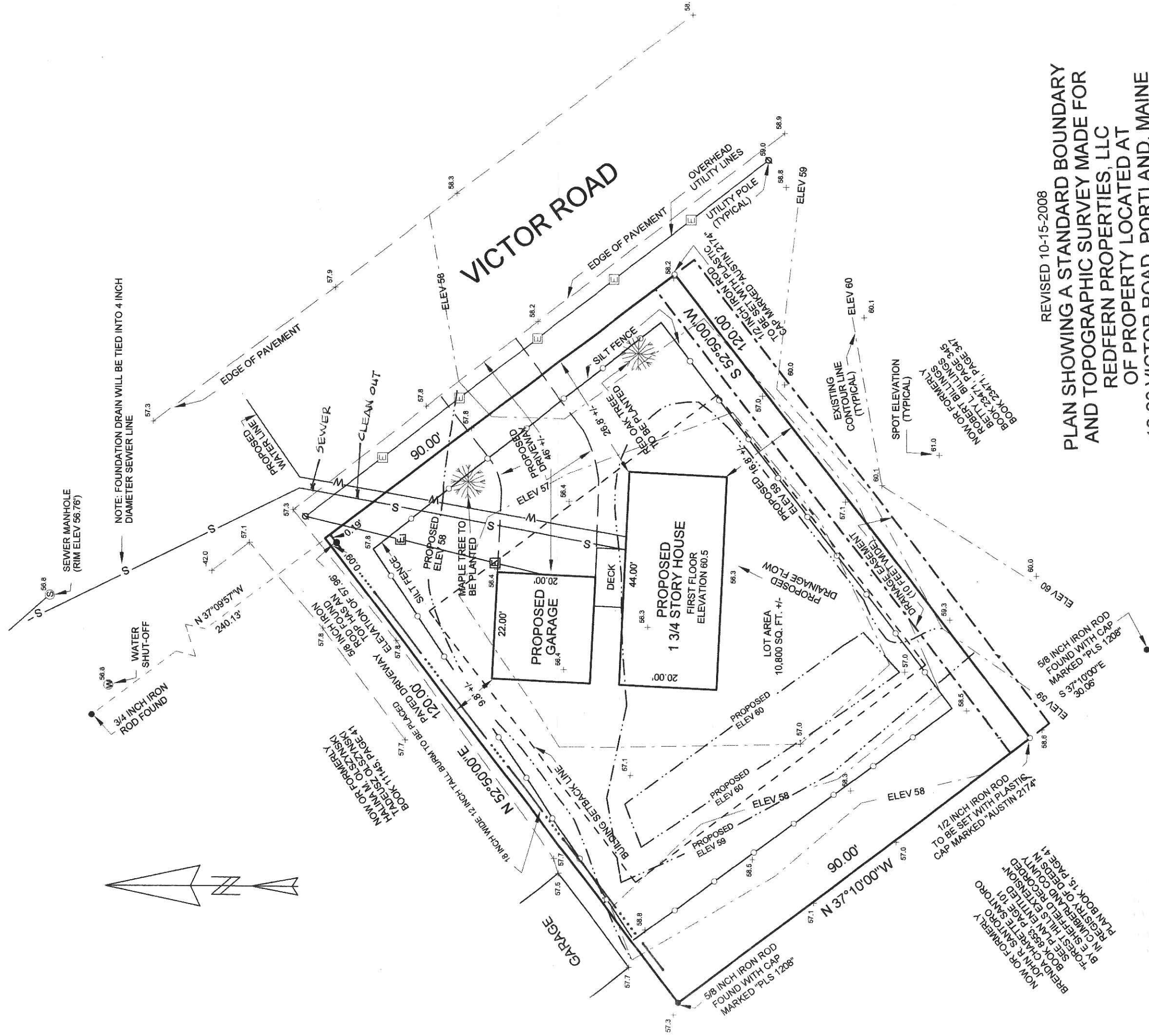
[Handwritten Signature]

