

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080294

This is to certify that Joy & Mike Michaud/Eric T. Gaulthas permission to New single family home w/ attached 2 car garageAT 38 KINEO STold
160 E021001 (new CBL-160-G-003)

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is rendered. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS	
Fire Dept.	
Health Dept.	
Appeal Board	MAY 23 2008
Other	
Department Name	
CITY OF PORTLAND	

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

[Signature] 5/23/08
 Director - Building & Inspection Services

Ocean Park Land Surveying LLC

June 4, 2008

Mr. Michael Meniro
City of Portland
Code Enforcement Officer
389 Congress Street
Portland, Maine 04101

Subject: Footing and foundation layout at 38 Kineo Street Portland, Maine

Dear Michael,

Please accept this letter as certification that the footings and foundation located at the above address are located in the correct position.

We staked out the foundation on the footers we poured today and verified that they are both within the setback as shown on the approved site plan.

The garage side of dwelling is located 15.55 feet from the side property line. The house side of the foundation is located 21.00 feet from the side property line. The required setback for this dwelling is 14 feet.

Please feel free to call me with any questions or concerns.

Sincerely,



Robert T. Greenlaw PLS
Maine Professional Land Surveyor #2303

P. O. Box 7265
Ocean Park, Maine 04063
207-749-9471
Oceanparkllc@gwi.net

new CBL
160-6-003

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

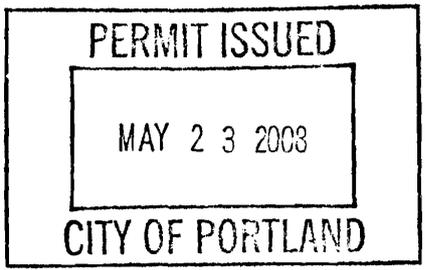
Permit No: 08-0294 Issue Date: CBL: 0160 E021001

Location of Construction: 38 KINEO ST (39 new number)	Owner Name: Joy & Mike Michaud	Owner Address: 38 Kineo Street	Phone: 207-232-6928
Business Name:	Contractor Name: Eric Theriault	Contractor Address: 35 Ray Street Portland	Phone: 2072326928
Lessee/Buyer's Name: Eric & Anne Theriault	Phone: 232-6928	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land (Sp) 1st frame 160-E-021)	Proposed Use: Single Family Home - New single family home w/ attached 2 car garage (2 stories)	Permit Fee: \$2,255.00	Cost of Work: \$216,000.00	CEO District: 4
Proposed Project Description: New single family home w/ attached 2 car garage (2 stories)		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB IRC 2003	
		Signature: _____	Signature: _____	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature: _____	Date: _____	

Permit Taken By: Idobson Date Applied For: 04/01/2008 **Zoning Approval**

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone Zone X- part 7 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2008-0037 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ condition Date: 4/11/08 ABM	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied ABM Date: _____
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CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0294	Date Applied For: 04/01/2008	CBL: 160 E021001
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Location of Construction: 38 KINEO ST (39)	Owner Name: Joy & Mike Michaud	Owner Address: 38 Kineo Street	Phone: 207-232-6928
Business Name:	Contractor Name: Eric Theriault	Contractor Address: 35 Ray Street Portland	Phone: (207) 232-6928
Lessee/Buyer's Name: Eric & Anne Theriault	Phone: 232-6928	Permit Type: Single Family	

Proposed Use: Single Family Home - New single family home w/ attached 2 car garage	Proposed Project Description: New single family home w/ attached 2 car garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/11/2008**Note:** According to the buyer, there will be no steps coming off the rear of the deck.**Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 2) This permit is being issued with the condition that there will be no steps built from the deck to the ground.
- 3) With the issuance of this permit and the certificate of occupancy, this property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/23/2008**Note:****Ok to Issue:**

- 1) The garage door header must be an engineered beam.
- 2) The attic scuttle opening must be 22" x 30".
- 3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 8) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 05/02/2008**Note:****Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

Location of Construction: 38 KINEO ST (39)	Owner Name: Joy & Mike Michaud	Owner Address: 38 Kineo Street	Phone: 207-232-6928
Business Name:	Contractor Name: Eric Theriault	Contractor Address: 35 Ray Street Portland	Phone (207) 232-6928
Lessee/Buyer's Name Eric & Anne Theriault	Phone: 232-6928	Permit Type: Single Family	

- 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 Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 7) 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.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

4/2/2008-ldobson: recieved a portion of the permit on 3/28/2008 did not get enough information to enter until 4/1/2008 Missing dead, plot etc.

