

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND BUILDING PERMIT



This is to certify that SECOND CHANCE PROPERTIES LLC

Job ID: 2011-04-713-CH OF USE

Located At <u>422 OCEAN ST</u>

CBL: 159 - - B - 022 - 001 - - - - -

has permission to <u>Change the</u> use and do renovations, formerly a church to a single family home provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Bul

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY. PENALTY FOR REMOVING THIS CARD



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Director of Planning and Urban Development Penny St. Louis

Job ID: 2011-04-713-CH OF USE

Located At: <u>422 OCEAN</u>

CBL: <u>159 - - B - 022 - 001 - - - - -</u>

# **Conditions of Approval:**

#### Zoning

- 1. With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

## Fire

- 1. All construction shall comply with City Code Chapter 10.
- 2. A sprinkler system shall be installed.
- 3. A separate Suppression System Permit is required.
- 4. All smoke detectors and smoke alarms shall be photoelectric.
- 5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

## Building

- 1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans, including sill height of escape window in basement.
- 3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5. Those renovating dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 6. In dwellings, window sills located more than 72" above the exterior grade shall be a minimum of 24" above the finished floor. Operable sashes shall open less than 4" where the opening is located within 24" of the finished floor. Window fall prevention or opening limiting devices may be required per IRC 2009 section R612.
- 7. The spiral stair shall be installed per section R311.
- 8. The installation of steel beams requires submittal of a specification sheet. 4 an amendment for possible garage added und

# BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 or 874-8693 (ONLY) or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months. If the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.
- 1. Close in, electrical, plumbing and framing prior to insulation or drywall
- 2. Final inspection/Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCU0PIED.

## City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-04-713-CH OF USE	Date Applied: 4/4/2011		CBL: 159 B - 022 - 001	1		
Location of Construction: 422 OCEAN AVE	Owner Name: Tina Richardson		Owner Address: 275 METHODIST RD WESTBROOK ME 04092			
Business Name:	Contractor Name: Trade Masters Inc		Contractor Address: 60 Day Rd., Gorham, ME 04038			Phone: (207) -329-8236
Lessee/Buyer's Name:	Phone:		Permit Type: CHUSE-COMM - Change of Use			Zone: R-3
Past Use:	Proposed Use:		Cost of Work: 100000.00			CEO District:
Church	Single family – Chang from church to single home – remove kitche basement and add kitc first floor.	e family Fire Dept: en from		L Approved of conditions Denied N/A WARP. 58		Inspection: Use Group: R-3 Type: 30 IRC - 2009 Signature
Proposed Project Descriptio 422 Ocean Avenue – change of us			Pedestrian Activ	ities District (P.A.D.)		
Permit Taken By:				Zoning Approval		
		Special Zo	one or Reviews	Zoning Appeal	Historic P	reservation
<ol> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building Permits do not include plumbing, septic or electrial work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</li> </ol>		<ul> <li>Shoreland</li> <li>Wetlands</li> <li>Flood Zone</li> <li>Subdivision</li> <li>Site Plan</li> <li>MajMinMM</li> <li>Date: O'K w I coodi boos</li> </ul>		<ul> <li>Variance</li> <li>Miscellaneous</li> <li>Conditional Use</li> <li>Interpretation</li> <li>Approved</li> <li>Denied</li> </ul>	<ul> <li>Not in Dist or Landmark</li> <li>Does not Require Review</li> <li>Requires Review</li> <li>Approved</li> <li>Approved w/Conditions</li> <li>Denied</li> </ul>	
		4/12/11		Date:	Date: ABA	//

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

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: 422	Ocean Ave	
Total Square Footage of Proposed Structure/A	rea 2700 Square Footage of Lot	Number of Stories 2,5
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Tina Richardson	Telephone:
159 BODD. 7	Address 275 Methodist Rd. City, State & Zip Westbrack, ME 04092	
Lessee/DBA (If Applicable) RECEIVED	INAILLE	Cost Of Work: § <b>160,000</b> C of O Fee: § 75.00
APR - 1 2011	Cıty, State & Zıp	Total Fee: \$ 4,095.00
Current leganse q. Building Inspections () If vacant, what was the previous use? Proposed Specific use:	fraily	from church To
Is property part of a subdivision? no Project description: Change a church		duted diversion diversion
Contractor's name: Trade Master	Inc. O.	
Address: 60 Day Rd.		
City, State & Zip Gorham, ME O	4038	lephone:
Who should we contact when the permit is rea	dy: Juson Guidrenu Tel	lephone:
Mailing address:60 Day	Rd. Gurham, ME 04038	

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at <u>www.portlandmaine.gov</u>, or stop by the Inspections Division 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:	//	l	11	/	l	Date: 3/28/11	
	1	•			•		

This is not a permit; you may not commence ANY work until the permit is issued

# 41.11

# Job Summary Report Job ID: 2011-04-713-CH OF USE

# Report generated on Apr 4, 2011 10:22:13 AM

Report generated	l on Apr 4, 201	10:22:13 AM							Page
Job Type:		Change of Use	Commercial	Job Descr	ption:	422 Ocean Av	venue Job Y	ear:	2011
Building Job S	tatus Code:	Initiate Plan Re	view	Pin Value:		1019	Tenar	t Name:	
Job Applicatio	n Date:			Public Bui	lding Flag:	Ν	Tenar	t Number:	
Estimated Val	ue:	100,000		Square Fo	otage:				
Related Parties:		CHANCE P	CHANCE PROPERTIES SECOND			Property Owner			
				- Trade M	asters Inc Tr	ade Masters In	с	GENERAL CONTR	ACTOR
				Job	Charges				
Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance

Location ID: 49574

				Location	n Details				
Alternate Id Parcel Num	ber Census Trac	t GIS X	GISY GISZ	GIS Reference	Longitude	Latitude			
159 B 022 00	1				-70.27303	43.682939			
		Loc	ation Type	Subdivision Code	Subdivisio	n Sub Code	Related Persons	Address(es)	-
		1					422	2 OCEAN AVENUE NORTH	•
Location Use Code		e Zone Code	Fire Zone Code	Inside Out Code	side	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
MULTI-USE COMMERCIAL	(	2/3)						DISTRICT 5	
				Structur	e Details				
Structure: change of	use: church to	sf with a	accessory L	Init					
Occupancy Type Code:									
Structure Type Code	Structure Statu:	s Type So	quare Footage	Estimated Valu	e	Address			
Churches and Other Religious	0			100	422 OCE	AN AVENUE	NORTH		
Longitude Latitude GIS	X GISY GISZ	GIS Refer	rence				User Defined Pro	operty Value	
Permit #: 20112391		K	aut						
				Permi	t Data				
			1						

onholdsing ult /11

## Ann Machado - RE: 422 Ocean Purchase & Sale

From:	"info@mainecoastkitchen.com" <info@mainecoastkitchen.com></info@mainecoastkitchen.com>
To:	Ann Machado <amachado@portlandmaine.gov></amachado@portlandmaine.gov>
Date:	4/12/2011 3:34 PM
Subject:	RE: 422 Ocean Purchase & Sale
Attachments:	CCF04122011_00000.pdf

Attached is the new floor plan for the basement. We will proceed without an accessory Dwelling and use as a Single Family only. Thanks

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov] Sent: Thursday, April 07, 2011 7:48 AM To: info@mainecoastkitchen.com Subject: Re: 422 Ocean Purchase & Sale

Thank you.

I will wait to hear what direction you will end up taking.

Ann Machado Zoning Specialist (207) 874-8709

>>> "info@mainecoastkitchen.com" <info@mainecoastkitchen.com> 4/7/2011 6:11 AM >>> Ann,

Attached is the purchase and sale you requested. We are still weighing the options and Jason is still waiting for a call back on some questions before we go ahead with the next step.

Thank you, Tina

# RECEIVED

APR 1 2 001

Dept. of Building Inspections City of Philtand Maine

## Ann Machado - Change of use permit for 422 Ocean Avenue

From:	Ann Machado
То:	jagaudreau@gmail.com
Date:	4/5/2011 3:59 PM
Subject:	Change of use permit for 422 Ocean Avenue

Jason -

At this point the permit to change the use of the property from a church to a single family home with an accessory dwelling unit is on hold for a few reasons.

First of all, since Tina Richardson is the buyer, we need right, title and interest like the purchase and sales agreement so we know that she has the right to apply for the permit.

Second, the property is located in the R-3 residential zone. To add an accessory dwelling unit to a single family home in this zone is a conditional use. Since it is a conditional use, the applicant must go before the Zoning Board of Appeals. As a conditional use there are certain criteria that need to be met. They are listed in the land use ordinance in section 14-88(a)(2), which can be found on the city's website. One of the conditions is that the accessory dwelling unit can't be more than 30% of the gross floor area of the principal building. Gross floor excludes any floor area that has less than 2/3rds of its floor to ceiling height above the average adjoining grade level. If any of the criteria can't be met then the Zoning Board of Appeals can't approve the conditional use.

You can get a conditional use application at our office in Room 315 at City Hall.