WILLIAM G. AUSTIN
 STATE OF MAINE
 PROFESSIONAL LAND SURVEYOR 2174



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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

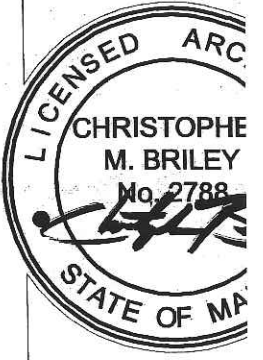
SCALE: 1 INCH = 20 FEET NOVEMBER 26, 2007 SURVEYED BY:

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

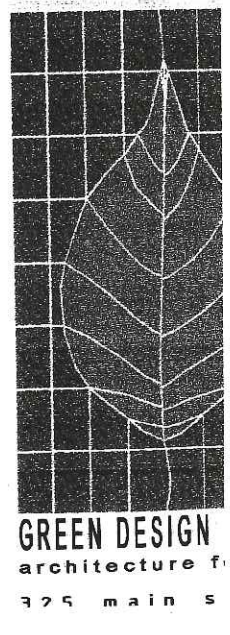
[Handwritten Signature]

WILLIAM G. AUSTIN
STATE OF MAINE
PROFESSIONAL LAND SURVEYOR 2174





REDFERN HOUSE
FOR REDFERN PROPERTIES LLC.



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. 109'-4"

MDO PLYWD. DOOR HARDWARE CANOPY

SOLAR DOOR SHADING

5 1/2" CLR PINE CORNERBOARDS TYP.

1ST FLOOR T.O. SLAB EL. 100'-0"

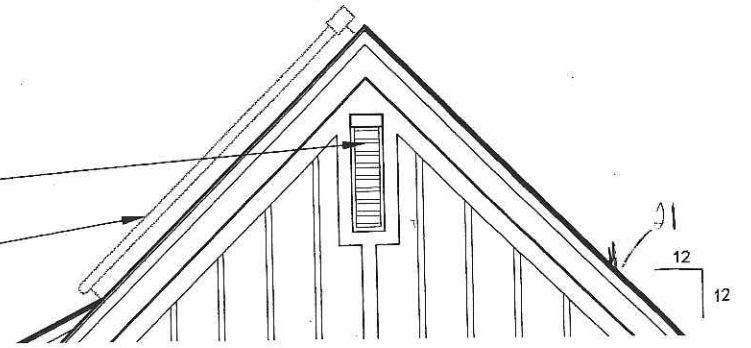
FOOTINGS TO BE 4'-6" BELOW GRADE MIN. TYP.

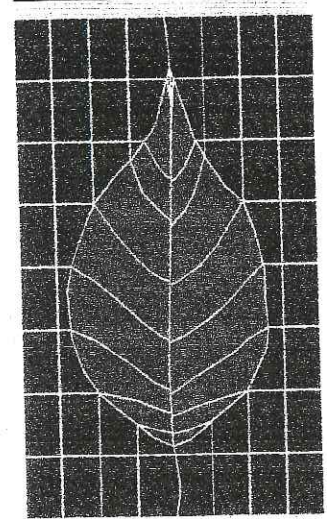
SOUTH ELEVATION
1/4" = 1'-0"

DOORS & WINDOWS WILL HAVE TEMPERED GLASS

E VENT TYP.