4/3/2008-amachado: Left message for Eric Theriault. Siteplan not to scale; it has been slightly reduced. Site plan does not show deck or steps coming off. Doghouse on site plan also is not clear and needs to match the location shown on the building plans. If there will be any front steps, they need to be shown. Before we issue the permit we need to have acopy of the deed that describes the specific lot.

4/3/2008-amachado: New CBL will be 160 G003. Leslie has assigned 39 as the street number.

5/6/2008-gg: received lot split plan from planning 5/5/08. /gg filed with permit (Tammy)

4/10/2008-amachado: Received scalable siteplan and description of lot 2 from Bob Greenlaw on 4/8/08. Called the buyer Eric Theriault and told him that the proposed house does not meet the 20' side setback on a side street. He asked me to call Bob Greenlaw. I spoke to Bob and told him about the side setback. I also asked him to review the legal description because the last bearing and dstance does not make sense.

4/11/2008-amachado: Received revised siteplan and legal description. Proposed house now meets the side setback on a side street.



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: <u>KINEO</u>		
Total Square Footage of Proposed Structure/Area <u>1624</u>		Square Footage of Lot <u>12,357.9 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>160</u> <u>G</u> <u>1-6</u> <u>3</u>	Applicant * must be owner, Lessee or Buyer * Name <u>ERIC THERIAULT</u> Address <u>35 RAY ST</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>232 6928</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>Joy & Mike Michard</u> <u>SAME</u> Address <u>38 Kineo Street</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>216,000.00</u> C of O Fee: \$ <u>375.00</u> Total Fee: \$ <u>2255</u>
Current legal use (i.e. single family) <u>VACANT LAND</u> If vacant, what was the previous use? Proposed Specific use: <u>SINGLE FAMILY DWELLING W/TWO CAR GARAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCTION OF A TWO STORY WOOD FRAME DWELLING SET ON A 8" CONCRETE FOUNDATION, A TWO CAR GARAGE ON A 5-FOOT FROST WALL IS ALSO BEING BUILT ATTACHED</u>		
Contractor's name: <u>ERIC THERIAULT</u> THERETO.		
Address: <u>35 RAY ST.</u>		
City, State & Zip <u>PORTLAND, ME 04103</u>		Telephone: <u>232-6928</u>
Who should we contact when the permit is ready: <u>ERIC THERIAULT</u>		Telephone: _____
Mailing address: <u>SAME</u>		

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 www.portlandmaine.gov, 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: [Signature] Date: 03/28/2008

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

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

2008-0037

Application I. D. Number

4/1/2008

Application Date

Single Family Home

Project Name/Description

Eric Theriault

Applicant

35 Ray Street, Portland, ME 04103

Applicant's Mailing Address

Eric Theriault

Consultant/Agent

Applicant Ph: (207) 232-6928 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

38 - 38 Kineo St , Portland, Maine

Address of Proposed Site

160 E021001

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)

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the 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 4/2/2008

Zoning Approval Status:

Reviewer

- Approved Approved w/Conditions See Attached Denied

Approval Date Approval Expiration Extension to Additional Sheets Attached

Condition Compliance

signature

date

Performance Guarantee

Required*

Not Required

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

APR 11 2003

EXHIBIT A
Lot 2

A certain lot or parcel of land situated on the easterly end of Kineo Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at the northeasterly property corner of the land now or formerly of Henry A. Caiazzo Jr. as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 14527, Page 061 and a point on the property line of the land now or formerly of Michael P. Michaud and Joy E. Michaud, as described in a deed recorded in said Registry of Deeds in Deed Book 23138, Page 243;

Thence, by and along said land of Caiazzo and the land now or formerly of Frederick Isbister as described in a deed recorded in said Registry of Deeds in Deed Book 18740, Page 174, South 37°-04'-20" East, a distance of 136.74 (136.19 deed distance) feet to a capped rebar found;

Thence, continuing by and along the land of Isbister, North 52°-37'-43" East, a distance of 98.90 feet to the to the westerly side line of an unaccepted unimproved Street known as Dudley Street, as shown on a subdivision entitled "Forest Hills, Portland, Maine owned by A.H. Chapman Land Company Portland, Maine dated April 1923, revised July 1923 and recorded in the aforesaid Registry of Deeds in Plan Book 15, Page 34;

Thence, by and along the westerly side line of said Dudley Street, North 37°-22'-17" West, a distance of 113.99 feet to the land now or formerly of the City of Portland;

Thence, by and along the land of the City of Portland, South 65°-40'-28" West, a distance of 33.08 feet to the proposed northeasterly end of Kineo Street;

Thence, by and along the proposed southerly side line of Kineo Street, South 65°-40'-28" West, a distance of 67.71 feet to the Point of Beginning.