Please feel free to contact me if you have any questions.

Ann Machado Zoning Specialist (207) 874-8709

#### PURCHASE AND SALE AGREEMENT

March 23 . 2011 Offer Date	Effective Date is defined in	Paragraph 24 of this Agreem	DIL Effective Date
1. PARTIES: This Agreement is made between Ting Richa	rdaon,		
			("Buyer") and
Second Chance Pro	perties LLC ,		("Seller").
2. DESCRIPTION: Subject to the terms and conditions hereina part of; if "part of" see para. 26 for explanation) the property : County of Cumberland . State of Maine. loc:	fter set forth, Seller agre situated in municipality o sted at	f Port1 422 Ocean Ave	grees to buy ( X all and,
described in deed(s) recorded at said County's Registry of Deeds	Book(s) 24459	, Page(s)	. 298
3. FIXTURES: The Buyer and Seller agree that all fixtures, inc and/or blinds, shutters, curtain rods, built-in appliances, heating s stoves, sump pump and electrical fixtures are included with the sal Seller represents that all mechanical components of fixtures will be plumbing has been winterized and not warrant	ources/systems including e except for the following e operational at the time of	g gas and/or kerosene-fli 3: of closing except:Fux	red heaters and wood
4. PERSONAL PROPERTY: The following items of personal pro sale at no additional cost, in "as is" condition with no warranties: 1	perty as viewed on		are included with the
5. PURCHASE PRICE: For such Deed and conveyance Buyer agr			

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

6.	EARNES	T MON	EY/AC	CEPTAN	ICE:
sa	id earnest	money a	and act	as escrow	agent

shall hold (date)

AM X PM; and, in the event of non-acceptance, this earnest money shall be returned promptly 5:00 to Buyer. 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.

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 transaction shall be closed and Buyer shall the balance due and execute all necessary papers on \_\_\_\_\_ May 15, 2011 (closing date) or before, if agreed in 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 catendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and vold in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a \_ Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements 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 at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

		ork.	AL	
January 2011	Page 1 of 4 - P&S	Buyer(s) Initials	Seller(s) Initials	
REMAX By The Bay 970 Baster Bouleve David Banks	rd Panland, ME 04103 Produced v	with ZlpForm® by zipLogix 18070 Filleen Md		207 553 7290

RECEIVED

422 Ocean Ave

APR - 7 2011

Dept. of Building Inspections City of Portland Maine

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. FUEL/UTILITIES/PRORATIONS: Fuel remaining in tank on day of closing shall be paid by Buyer at cash price as of date of closing of company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other)  $\frac{N/A}{C}$ . The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpald 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 Seiler will each pay their transfer tax as required by State of Maine.

12. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

m	PE OF INVESTIGATION YES NO	RESULTS REPORTED TO SELLER	TYPE OF INVESTIGATION YES	NO	RESULTS REPOR TO SELLER	TED
8.	General Building	Within <u>7</u> days	l. Mold	х	Within	_ days
b.	Sewage Disposal X	Within days	m. Lead Paint	X	Within	days
c.	Coastal shoreland septic X	Within days	n. Arsenic Treated Wood	X	Within	days
d.	Water Quality X	Within days	o. Pests	x	Within	days
	(including but not limited to rado	, arsenic, lead, etc.)	p. Code Conformance	X	Within	days
e.	Water Quantity X	Within days		x	Within	days
f.	Air Quality X	Within days	r. Environmental Scan	X	Within	days
	(Including but not limited to asbes	tos, radon, etc.)	s. Lot size/acreage		Within	days
R,	Square Footage X	Within days	t. Survey/MLI		Within	days
ĥ.	Pool	Within days	u. Zoning X		Within 7	days
i.	Energy Audit X	Within days		x	Within	days
- Ë	Chimney X	Within days			Within	days
k	Smoke/CO detectors X	Within days	x. Other		Within	days
<b>n</b> .		uaya			PT AMINIA	_ 4373

All investigations will be done by persons chosen and paid for by Buyer in Buyer's sole discretion. If the result of any investigation 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 investigation \_r other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, 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 loss not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of investigation(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

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

14.

- FINANCING: This Agreement 🕱 is 🗌 is not subject to Financing. If subject to Financing: a. This Agreement is subject to Buyer obtaining a <u>\*see addendum 1</u> loan of <u>\*</u>% of the purchase price, at an interest rate not to exceed <u>%</u> and amortized over a period of <u>years</u>. Buyer a. This Agreement is subject to bayer obtaining a <u>seed actor and in the processed actor a period of </u>years. Buyer is under a good faith obligation to seek and obtain financing on these terms.
   b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within <u>N/A</u> days from the Effective Date of the
- to verification of information, is qualified for the loan requested within \_\_\_\_\_N/A \_\_\_\_ 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.
- Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
- d. After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from a lender shall be a default under this Agreement.
- Buyer agrees to pay no more than O points. Seller agrees to pay up to \$ 0 toward Buver's
- £
- huyer agrees to pay no more than  $\_$   $\bigcirc$  points. Selier agrees to pay up to s  $\bigcirc$   $\_$   $\_$  toward buyer s pre-paids, points and/or closing costs. Buyer's ability to obtain financing  $\_$  is  $\boxtimes$  is not subject to the sale of another property. See addendum Yes  $\_$  No  $\boxtimes$ . Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void. g.

		- PC	AU.	)
anuary 2011	Page 2 of 4 - P&S	Buyer(s) Initials	Seller(s) Initials	
	Produced with ZipForm® by zipLogix 18070 Fit	teen Mile Road, Fraser, Michigan 48028	www.zipLogix.com	422 Ocean Ave

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

David Banks	( 0020	90 ) of	Re/Max By The Bay	(	1150 )
Licensee	MLS	ID	Agency		MLS ID
is a 🔀 Seller Agent 🔲 Buyer A	gent 🔲 D	isc Dual Agent 🗌	Transaction Broker		
Paul Callaban	(	) of	Kevstone	(	)

Licensee MLS ID Agency is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

If this transaction involves 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.

16. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

17. 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.

18. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims 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.

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 with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

22. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property  $\Box$  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/has not malfunctioned within 180 calendar days prior to closing.

23. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

24. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page I hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending al 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

25. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators 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 licensees prior to, at and after the closing.

26. OTHER CONDITIONS:\* See addendum 1

Seller(s) Initials

January 2011

Page 3 of 4 - P&S Buyer(s) Initials \_\_\_\_\_\_ Seller(s) Initials \_\_\_\_\_\_ Seller(s) Initials Produced with ZipForm® by zipLogic 18070 Filteen Mde Road, Freser, Michigan 48028 www.zipLogic.gom

422 Ocean Ave

MLS ID

27. GENERAL PROVISIONS:

- a. 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.
- b. 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 Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. 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.

28. ADDENDA: Lead Paint - X Yes No; Other - Yes No Explain:

The Property Disclosure Form is not an addendum and not part of this Agreement,

UG C1092 Westhawill Buyer's Mailing address is BUYER BUYER DATE Tina Richardson

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 a commission for services as specified in the listing agreement.

Seller's Mailing address, is			
Allyn		3-25-2011	
SELLER Second Chance Properties LLC	DATE	SELLER	DATE