EVACUATED TUBE SOLAR COLLECTOR ARRAY

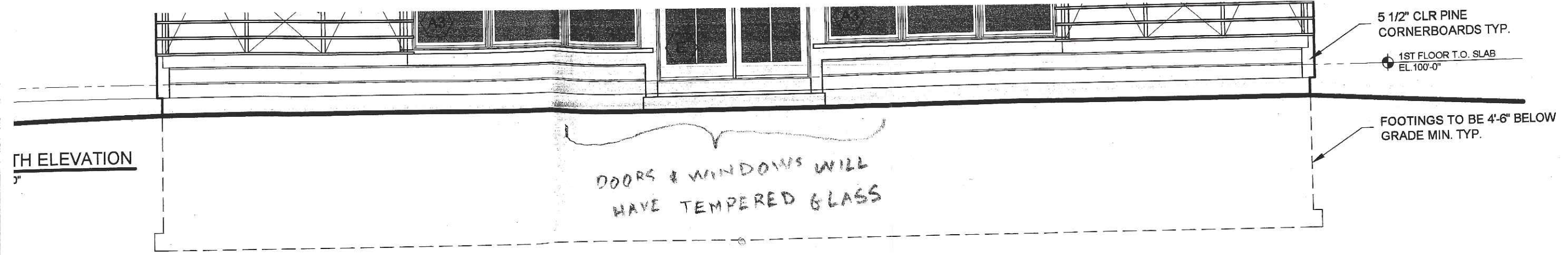




GREEN DESIGN STUDIO
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 yarmouth, maine 04096
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 f. 207 . 449 . 1139
