


Exhibit A

Time	10/22/2014	Inspector	George Froehlich	District Nbr:	5
Building Type	Building				
Permit Type	Certificate of Occupancy/Final				
Permit ID	201300160				
Parcel Id:	169 E028001	Address:	0 E KIDDER ST		

Comments | Contact Info | Property Management | Inspection Outcome | Letters | Fees | CBL Inspection


	<input type="button" value="Add Outcome"/>				
Score:	0	Status:	Failed - SEE NOTES	Next Insp Due By:	11/24/2014
Notes:	W/D Drain hook up not to code. WH arrestors not installed. Ext stair and garage risers not installed. No landing in garage. Underside of stairs in basement closet has no GWB Rear deck and stairs and door not in plan - Need amended site plan & amended first floor plan. Rear deck must be < 50 SF with stairs included (Zoning)				
Created By:	GEF	Mod By:			
Create Date:	10/22/2014	Mod Date:			

Record: 1 of 1 | No Filter | Search

Exhibit A

Date	11/24/2014	Time		Inspector	
Appl. Type	Building			George Froehlich	<input checked="" type="checkbox"/>
Type	Certificate of Occupancy/Final				<input checked="" type="checkbox"/>
Appl ID	201300160			District Nbr:	5 Cen
Parcel Id:	169 E028001	Address:	0	E KIDDER ST	

Comments | Contact Info | Property Management | Inspection Outcome | Letters | Fees | CBL Inspection



**Score:** 0 **Status:** Failed **Next Insp Due By:** 12/26/2014

**Notes:** Garage risers not installed.  
Underside of stairs in basement closet has no GWB.  
Rear deck and stairs and door not in plan - Need amended site plan & amended first floor plan.  
Rear deck must be < 50 SF with stairs included and < 6'-0" into setback(Zoning) Currently 61-SF AND 6'-8" into setback  
Rear deck needs graspable handrail.  
Rear deck needs frost protected footings.

**Created By:** GEF **Mod By:**

**Create Date:** 11/24/2014 **Mod Date:**

- New
- View This
- View All
- Fire I

Record: 1 of 1 | No Filter | Search

Exhibit B

**George Froehlich - 142 E Kidder, Portland**

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**From:** "Ryan Cyr" <[ryan@lincolncapital.me](mailto:ryan@lincolncapital.me)>  
**To:** [GEF@portlandmaine.gov](mailto:GEF@portlandmaine.gov)  
**Date:** 12/4/2014 9:17 AM  
**Subject:** 142 E Kidder, Portland  
**Attachments:** Scan0107.pdf; 20141203\_163043.jpeg; 20141203\_163456.jpeg;  
20141203\_163502.jpeg

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Plan with deck  
Pictures of interior deck bolts with ties.

Ryan M. Cyr  
Lincoln Capital LLC  
796 Forest Ave  
Portland, Maine 04103  
207-772-7500 (Phone)  
207-772-8811 (Fax)  
[ryan@lincolncapital.me](mailto:ryan@lincolncapital.me)  
[www.lincolncapital.me](http://www.lincolncapital.me)