#### **COUNTER-OFFER**

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

SELLER

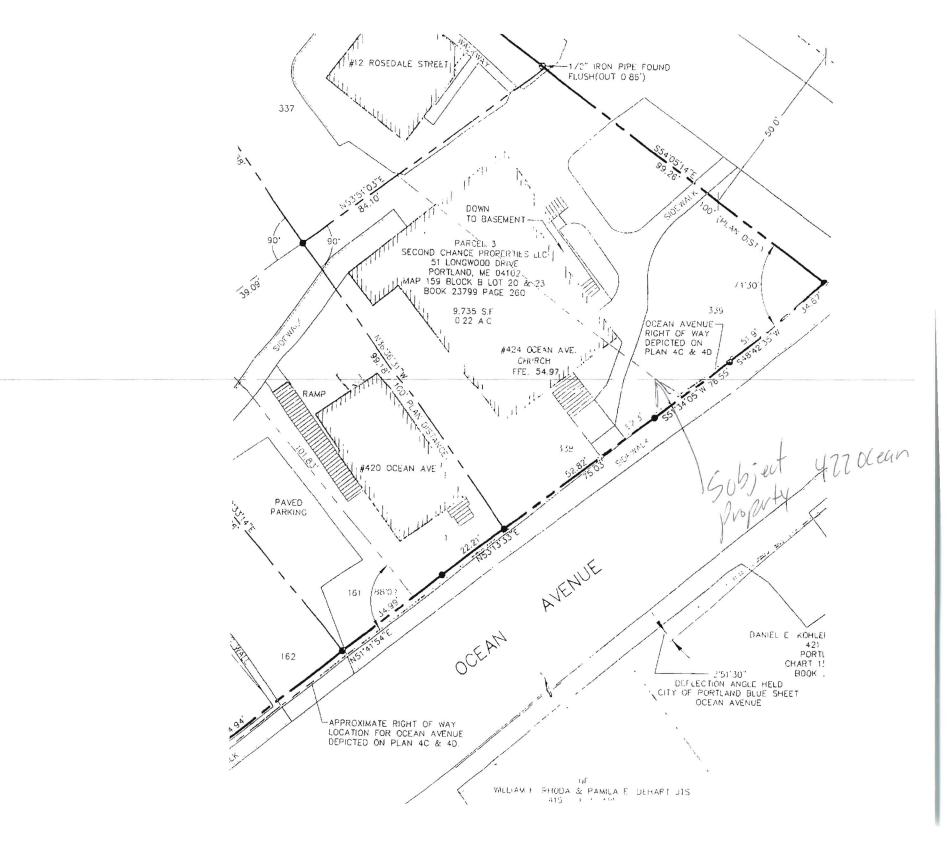
DATE

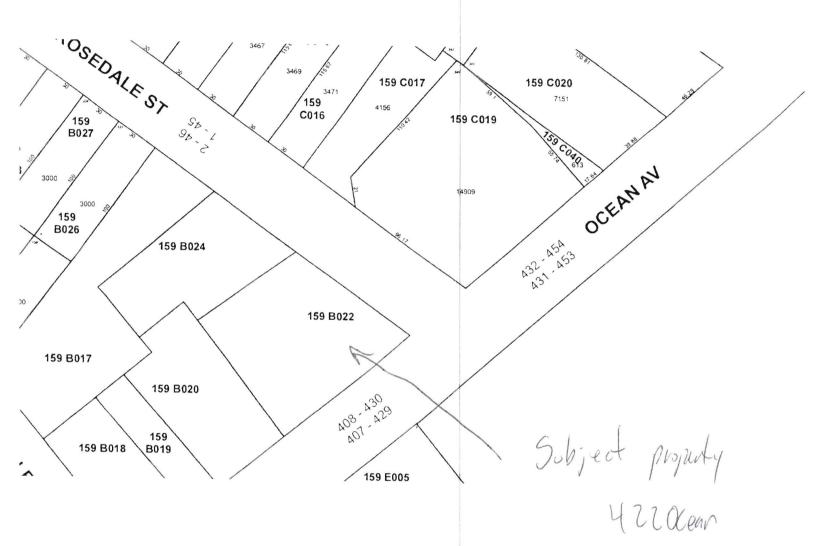
SELLER

DATE

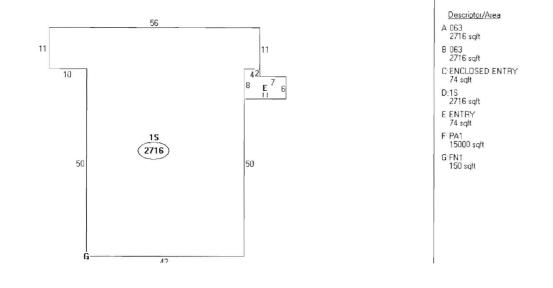
The Buyer hereby accepts the counter offer set forth above.

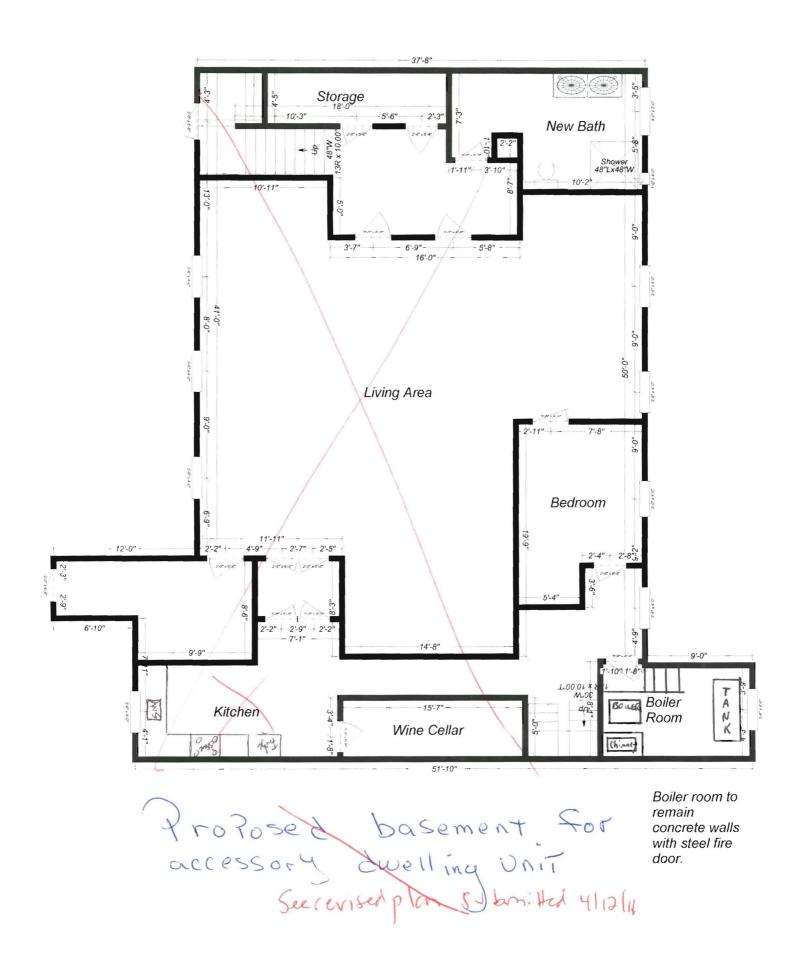
BUYER	DATE	BUYER	DATE
	EXTER	NSION	
The closing date of this Agreement is extended u	inti)	DATE	
SELLER	DATE	SELLER	DATE
BUYER	DATE	BUYER	DATE
Maine Association of REALTORS® All Rights Reserved. Revised January	2011	of 4 - P&S	
REALTOR® Produced with ZipForm® by zipLoob( 1)			422 Оссал Аус