 www.architectureforlife.com

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

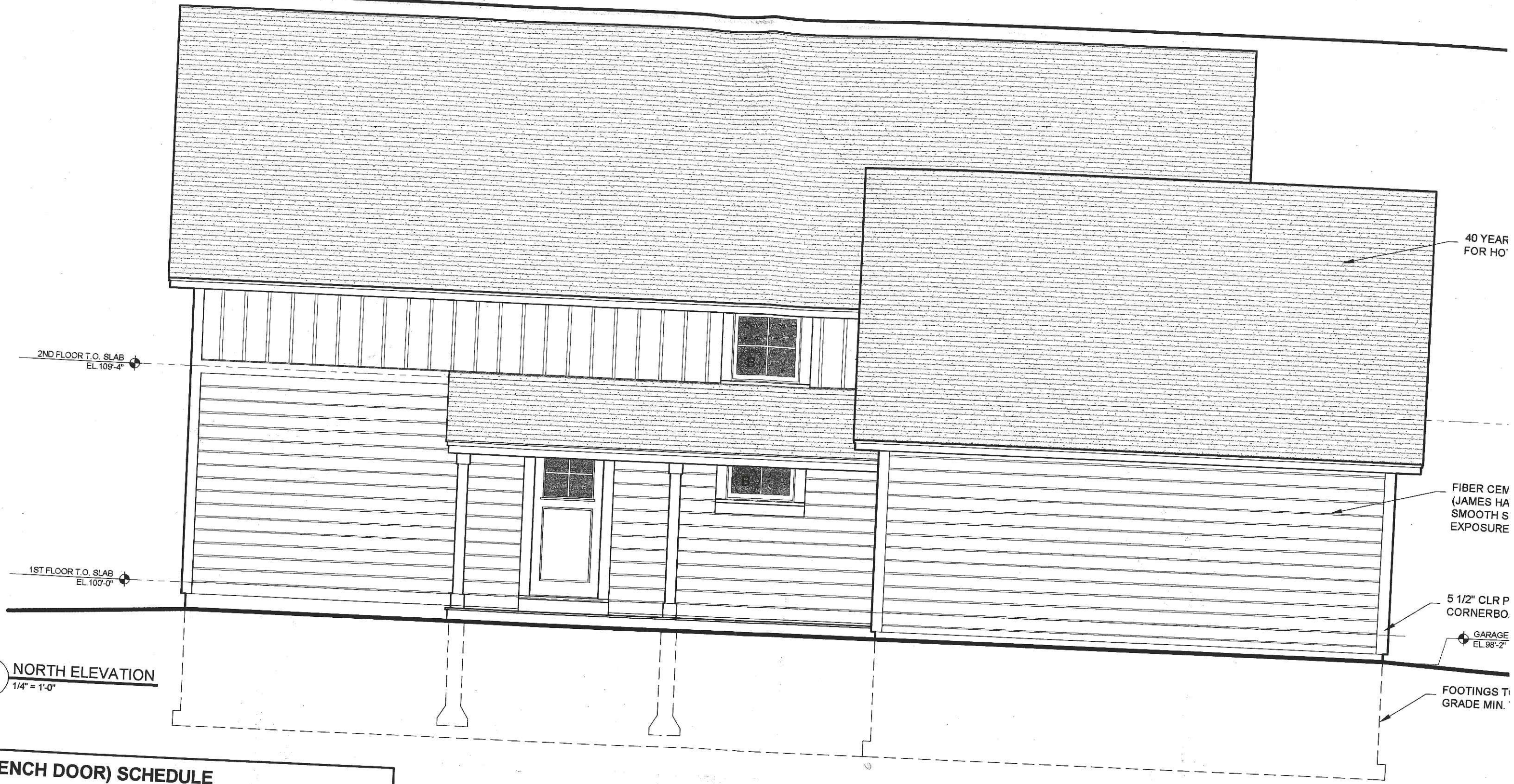
PROJECT NO: GDS0706
ISSUED: 11.29.07
DRAWN BY: CMB
CHECKED BY: ---
SHEET TITLE:
 Exterior Elevations