**FOR MORTGAGE LENDER USE ONLY**

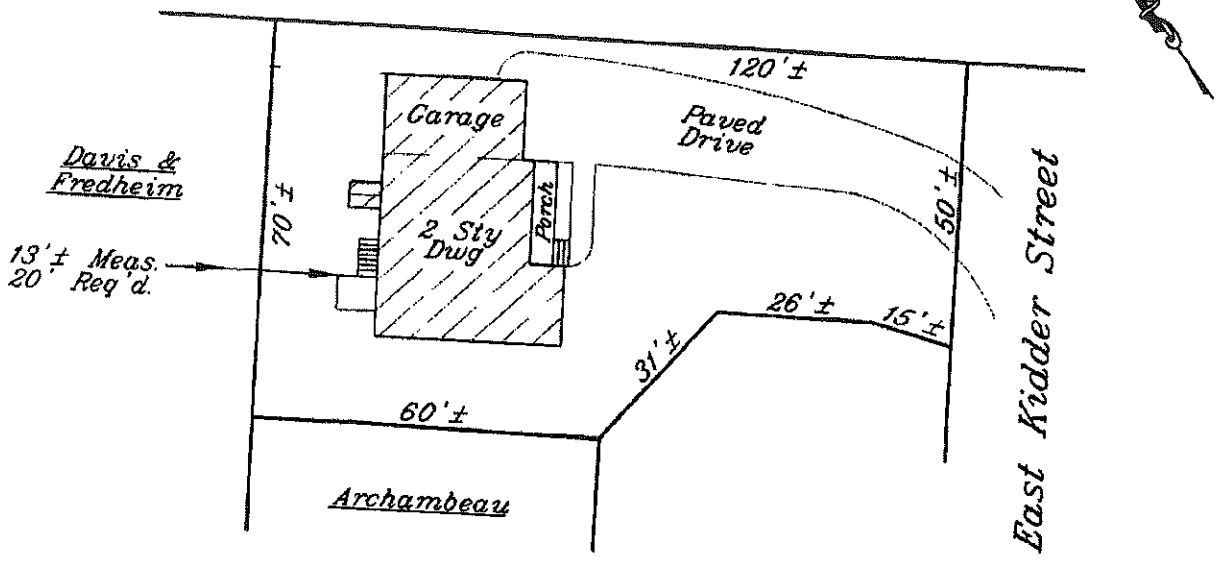
GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, BASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN. (8) THIS OFFICE DOES NOT GRANT AUTHORIZATION TO ANY THIRD PARTY FOR USE OF THIS INSPECTION IN ANY BOUNDARY LINE EVALUATION FOR PERMITTING/PLANNING/APPROVALS. (9) THIS OFFICE ACCEPTS NO LIABILITY AND/OR RESPONSIBILITY FOR THE IMPROPER USE OF THIS MORTGAGE LOAN INSPECTION.

REV. 08/01/2013

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 142 East Kidder Street Portland, Maine INSP. DATE: 11/21/2014  
SCALE: 1" = 30'

Townhomes at Ocean East



See 29832/345 for Certificate of Variance Approval for driveway. JPR/TPB

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Jessica McMann FILE#: 21427811  
OWNER: Lincoln Capital, LLC CLIENT#: \_\_\_\_\_  
LENDER: Merrimack Mortgage Company, Inc.  
REQ. PARTY: Preferred Title & Closing

TITLE REFERENCES: COUNTY: Cumberland  
DEED BOOK: 31730 PAGE: 205  
PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_

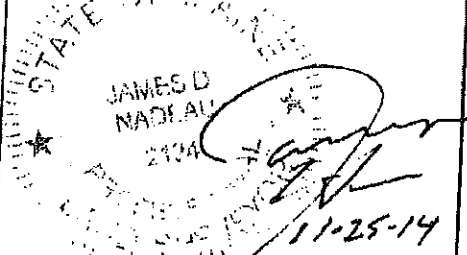
MUNICIPAL REFERENCE:  
MAP: 169 BLOCK: E LOT: 28

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0007C  
ZONE: X DATE: 12/8/1998