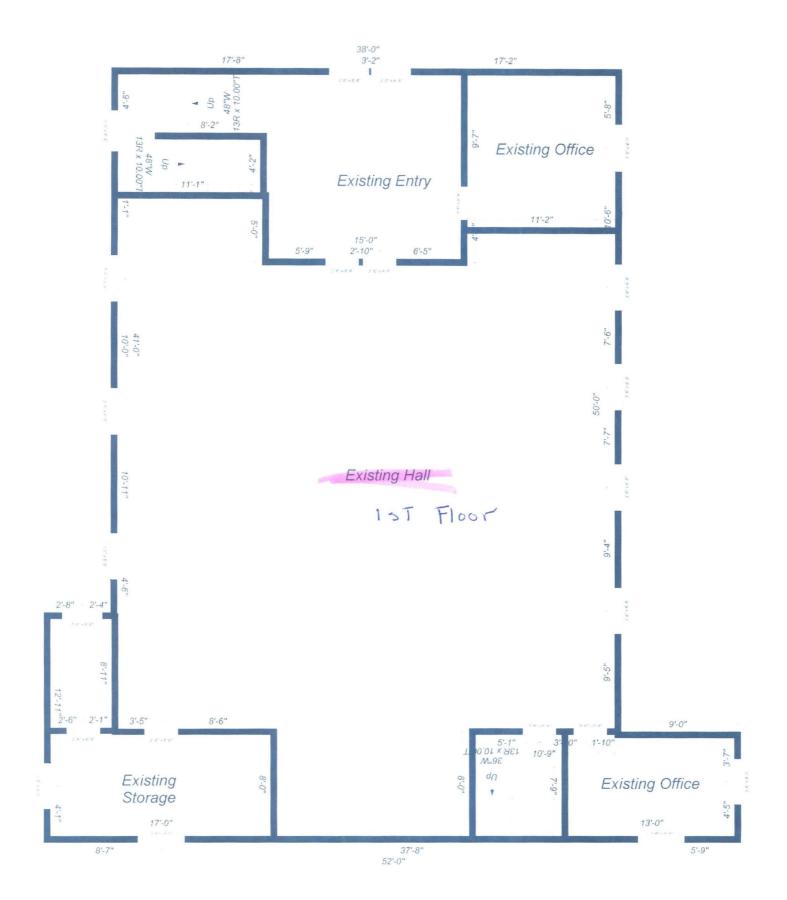


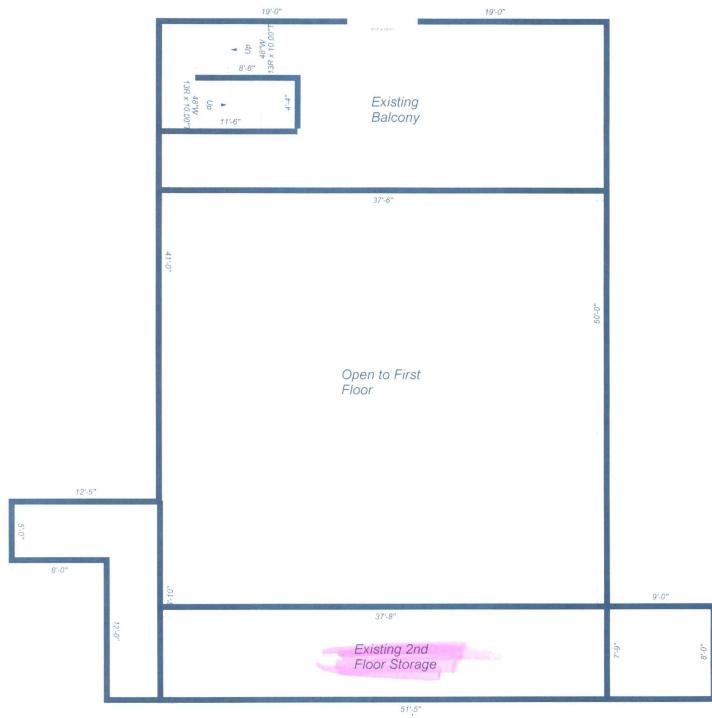
# Page 1 of 1





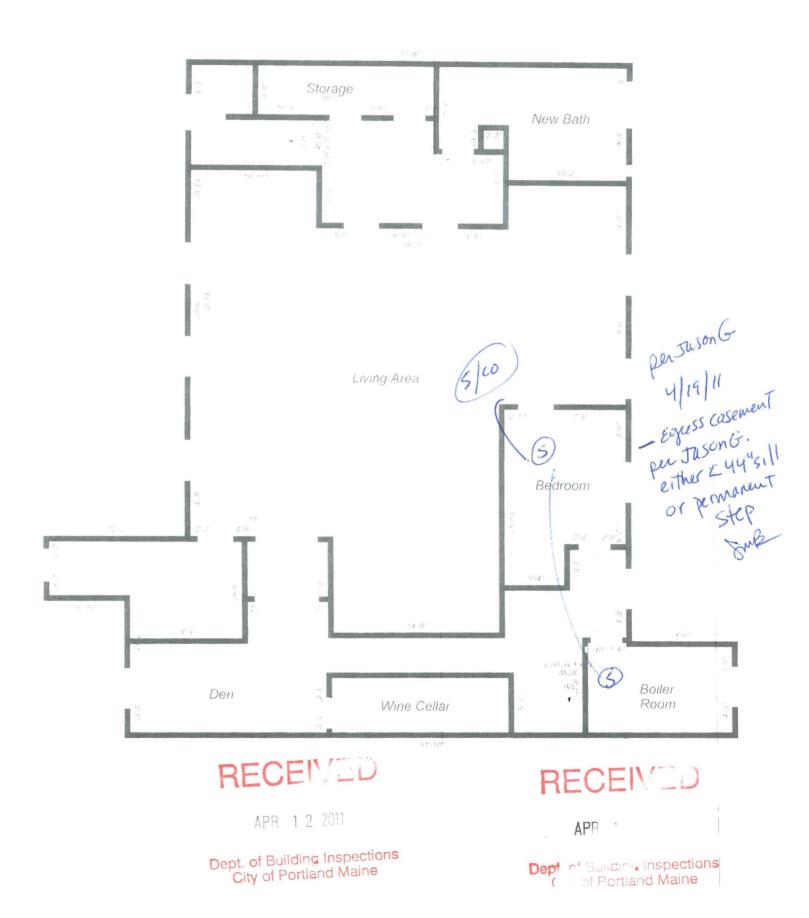






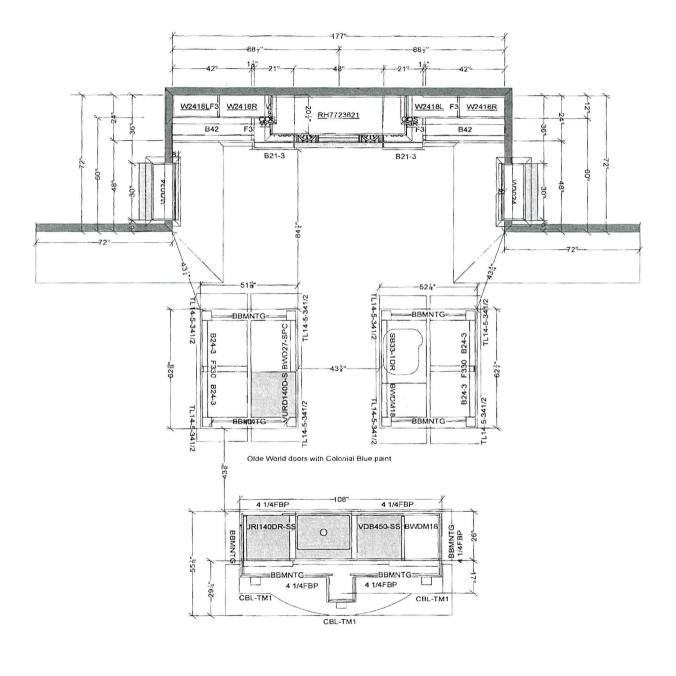
;