The above described parcel of land contains 12,357.9 square feet of area.

Distances shown in parentheses (42.55') are distances recited in the reference deed that differed from the measured distance, shown without parentheses, when measured during the survey of this parcel.

The above described parcel is subject to a limited easement to the City of Portland for a vehicle turn-a-around, on the above described parcel, said easement shall terminate when and if Kineo Street is extended and a sufficient turn-a-round space is provided. Said easement is shown on the below described plans and is further described as follows:

Beginning on the proposed southerly sideline of Kineo Street at point being found on a bearing of South 65°-40'-28" West, and a distance of 30.71 feet from the proposed easterly end of Kineo Street;

Thence, South 24°-19'-32" East, a distance of 30.00 feet;

Thence, South 65°-40'-28" West, a distance of 30.00 feet;

Thence, North 24°-19'-32" West, a distance of 30.00 feet to the sideline of the proposed extension of Kineo Street;

Thence, by and along the proposed sideline of Kineo Street, North 65°-40'-28" East, a distance of 30.00 feet to the Point of Beginning.

The above recited bearings are based upon a magnetic North observation taken on the above described parcel during the year of 2006 with a hand held magnetic compass.

The above described parcel is shown as Lot #2 on a plan entitled "Proposed Lot Split Plan for a Single Family Dwelling, Kineo Street Portland, Maine" dated January 23, 2007 and revised February 20, 2007 said plan prepared for Michael Michaud by Back Bay Boundary Inc. 643 Forest Avenue Portland, Maine.

Meaning to convey an easement on the premises conveyed by Rhonda J. Juneau and Michael P. Juneau to Michael P. Michaud and Joy E. Michaud as described in a deed dated September 9, 2005 and recorded in the Cumberland County Registry of Deeds in Deed Book 23138, Page 243 on September 12, 2005.

Applicant: Eric Therault

Date: 4/3/08

new CBL will be
* revised site plan 4/17/08

Address: 38 Kineo Street

C-B-L: 160-E-021 - ~~with~~ 160-6-003

(across from 38 - part of lot originally)

permit # 08-0294

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - build new 2 story single family home (34x28') w/ attached 28'x24' 2 story garage

Sewage Disposal - city

Lot Street Frontage - 50' min. - 67.71' given.

Front Yard - 25' min - ^{45'} ~~46'~~ to ^{house} steps scaled

Rear Yard - 25' min. - ^{33'} ~~25'~~ to deck scaled

* Side Yard - 2 story - 14' min

Projections - ^{2 story 16' min.} ~~side yard 12' x 18' steps 6' x 4.75'~~, doghouse 6.5' x 5.33'

15.55' given
- 16' scaled on right
- ~~16'~~ scaled on left 21' given on left
need 20'

Width of Lot - 65' min - 101' scaled

Height - 35' max - 26.25' scaled from lowest grade ok.

Lot Area - 6,500 ϕ min. - 12,289.2 ϕ

* Lot Coverage/Impervious Surface - 35% = 4301.22 ϕ

Area per Family - 6,500 ϕ

Off-street Parking - 2 spaces required - 2 car garage ok.

Loading Bays - N/A

Site Plan - minor-minor 2008-0037

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 7 - zone X

* partial daylight basement - elevation plans show less than half above grade

OK.

34x28 = 952
24x28 = 672
12x18 = 216
~~6x4.75 = 28.5~~
6.5x5.33 = 34.65

190315
187465

160-Engl

PURCHASE AND SALE AGREEMENT - LAND ONLY

February 26, 2008

2-27-08

Effective Date

Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Anne Theriault, Eric Theriault ("Buyer") and Joy Michaud, Mike Michaud ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 38 Kineo St. and described in deed(s) recorded at said County's Registry of Deeds Book(s) 23138, Page(s) 243.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 92,500.00. Buyer has delivered; or will deliver to the Agency within n/a days of the date of this offer, a deposit of earnest money in the amount \$ n/a. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered n/a. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

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

4. EARNEST MONEY/ACCEPTANCE: n/a ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until February 29, 2008 (date) 8:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly 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.

5. 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 pay the balance due and execute all necessary papers on April 30, 2008 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar 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 void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. 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.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) none. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

July 2007

Page 1 of 4 - P&S-LO

Buyer(s) Initials AT

Seller(s) Initials JM JM

Keller Williams Realty 50 Sewall Street, Portland ME 04102
Phone: 2075532606

Fax: (207) 879-9801

Caterina MacLean Group

Michaud & Ther