DOORS & WINDOWS WILL
 HAVE TEMPERED GLASS



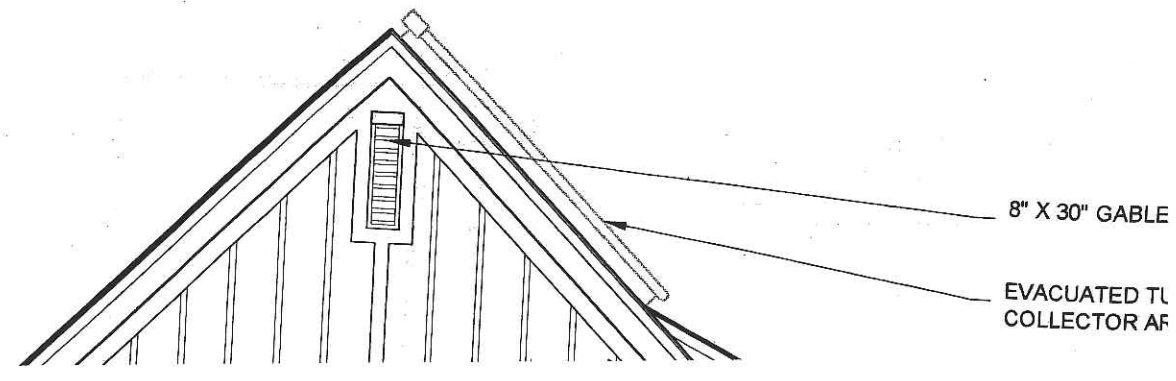
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CHECKED BY: ---
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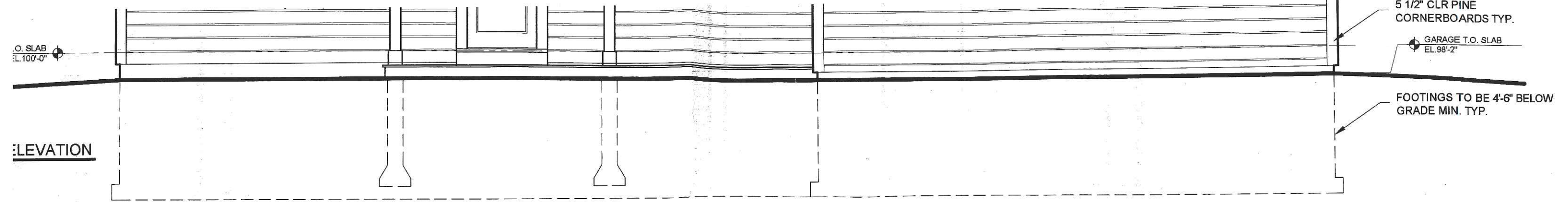