# New Floor Plan For Basenat

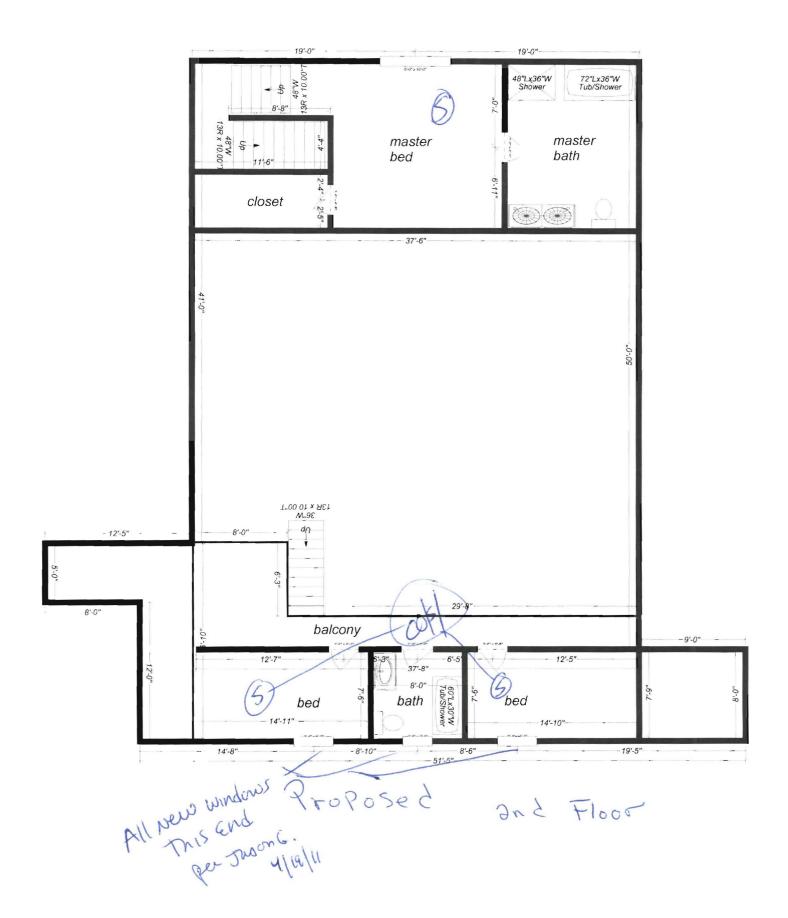




1St Floor New Kitchen plan



ProPosed 1ST floor



	Picture Windows			Picture Windows (Picture Continued)			
	Call Size	Rough Opening	Grid	Call Size	Rough Opening	Gr	
	P2036	20 x 36	61	P3449	34 x 49	1	
	P2044	20 x 44	81	P3453	34 x 53		
	P2048	20 x 48	81	P3457	34 x 57	1	
	P2052	20 x 52	81	P3465	34 x 65	1	
	P2060	20 x 60	101	P3469	34 x 69	1	
	P2066	20 x 66	101	P3636	36 x 36	205	
	P2072	20 x 72	121	P3644	36 x 44	1	
	P2237	22 x 37	81	P3648	36 x 48	1	
	P2241	22 x 41	81	P3652	36 x 52	1	
	P2249	22 x 49	81	P3660	36 x 60	1	
-	P2253	22 x 53	81	P3666	36 x 66	1	
-	P2257	22 x 57	81	P3672	36 x 72	1	
	P2265	22 x 65	101	P3837	38 x 37	1	
1	P2269	22 x 69	101	P3841	38 x 41	1	
	P2436	24 x 36	61	P3849	38 x 49	1	
And the second second second	P2444	24 x 44	81	P3853	38 x 53	1	
Margane	P2448	24 x 48	81	P3857	38 x 57	1	
- Statistics	P2452	24 x 52	81	P3865	38 x 65	1	
A designed to the state of the second	P2460 P2466	24 x 60 24 x 66	10 i 10 i	P3869	38 x 69		
	P2400	24 x 00	121	P4036	40 x 36	1	
and the second second second				P4044	40 x 44		
(1) 为12 (1) (花井)	P2637 P2641	26 x 37 26 x 41	81	P4048	40 x 48		
	P2649	26 x 41	81 81	P4052 P4060	40 x 52		
	P2653	26 x 53	81	P4060 P4066	40 x 60 40 x 66		
	P2657	26 x 57	81	P4072	40 x 72	1	
	P2665	26 x 65	101	P4237	42 x 37		
	P2669	26 x 69	101	P4237 P4241	42 x 37		
	P2836	28 x 36	9	P4241	42 x 41 42 x 49		
LASS STREET	P2844	28 x 44	121	P4253	42 x 53		
STAP X	P2848	28 x 48	121	P4257	42 x 57	1	
S B AND	P2852	28 x 52	121	P4265	42 x 65	1	
X ALAMANY	P2860	28 x 60	15	P4269	42 x 69	1	
TANK A RECEIPTION	P2866	28 x 66	151	P4436	44 x 36		
	P2872	28 x 72	18	P4444	44 x 44	1	
	P3037	30 x 37	12	P4448	44 x 48	1	
	P3041	30 x 41	12	P4452	44 x 52	1	
Real COCCONTS IS A P	P3049	30 x 49	121	P4460	44 x 60	2	
230936655 AK (1.153)	P3053	30 x 53	121	P4466	44 x 66	2	
Show to Althread	P3057	30 x 57	121	P4472	44 x 72	2	
	P3065	30 x 65	151	P4637	46 x 37	1	
	P3069	30 x 69	181	P4641	46 x 41	1	
8 3774 SAA 7 SAAS	P3236	32 x 36	12	P4649	46 x 49	1	
	P3244	32 x 44	121	P4653	46 x 53	1	
	P3248	32 x 48	121	P4657	46 x 57	1	
	P3252	32 x 52	121	P4665	46 x 65	2	
	P3260	32 x 60	151	P4669	46 x 69	2	
JIDE	P3266	32 x 66	151	P4836	48 x 36		
	P3272	32 x 72	181	P4844	48 x 44	1	
ME 04103 •	P3437	34 x 37	121	P4848	48 x 48		
and the second	P3441	34 x 41	121	P4852	48 x 52	1	
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NS		(Picture Co		5005
Grid		Call Size	Rough Opening	Grid
121		P4860	48 x 60	201
12 i		P4866	48 x 66	20
121		P4872	48 x 72	241
15 I		P6036	60 x 36	20
15		P6044	60 x 44	20
121		P6048	60 x 48	20
121		P6052	60 x 52	20
121		P6060	60 x 60	25
121		P6066	60 x 66	25
151		P6072	60 x 72	301
15		P7236	72 x 36	24
181		P7244	72 x 44	24
121		P7248	72 x 48	24
12		P7252	72 x 52	24
121		P7260	72 x 60	30
121			A REAL PROPERTY AND	
121				
151				
121				
121		Transo	ms 📖	
12		State of State of State		
12		Call	Rough	Grid
151		Size	Opening	
15 i		T2612	26 x 12	3 V 3 V
181		T2618 T2624	26 x 18 26 x 24	3 V 6
12			1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	
12		T2812	28 x 12	3 V
121		T2818 T2824	28 x 18 28 x 24	3 V
12		THE CONSIST OF	Der Dr. Der Dimitere	6
101		T3012	30 x 12	3 V
151		T3018	30 x 18	3 V
15		T3024	30 x 24	6
16		T3212	32 x 12	3 V
16		T3218	32 x 18	3 V
16 16		⊺3224	32 x 24	6
201		T3412	34 x 12	3 V
201		T3418	34 x 18	3 V
241		T3424	34 x 24	6
16 I		T3612	36 x 12	3 V
161		T3618	36 x 18	3 V
161		T3624	36 x 24	6
161		T3812	38 x 12	3 V
161		T3818	38 x 18	3 V
201		T3824	38 x 24	6
201		T4012	40 x 12	3 V
16	1	T4018	40 x 18	3 V
16		T4024	40 x 24	6
16		T9814	98 x 14	14 V
16		T11014	110 x 14	14 V

Picture Windows

2012	Caser	nents	* denotes	egress.	]		(Casamar	nt Continue	d)
1	0-11	Devel	0.11	Diam's	10010		Contraction of the later		States in the
	Call Size	Rough Opening	Call Size	Rough Opening	Grid		Call Size	Rou Open	
1	C1824	18 x 24	C1824-2	35 1/2 x 24	4		C3642*	36 x 4	Constanting
	C1836	18 x 36	C1836-2	35 1/2 x 36	61		C3648*	36 x 4	
l	C1842	18 x 42	C1842-2	35 1/2 x 42	61		C3652*	36 x 5	
	C1848	18 x 48	C1848-2	35 1/2 x 42 35 1/2 x 48	81				
	C1840	18 x 52	C1848-2	35 1/2 x 48 35 1/2 x 52	81		C3660*	36 x 6	· · · · ·
	C1852	18 x 60	C1860-2	35 1/2 x 52 35 1/2 x 60	101		C3666* C3672*	36 x 6	
	C1866	18 x 66	C1866-2	35 1/2 x 60				36 x 7	
	C1866	18 x 00	C1872-2	35 1/2 x 66 35 1/2 x 72	101		C3676* C3680*	36 x 7 36 x 8	
ļ	C1872	18 x 76	C1872-2 C1876-2	35 1/2 x 72 35 1/2 x 76	121		No. of Concession, Name	Statistics of the local division of the	
	C1880		C1880-2		12 I 14 J		* denotes e	-	
	010001	18 x 80	01000-2	35 1/2 x 80	143		Fixed	Case	eme
	C2024	20 x 24	C2024-2	39 1/2 x 24	4				
	C2036	20 x 36	C2036-2	39 1/2 x 36	61		Call	Rough	See.
	C2042	20 x 42	C2042-2	39 1/2 x 42	61		Size	Opening	Grid
	C2048	20 x 48	C2048-2	39 1/2 x 48	81		CF1824	18 x 24	4
	C2052	20 x 52	C2052-2	39 1/2 x 52	81		CF1636	18 x 36	61
	C2060	20 x 60	C2060-2	39 1/2 x 60	10 1		CF1842	18 x 42	61
	C2066	20 x 66	C2066-2	39 1/2 x 66	101		CF1848	18 x 48	81
	C2072	20 x 72	C2072-2	39 1/2 x 72	121		CF1852	18 x 52	81
	C2076	20 x 76	C2076-2	39 1/2 x 76	12		CF1860	18 x 60	101
	C2080	20 x 80	C2080-2	39 1/2 x 80	14		CF1866	18 x 66	101
	C2424	24 x 24	C2424-2	47 1/2 x 24	4		CF1872	18 x 72	121
	C2436	24 x 36	C2436-2	47 1/2 x 36	61		CF1876	18 x 76	121
	C2442	24 x 42	C2442-2	47 1/2 x 42	61				
	C2448	24 x 48	C2448-2	47 1/2 x 48	81		CF2024	20 x 24	4
	C2452	24 x 52	C2452-2	47 1/2 x 52	81		CF2036	20 x 36	61
	C2460	24 x 60	C2460-2	47 1/2 x 60	101		CF2042	20 x 42	61
	\ C2466	24 x 66	C2466-2	47 1/2 x 66	101		CF2048	20 x 48	81
	C2472	24 x 72	C2472-2	47 1/2 x 72	121		CF2052	20 x 52	81
	C2476	24 x 76	C2476-2	47 1/2 x 76	121		CF2060	20 x 60	101
	C2480	24 x 80	C2480-2	47 1/2 x 80	141		CF2066	20 x 66	10
							CF2072	20 x 72	121
	C2824	28 x 24	C2824-2	55 1/2 x 24	6		CF2076	20 x 76	12
	C2836	28 x 36	C2836-2	55 1/2 x 36	9		CF2424	24 x 24	4
	C2842	28 x 42	C2842-2	55 1/2 x 42	9		CF2436	24 x 36	6
	C2848*	28 x 48	C2848-2	55 1/2 x 48	12		CF2442	24 x 42	61
	C2852*	28 x 52	C2852-2	55 1/2 x 52	12 1		CF2448	24 x 48	81
	C2860*	28 x 60	C2860-2	55 1/2 x 60	15		CF2452	24 x 52	81
	C2866*	28 × 66	C2866-2	55 1/2 x 66	15		CF2460	24 x 60	101
	C2872*	28 x 72	C2872-2	55 1/2 x 72	181		CF2466	24 x 66	101
l	C2876'	28 x 76	C2876-2	55 1/2 x 76	181		CF2472	24 x 72	12 1
	C2880*	28 x 80	C2880-2	55 1/2 x 80	211		CF2476	24 x 76	121
	C3024	30 x 24	C3024-2	59 1/2 x 24	6		CF2824	28 x 24	6
	C3036	30 x 36	C3036-2	59 1/2 x 36	9		CF2836	28 x 36	9
	C3042	30 x 42	C3042-2	59 1/2 x 42	9		CF2842	28 x 42	9
	C3048*	30 x 48	C3048-2	59 1/2 x 48	121	1	CF2848	28 x 48	121
	C3052*	30 x 52	C3052-2	59 1/2 x 52	121		CF2852	28 x 52	121
	C3060*	30 x 60	C3060-2	59 1/2 x 60	151		CF2860	28 x 60	151
	C3066*	30 x 66	C3066-2	59 1/2 x 66	151		CF2866	28 x 66	15
	C3072*	30 x 72	C3072-2	59 1/2 x 72	18		CF2872	28 x 72	181
	C3076*	30 x 76	C3076-2	59 1/2 x 76	18		CF2876	28 x 76	181
	C3080*	30 x 80	C3080-2	59 1/2 x 80	211				
1	C3624	36 x 24	C3624-2	71 1/2 x 24	6		CF3024	30 x 24	6
	C3636*	36 x 36	C3636-2	71 1/2 x 24	9		CF3036	30 x 36	9
1	0000	50 1 00	00002				CF3042	30 x 42	9
						1			