THE DWELLING WAS NOT IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

**Nadeau Land Surveys**

Professional Land Surveyors  
Certified Floodplain Managers



918 BRIGHTON AVE. PH.(207)878-7870  
PORTLAND, ME. 04102 F.(207)878-7871

THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

**THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING**

# Exhibit C

Revised First Floor Plan - Garage

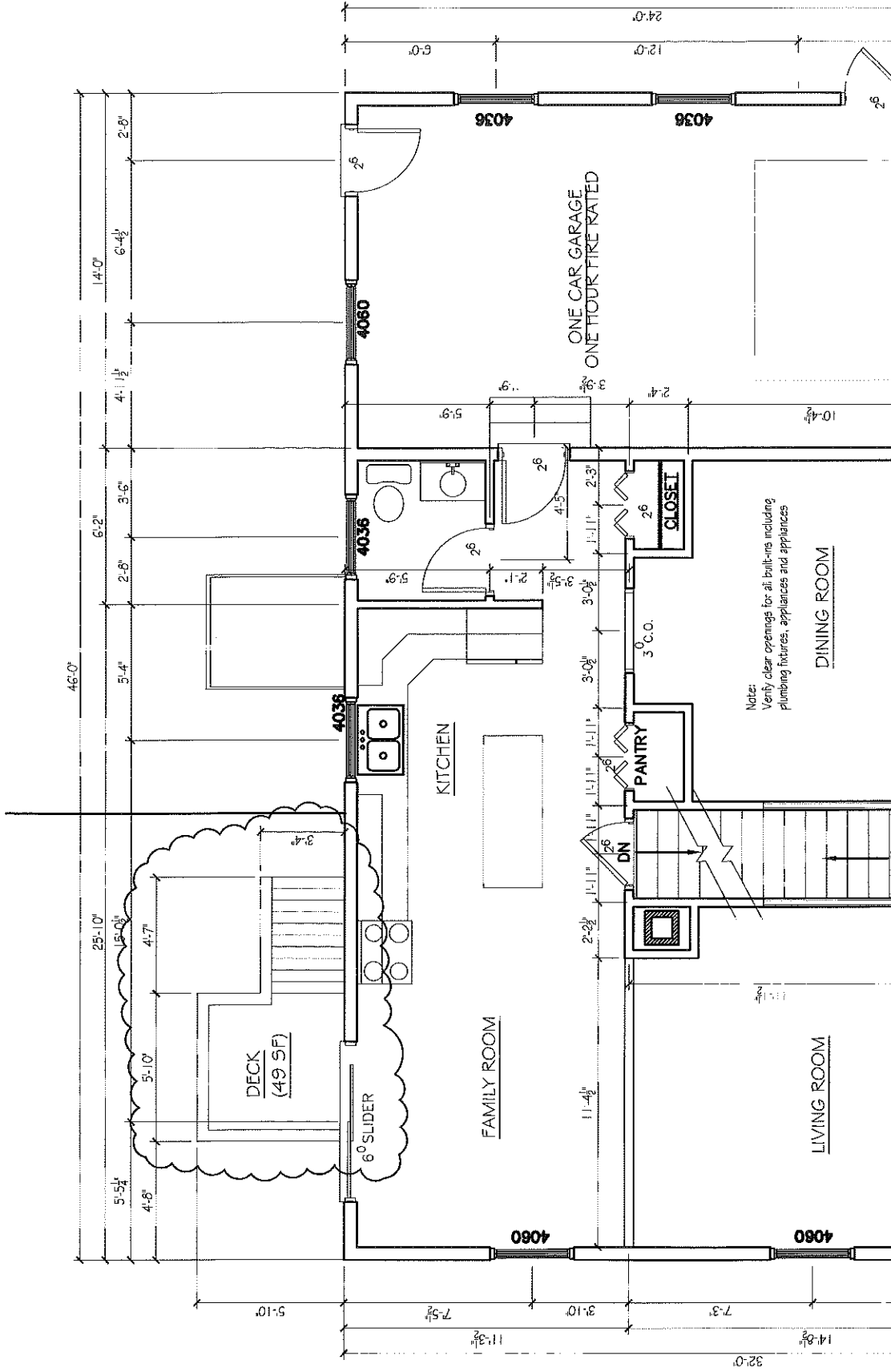


Exhibit D

**FOR MORTGAGE LENDER USE ONLY**

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN. (8) THIS OFFICE DOES NOT GRANT AUTHORIZATION TO ANY THIRD PARTY FOR USE OF THIS INSPECTION IN ANY BOUNDARY LINE EVALUATION FOR PERMITTING/PLANNING/APPROVALS. (9) THIS OFFICE ACCEPTS NO LIABILITY AND/OR RESPONSIBILITY FOR THE IMPROPER USE OF THIS MORTGAGE LOAN INSPECTION.