1 NORTH ELEVATION
1/4" = 1'-0"

(FRENCH DOOR) SCHEDULE

| | MATERIAL | GLAZING | EGRESS | REMARKS |
|---------------|----------------|----------------|--------|---------|
| DBLHNG | FIBERCLAD WOOD | LOW E II ARGON | ☐ | |
| AWNING | | LOW E II ARGON | | |
| CASEMENT | FIBERCLAD WOOD | LOW E II ARGON | ☐ | |
| CASEMENT | FIBERCLAD WOOD | LOW E II ARGON | ☐ | |
| CASEMENT | FIBERCLAD WOOD | LOW E II ARGON | ☐ | |
| INSWNG FRENCH | FIBERCLAD WOOD | LOW E II ARGON | ☐ | |



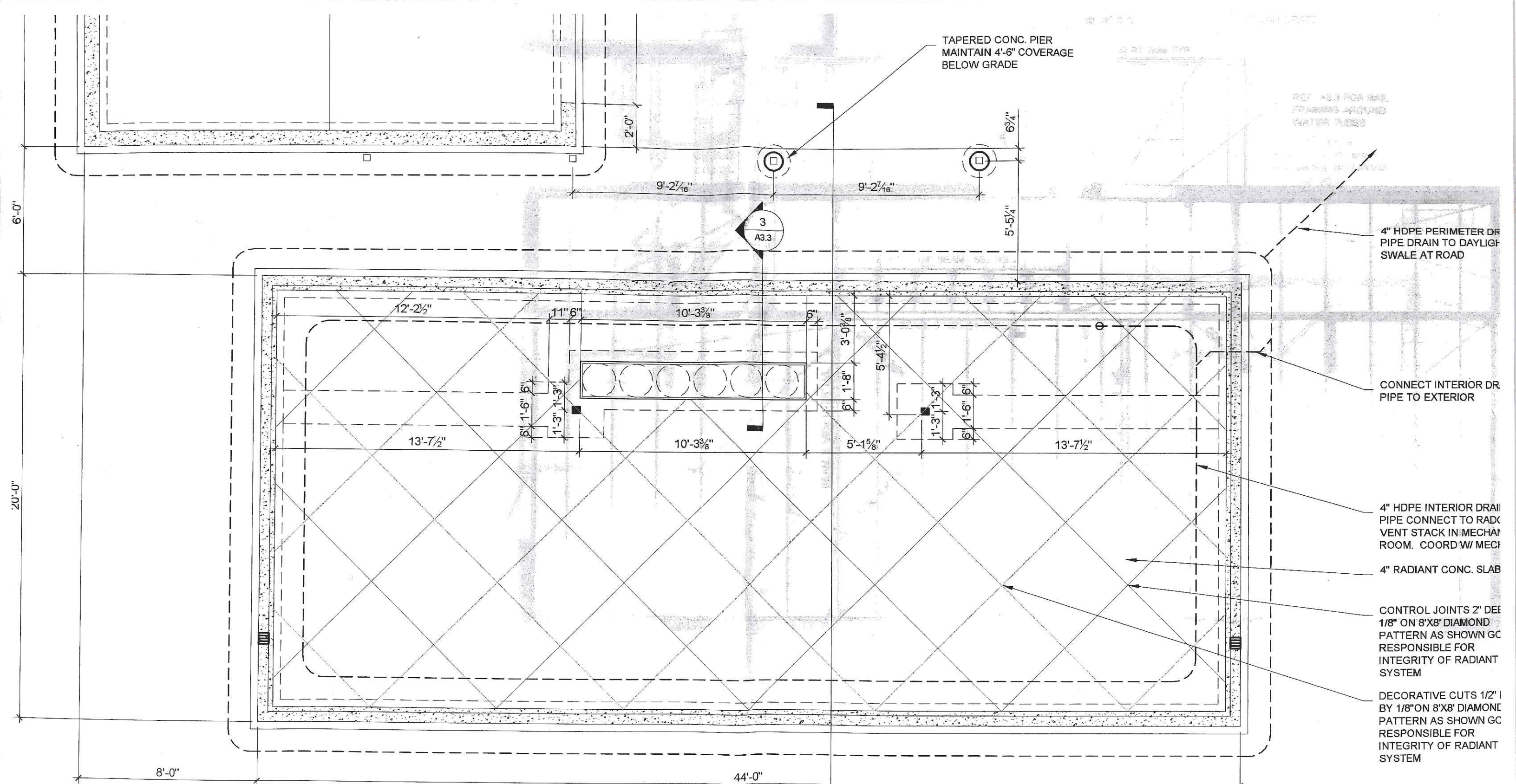


DOOR) SCHEDULE

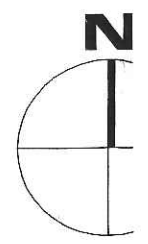
| MATERIAL | GLAZING | EGRESS | REMARKS |
|------------|----------------|--------|---------|
| RCLAD WOOD | LOW E II ARGON | ☐ | |
| | LOW E II ARGON | | |
| RCLAD WOOD | LOW E II ARGON | ☐ | |
| RCLAD WOOD | LOW E II ARGON | ☐ | |
| RCLAD WOOD | LOW E II ARGON | ☐ | |
| RCLAD WOOD | LOW E II ARGON | ☐ | |