Call Size Rough Opening Grid C3642-2 71 1/2 x 42 9 C3648-2 71 1/2 x 48 121 C3652-2 71 1/2 x 52 121 C3660-2 71 1/2 x 60 151 C3666-2 71 1/2 x 66 151 C3672-2 71 1/2 x 72 181 C3676-2 71 1/2 x 78 181 C3680-2 71 1/2 x 80 211 ent Call Size' Rough Opening Grid CF3048 30 x 48 121 CF3052 30 x 52 121 CF3060 30 x 60 151 CF3066 151 30 x 66 CF3072 30 x 72 181 CF3076 30 x 76 181 CF3624 36 x 24 6 CF3636 36 x 36 9 CF3642 36 x 42 9 CF3648 36 x 48 121 CF3652 36 x 52 121 CF3660 36 x 60 15 CF3666 151 36 x 66 CF3672 36 x 72 18 I CF3676 36 x 76 181 CF4224 42 x 24 6 CF4236 42 x 36 9 CF4242 42 x 42 9 CF4248 42 x 48 121 CF4252 42 x 52 121 CF4260 42 x 60 151 CF42661 42 x 66 151 CF4272 181 42 x 72 CF4276 42 x 76 181 CF4824 48 x 24 8 CF4836 48 x 36 12 CF4842 48 x 42 12 CF4848 48 x 48 16 CF4852 48 x 52 16 CF4860 48 x 60 20 | CF4866 48 x 66 20 1 CF4872 48 x 72 24 I

CF4876 48 x 76 241

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Call Size	Single Unit Rough Opening	Call Size	Double Unit Rough Opening	Grid Lay- out	Call Size	Single Unit Rough Opening	Call Size	Double Unit Rough Opening	Grid Lay- out
DH2036	20 x 36	DH2036-2	39 1/2 x 36	4/4	DH3053	30 x 53	DH3053-2	59 1/2 x 53	6/6
DH2044	20 x 44	DH2044-2	39 1/2 x 44	4/4	DH3057	30 x 57	DH3057-2	59 1/2 x 57	6/6
DH2048	20 x 48	DH2048-2	39 1/2 x 48	4/4	DH3065	30 x 65	DH3065-2	59 1/2 x 65	6/6
DH2052	20 x 52	DH2052-2	39 1/2 x 52	4/4	DH3069	30 x 69	DH3069-2	59 1/2 x 69	6/6
DH2060	20 x 60	DH2060-2	39 1/2 x 60	4/4	DH3077	30 x 77	DH3077-2	59 1/2 x 77	6/6
DH2066	20 x 66	DH2066-2	39 1/2 x 66	4/4	DH3079	30 x 79	DH3079-2	59 1/2 x 79	6/6
DH2072	20 x 72	DH2072-2	39 1/2 x 72	4/4	DH3236	32 x 36	DH3236-2	63 1/2 x 36	6/6
DH2076	20 x 76	DH2076-2	39 1/2 x 76	4/4	DH3244	32 x 44	DH3244-2	63 1/2 x 44	6/6
DH2080	20 x 80	DH2080-2	39 1/2 x 80	4/4	DH3248	32 x 48	DH3248-2	63 1/2 x 48	6/6
DH2237	22 x 37	DH2237-2	43 1/2 x 37	4/4	DH3252	32 x 52	DH3252-2	63 1/2 x 52	6/6
DH2241	22 x 41	DH2241-2	43 1/2 x 41	4/4	DH3260	32 x 60	DH3260-2	63 1/2 x 60	6/6
DH2249	22 x 49	DH2249-2	43 1/2 x 49	4/4	DH3266	32 x 66	DH3266-2	63 1/2 x 66	6/6
DH2253	22 x 53	DH2253-2	43 1/2 x 53	4/4	DH3272	32 x 72	DH3272-2	63 1/2 x 72	6/6
DH2257	22 x 57	DH2257-2	43 1/2 x 57	4/4	DH3276	32 x 76	DH3276-2	63 1/2 x 76	6/6
DH2265	22 x 65	DH2265-2	43 1/2 x 65	4/4	DH3280	32 x 80	DH3280-2	63 1/2 x 80	6/6
DH2269	22 x 69	DH2269-2	43 1/2 x 69	4/4	The Contract of	and start starts	Conditional and	- APSIN COMPANY	COLUMN TO A
DH2277	22 x 77	DH2277-2	43 1/2 x 77	4/4	DH3437	34 x 37	DH3437-2	67 1/2 x 37	6/6
DH2279	22 x 79	DH2279-2	43 1/2 x 79	4/4	DH3441	34 x 41	DH3441-2	67 1/2 x 41	6/6
					DH3449	34 x 49	DH3449-2	67 1/2 x 49	6/6
DH2436	24 x 36	DH2436-2	47 1/2 x 36	4/4	DH3453	34 x 53	DH3453-2	67 1/2 x 53	6/6
DH2444	24 x 44	DH2444-2	47 1/2 x 44	4/4	DH3457	34 x 57	DH3457-2	67 1/2 x 57	6/6
DH2448	24 x 48	DH2448-2	47 1/2 x 48	4/4	DH3465	34 x 65	DH3465-2	67 1/2 x 65	6/6
DH2452	24 x 52	DH2452-2	47 1/2 x 52	4/4	DH3469** DH3477*	34 x 69	DH3469-2 DH3477-2	67 1/2 x 69 67 1/2 x 77	6/6 6/6
DH2460	24 x 60	DH2460-2	47 1/2 x 60	4/4		34 x 77		10.01.01.01.01.01.01.01	1001001
DH2466	24 x 66	DH2466-2	47 1/2 x 66	4/4	DH3479*	34 x 79	DH3479-2	67 1/2 x 79	6/6
DH2472	24 x 72	DH2472-2	47 1/2 x 72	4/4	DH3636	36 x 36	DH3636-2	71 1/2 x 36	6/6
DH2476	24 x 76	DH2476-2	47 1/2 x 76	4/4	DH3644	36 x 44	DH3644-2	71 1/2 x 44	6/6
DH2480	24 x 80	DH2480-2	47 1/2 x 80	4/4	DH364B	36 x 48	DH3648-2	71 1/2 x 48	6/6
DH2637	26 x 37	DH2637-2	51 1/2 x 37	4/4	DH3652	36 x 52	DH3652-2	71 1/2 x 52	6/6
DH2641	26 x 41	DH2641-2	51 1/2 x 41	4/4	DH3660**	36 x 60	DH3660-2	71 1/2 x 60	6/6
DH2649	26 x 49	DH2649-2	51 1/2 x 49	4/4	DH3666*	36 x 66	DH3666-2	71 1/2 x 66	6/6
DH2653	26 x 53	DH2653-2	51 1/2 x 53	4/4	DH3672*	36 x 72	DH3672-2	71 1/2 x 72	6/6
DH2657	26 x 57	DH2657-2	51 1/2 x 57	4/4	DH3676*	36 x 76	DH3676-2	71 1/2 x 76	6/6
DH2665	26 x 65	DH2665-2	51 1/2 x 65	4/4	DH3680*	36 x 80	DH3680-2	71 1/2 x 80	6/6
DH2669	26 x 69	DH2669-2	51 1/2 x 69	4/4	DH3837	38 x 37	DH3837-2	75 1/2 x 37	6/6
DH2677	26 x 77	DH2677-2	51 1/2 x 77	4/4	DH3841	38 x 41	DH3841-2	75 1/2 x 41	6/6
DH2679	26 x 79	DH2679-2	51 1/2 x 79	4/4	DH3849	38 x 49	DH3849-2	75 1/2 x 49	6/6
DH2836	28 x 36	DH2836-2	55 1/2 x 36	6/6	DH3853	38 x 53	DH3853-2	75 1/2 x 53	6/6
DH2844	28 x 44	DH2844-2	55 1/2 x 44	6/6	DH3857	38 x 57	DH3857-2	75 1/2 x 57	6/6
DH2848	28 x 48	DH2848-2	55 1/2 x 48	6/6	DH3861***	38 x 61	DH3861-2	75 1/2 x 61	6/6
DH2852	28 x 52	DH2852-2	55 1/2 x 52	6/6	DH3865*	38 x 65	DH3865-2	75 1/2 x 65	6/6
DH2860	28 x 60	DH2860-2	55 1/2 x 60	6/6	DH3869*	38 x 69	DH3869-2	75 1/2 x 69	6/6
DH2866	28 x 66	DH2866-2	55 1/2 x 66	6/6	DH3877'	38 x 77	DH3877-2	75 1/2 x 77	6/6
DH2872	28 x 72	DH2872-2	55 1/2 x 72	6/6	DH3879*	38 x 79	DH3879-2	75 1/2 x 79	6/6
DH2876	28 x 76	DH2876-2	55 1/2 x 76	6/6	DH4036	40 x 36	DH4036-2	79 1/2 x 36	6/6
	a second process	State Press and the		Concession of the second			등 전 사람을 얻게 전감		10093
DH3037	30 x 37	DH3037-2	59 1/2 x 37	6/6	DH4044	40 x 44	DH4044-2	79 1/2 x 44	6/6
DH3041	30 x 41	DH3041-2	59 1/2 x 41	6/6	DH4048	40 x 48	DH4048-2	79 1/2 x 48	6/6
DH3049	30 x 49	DH3049-2	59 1/2 x 49	6/6	DH4052	40 x 52	DH4052-2	79 1/2 x 52	6/6

Call Size	Single Unit Rough Opening	Call Size	Double Unit Rough Opening	Gri Lay
DH4060*	40 x 60	DH4060-2	79 1/2 x 60	6/6
DH4066*	40 x 60	DH4066-2	79 1/2 x 66	6/6
DH4072*	40 x 00 40 x 72	DH4000-2 DH4072-2	79 1/2 x 70	6/6
DH4076*	40 x 76	DH4076-2	79 1/2 x 76	6/6
DH4080*	40 x 80	DH4080-2	79 1/2 x 80	6/6
DH4237	42 x 37	DH4237-2	83 1/2 x 37	6/6
DH4241	42 x 41	DH4241-2	83 1/2 x 41	6/6
DH4249	42 x 49	DH4249-2	83 1/2 x 49	6/6
DH4253	42 x 53	DH4253-2	83 1/2 x 53	6/€
DH4257	42 x 57	DH4257-2	83 1/2 x 57	6/6
DH4265'	42 x 65	DH4265-2	83 1/2 x 65	6/6
DH4269*	42 x 69	DH4269-2	83 1/2 x 69	6/6
DH4277*	42 x 77	DH4277-2	83 1/2 x 77	6/6
DH4279*	42 x 79	DH4279-2	83 1/2 x 79	6/6
DH4436	44 x 36	DH4436-2	87 1/2 x 36	8/8
DH4444	44 x 44	DH4444-2	87 1/2 x 44	8/8
DH4448	44 x 48	DH4448-2	87 1/2 x 48	8/8
DH4452	44 x 52	DH4452-2	87 1/2 x 52	8/8
DH4460*	44 x 60	DH4460-2	87 1/2 x 60	8/8
DH4466*	44 x 66	DH4466-2	87 1/2 x 66	8/8
DH4472*	44 x 72	DH4472-2	87 1/2 x 72	8/8
DH4476*	44 x 76	DH4476-2	87 1/2 x 76	8/8
DH4480*	44 x 80	DH4480-2	87 1/2 x 80	8/8
DH4637	46 x 37	DH4637-2	91 1/2 x 37	8/8
DH4641	46 x 41	DH4641-2	91 1/2 x 41	8/8
DH4649	46 x 49	DH4649-2	91 1/2 x 49	8/8
DH4653	46 x 53	DH4653-2	91 1/2 x 53	8/8
DH4657	46 x 57	DH4657-2	91 1/2 x 57	8/8
DH4665*	46 x 65	DH4665-2	91 1/2 x 65	8/8
DH4669'	46 x 69	DH4669-2	91 1/2 x 69	8/8
DH4677' DH4679'	46 x 77 46 x 79	DH4677-2 DH4679-2	91 1/2 x 77 91 1/2 x 79	8/8
DH4836	48 x 36	DH4836-2	95 1/2 x 36	8/8
DH4844	48 x 44	DH4844-2	95 1/2 x 44	8/8
DH4848	48 x 48	DH4848-2	95 1/2 x 48	8/8
DH4852 DH4860*	48 x 52	DH4852-2 DH4860-2	95 1/2 x 52	8/8
CONTRACTOR OF	48 x 60	1959 N 1935 Sab	95 1/2 x 60	8/8
DH4866*	48 x 66	DH4866-2	95 1/2 x 66	8/8
DH4872'	48 x 72	DH4872-2	95 1/2 x 72	8/8
DH4876* DH4880*	48 x 76 48 x 80	DH4876-2 DH4880-2	95 1/2 x 76 95 1/2 x 80	8/8

Linner

\* 0

denotes egress in HY/SH only. \*\*\* denotes egress in SDH only. "" denotes TL-1 1 Lite Glider only. Gliders

Call

Size

G2424

G2436

G2442

G2448

G2460

G3624

G3636

G3642

G3648

G3660

G4236

G4242

G4248

G4260

G4824

G4836

G4842

G4848\*\*\*\*

G4860\*\*\*

G4948\*\*\*\*

G4960\*\*\*\*

G6024

G6036

G6048'