2 WEST ELEVATION
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



TAPERED CONC. PIER
MAINTAIN 4'-6" COVERAGE
BELOW GRADE

4" HDPE PERIMETER DRAIN
PIPE DRAIN TO DAYLIGHT TO
SWALE AT ROAD

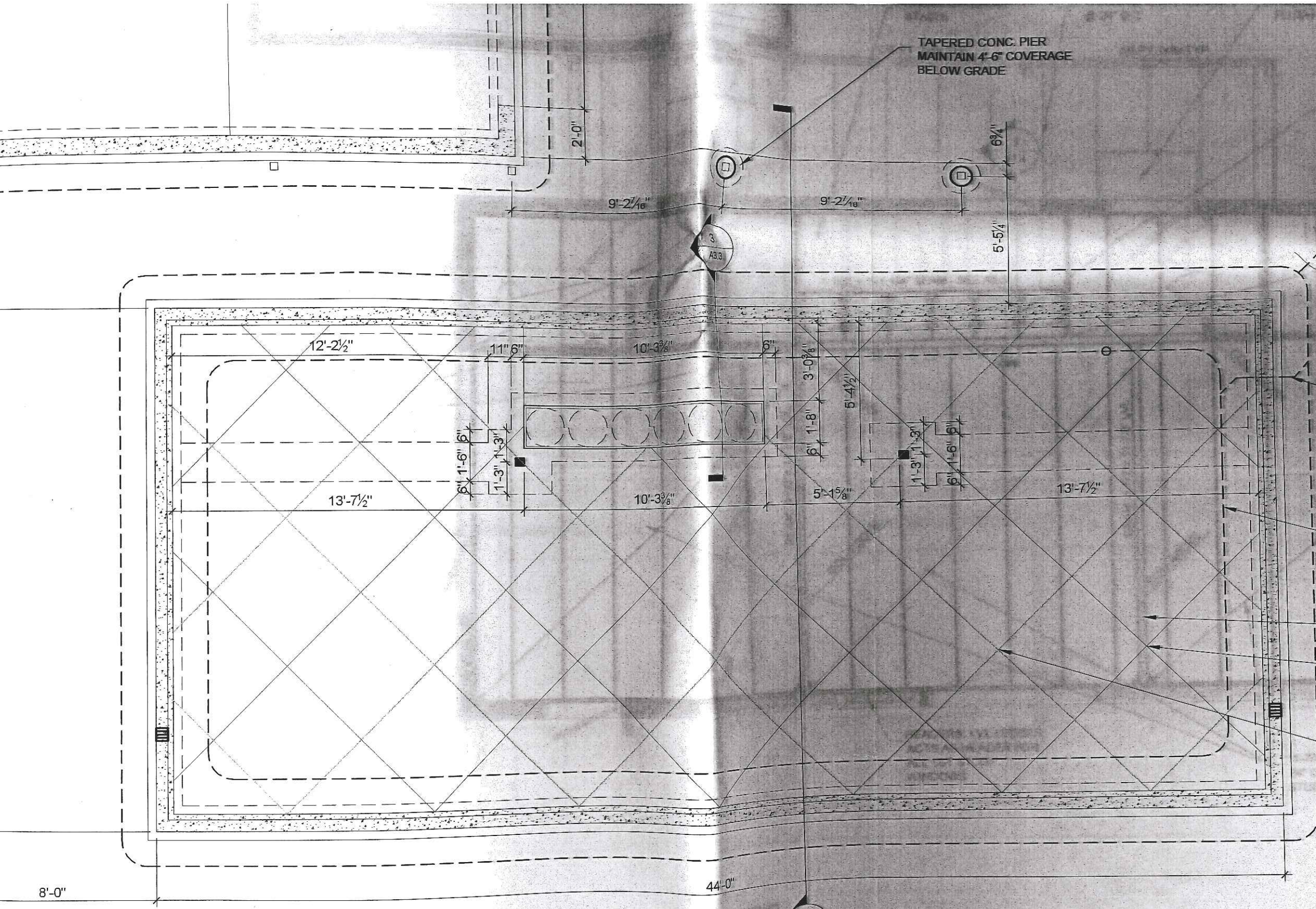
CONNECT INTERIOR DRAIN
PIPE TO EXTERIOR

4" HDPE INTERIOR DRAIN
PIPE CONNECT TO RADON
VENT STACK IN MECHANICAL
ROOM. COORD W/ MECH.

4" RADIANT CONC. SLAB

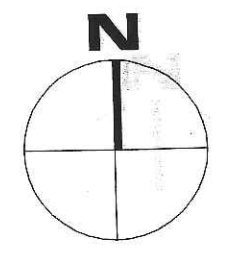
CONTROL JOINTS 2" DEEP BY
1/8" ON 8'X8' DIAMOND
PATTERN AS SHOWN GC
RESPONSIBLE FOR
INTEGRITY OF RADIANT TUBE
SYSTEM

DECORATIVE CUTS 1/2" DEEP
BY 1/8" ON 8'X8' DIAMOND
PATTERN AS SHOWN GC
RESPONSIBLE FOR
INTEGRITY OF RADIANT TUBE
SYSTEM



SECOND FLOOR AND DECORATIVE

1
A3-1



ATION PLAN

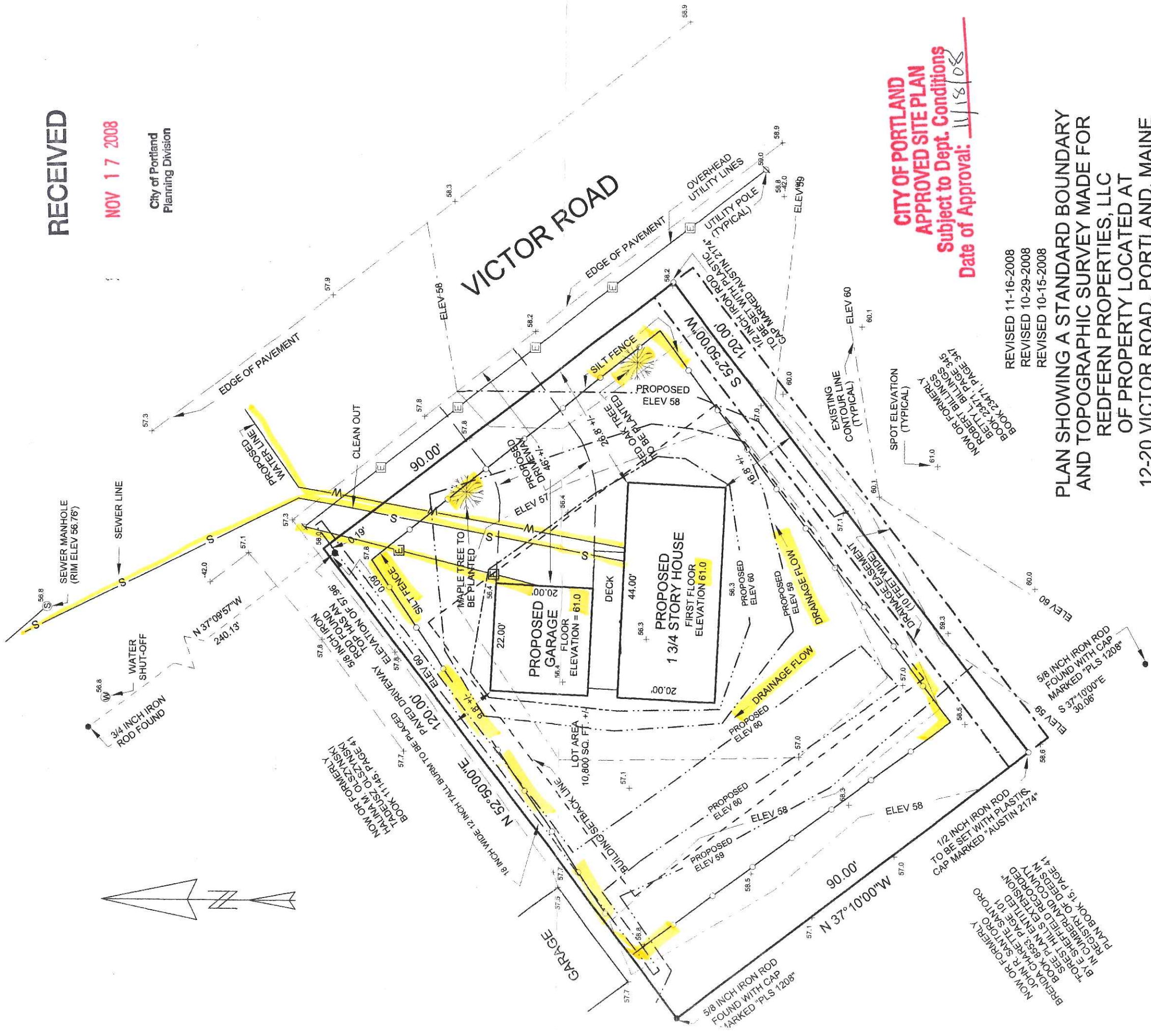
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RECEIVED

NOV 17 2008

City of Portland
Planning Division



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 11/18/08

REVISED 11-16-2008
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

NOW OR FORMERLY
JOHN R. SANTORO
BOOK 6593 PAGE 101
SEE PLAN ENTITLED
"FOREST HILLS EXTENSION"
BY SHEPHERD AND COUNTY
IN CUMBERLAND COUNTY
REGISTRY OF DEEDS IN
PLAN BOOK 15, PAGE 41

NOW OR FORMERLY
BRENDA CHAREST SANTIAGO
BOOK 1148, PAGE 41
TRADESE OLSZYNSKI
BOOK 1148, PAGE 41

NOW OR FORMERLY
ROBERT BILLINGS
BOOK 2471, PAGE 345
BETTY L. BILLINGS
BOOK 2471, PAGE 341

WILLIAM G. AUSTIN
STATE OF MAINE
PROFESSIONAL LAND SURVEYOR 2174

GRAPHIC SCALE: 1 INCH = 20 FEET