G6060\*

G7224

G7236

G7248\*

G7260\*

Call

Size

TLG7236

TLG7248

TLG7260

TLG8436

TLG8448

TLG8460

TLG9636

TLG9648

TLG9660

TLG10836

TLG10848

TLG10860

Three Lite Glider

1/4 - 1/2 - 1/4 layout is standard Specify 1/3 - 1/3 - 1/3 layout if desired

Rough Opening

24 x 24

24 x 36

24 x 42

24 x 48

24 x 60

36 x 24

36 x 36

36 x 42

36 x 48

36 x 60

42 x 36

42 x 42

42 x 48

42 x 60

48 x 24

48 x 36

48 x 42

48 x 48

48 x 60

49 x 48

49 x 60

60 x 24

60 x 36

60 x 48

60 x 60

72 x 24

72 x 36

72 x 48

72 x 60

Rough

Opening

72 x 36

72 x 48

72 x 60

84 x 36

84 x 48

84 x 60

96 x 36

96 x 48

96 x 60

108 x 36

108 x 48

108 x 60

11111111

Grid

Layout

2H/2H

3H/3H

3H/3H

4H/4H

4H/4H

4/4

61/61

61/61

81/81

81/81

61/61

61/61

81/81

81/81

4/4

61/61

61/61

81/81

81/81

81/81

81/81

6/6

9/9

6/6

9/9

21/121

121/121

121/121

121/121

Grid

Layout

61/0/61

81/0/81

81/0/81

61/0/61

81/0/81

81/0/81

61/0/61

81/0/81

81/0/81

12//0/121

121/0/121

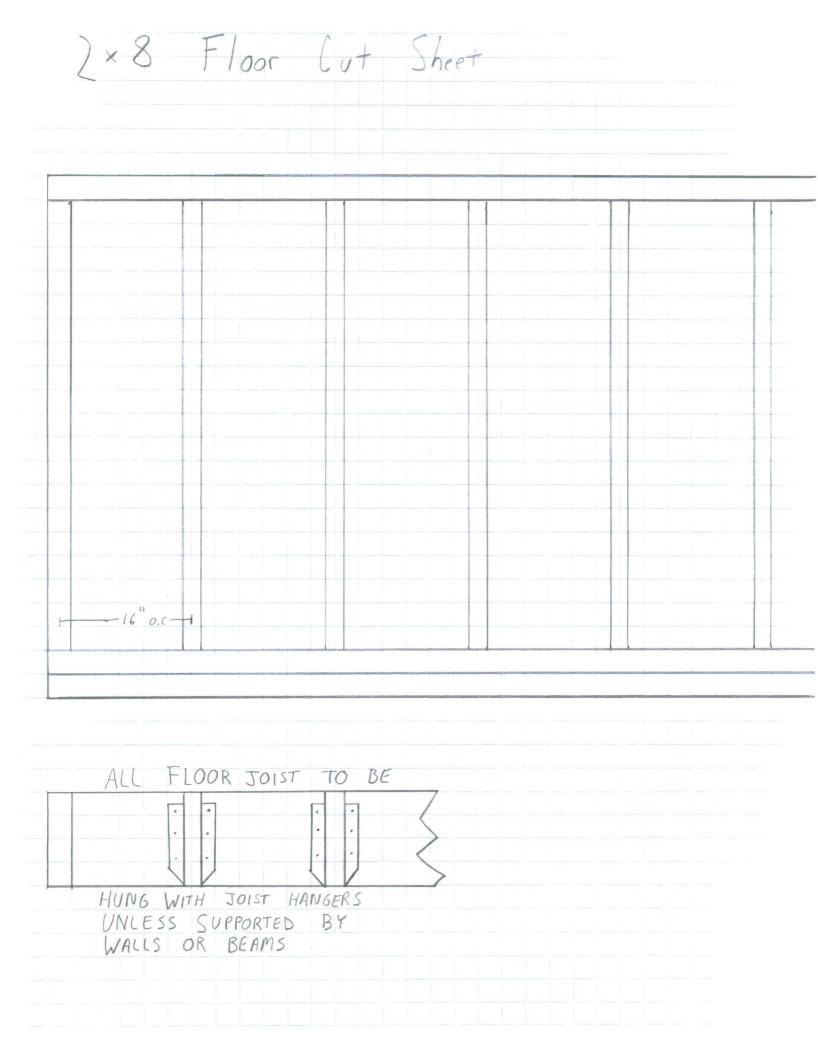
9/0/9

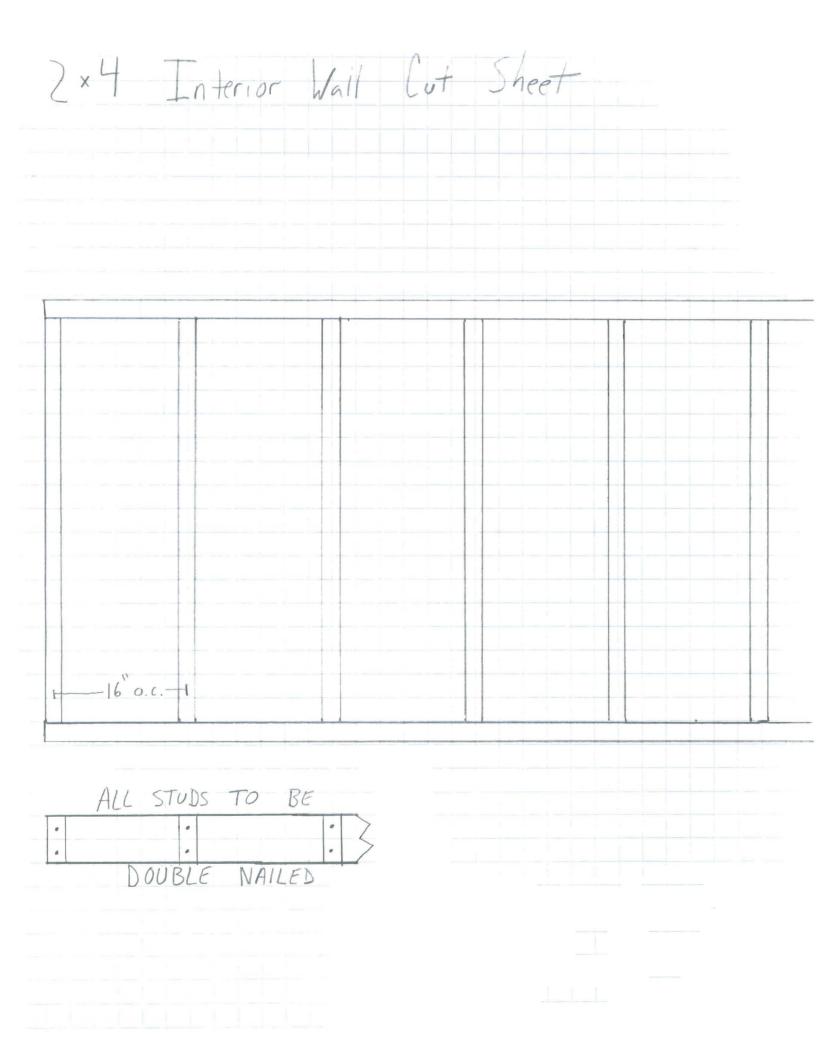
Picture Windows 🗐 Pictu

icture	winac	ws	P	(Picture
Call	Rough			c
Size	Opening	Grid		s
P2036	20 x 36	61		P34
P2044	20 x 44	81		P34
P2048	20 x 48	81		P34
P2052	20 x 52	81		P34
P2060	20 x 60	101		P34
P2066	20 x 66	101		P3E
P2072	20 x 72	12		P36
P2237	22 x 37	81		P3E
P2241	22 x 41	81		P3E
P2249	22 x 49	81		P3E
P2253	22 x 53	81		P36
P2257	22 x 57	81		P36
P2265	22 × 65	101		P3E
P2269	22 x 69	101		P3E
P2436	24 x 36	61		P3E
P2444	24 x 44	81		P3E
P2448	24 x 48	81		P3E
P2452	24 x 52	81		P3E
P2460	24 x 60	101		P3E
P2466	24 x 66	101		P4C
P2472	24 x 72	12		P40
P2637	26 x 37	81		P40
P2641	26 x 41	81		P40
P2649	26 x 49	81		P4C
P2653	26 x 53	81		P4C
P2657	26 x 57	81		P40
P2665	26 x 65	101		P42
P2669	26 x 69	101		P42
P2836	28 x 36	9		P42
P2844	28 x 44	12!		P42
P2848	28 x 48	121		P42
P2852	28 x 52	121		P42
P2860	28 x 60	151		P42
P2866	28 x 66	15 !		P44
P2872	28 x 72	18 J		P44
P3037	30 x 37	121		P44
P3041	30 x 41	121		P44
P3049	30 x 49	12		P44
P3053	30 x 53	121		P44
P3057	30 x 57	121		P44
P3065	30 x 65	151		25 000 K
P3069	30 x 69	181		P46 P46
P3236	32 x 36	121		P46
P3244	32 x 44	121		P46
P3248	32 x 48	121		P46
P3252	32 x 52	121		P46
P3260	32 x 60	151		P46
P3266	32 x 66	151		
P3272	32 x 72	181		P4E
P3437	34 x 37			P48
P3437 P3441	34 x 37 34 x 41	12 I 12 I		P48
1 3441	34 X 4 1	121		P48

Note. The Call Size Prefix 'DH' is used in lieu of Hung Window Types Specific Type window egress sizes are marked with asterisk "

When using any interior accessories, Paradigm Window Solutions recommends adding an additional 1/4" to the width & height to these rough openings in the FIELD.





## Jeanie Bourke - RE: 422 Ocean Purchase & Sale

From:	"info@mainecoastkitchen.com" <info@mainecoastkitchen.com></info@mainecoastkitchen.com>
To:	Ann Machado <amachado@portlandmaine.gov></amachado@portlandmaine.gov>
Date:	4/27/2011 3:26 PM
Subject:	RE: 422 Ocean Purchase & Sale
Attachments:	CCF04272011_00001.pdf; Stair Handrail description and detail.pdf; Window Framing
	Detail.pdf

Ann,

Attached are the drawings you requested and the energy rating on the windows.

Thanks,

Tina

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Thursday, April 07, 2011 7:48 AM
To: info@mainecoastkitchen.com
Subject: Re: 422 Ocean Purchase & Sale

Thank you.

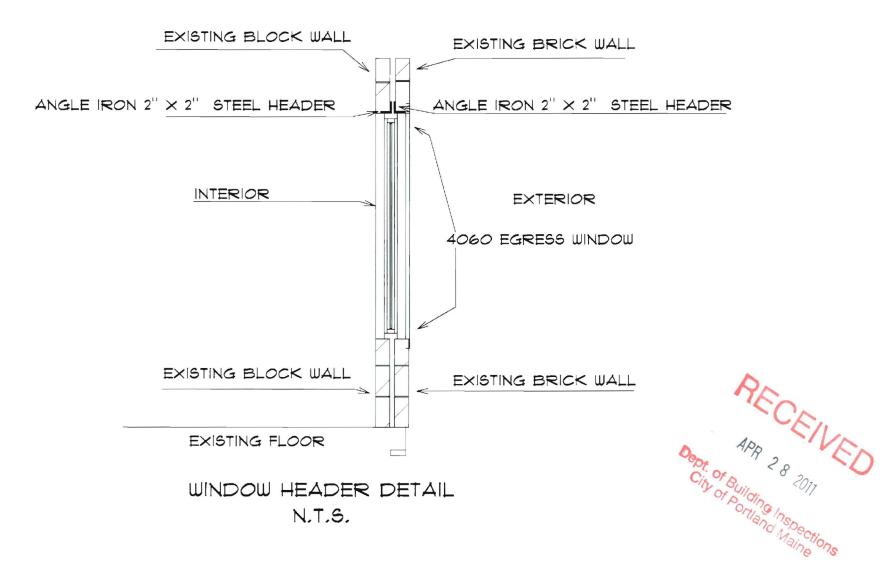
I will wait to hear what direction you will end up taking.

Ann Machado Zoning Specialist (207) 874-8709

```
>>> "info@mainecoastkitchen.com" <info@mainecoastkitchen.com> 4/7/2011 6:11 AM >>> Ann,
```

Attached is the purchase and sale you requested. We are still weighing the options and Jason is still waiting for a call back on some questions before we go ahead with the next step.

Thank you, Tina



NFRC NFRC National Fenestration Rating Council® CERTIFIED	W'iin d Hybrid 8382 (				
		PAR-1			
ENERGY PERFORMANCE RATINGS					
U-Factor (l	J.S./I-P)	Solar Heat Gain Coefficient			
0.3	1	0.28			
ADDITIONAL PERFORMANCE RATINGS					
Visible Tra 0.5					
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.					

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