REV. 08/01/2013

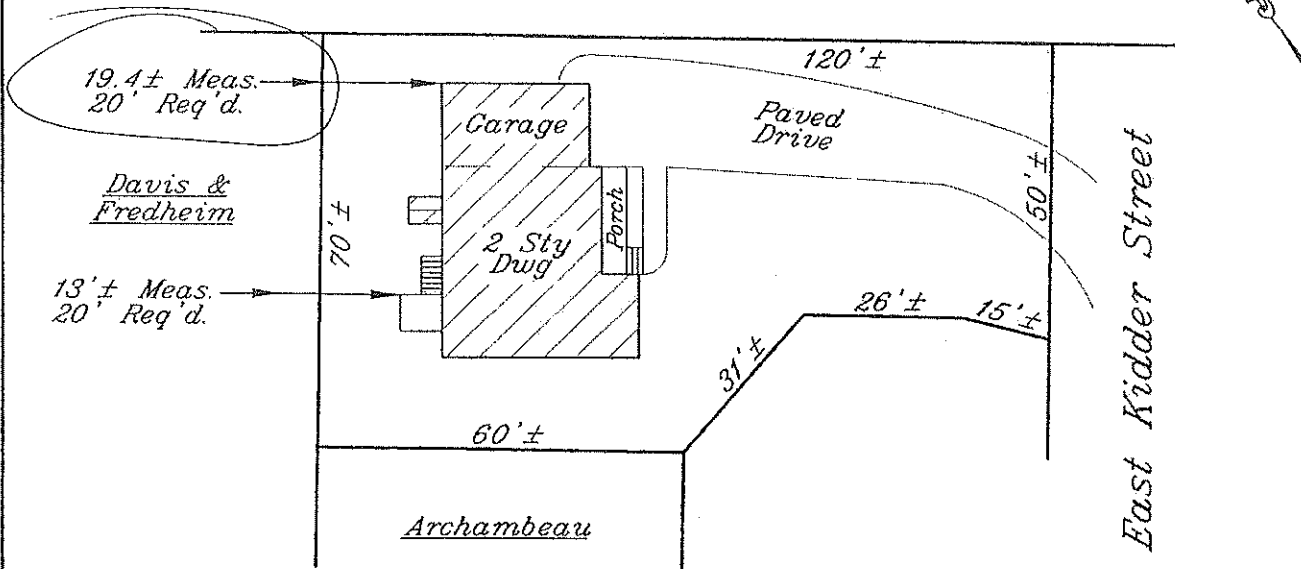
THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 142 East Kidder Street  
Portland, Maine

INSP. DATE: 11/21/2014

SCALE: 1" = 30'

Townhomes at Ocean East



See 29832/345 for Certificate of Variance Approval for driveway.

JPR/TPB

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Jessica McMann FILE#: 21427811

OWNER: Lincoln Capital, LLC CLIENT#: \_\_\_\_\_

LENDER: Merrimack Mortgage Company, Inc.

REQ. PARTY: Preferred Title & Closing

TITLE REFERENCES: \_\_\_\_\_ COUNTY: Cumberland

DEED BOOK: 31730 PAGE: 205

PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_

MUNICIPAL REFERENCE:

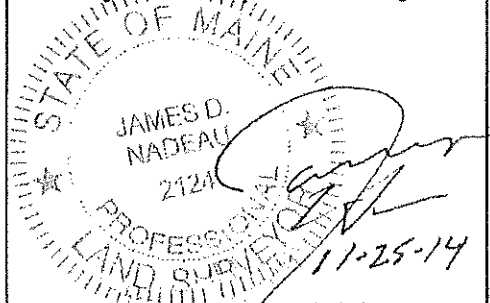
MAP: 169 BLOCK: E LOT: 28

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0007C ZONE: X DATE: 12/8/1998

THE DWELLING WAS NOT IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

**Nadeau Land Surveys**

Professional Land Surveyors  
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PORTLAND, ME. 04102 F.(207)878-7871

THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

**THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING**

Exhibit E

**Ann Machado**

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**From:** Allyn Gee <houseblox@gmail.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 1/12/2015 11:26 AM  
**Attachments:** 142sfgooter.pdf

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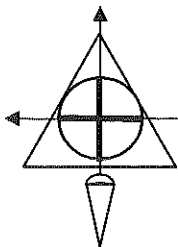
lettet

RECEIVED

JAN 12 2015

Dept. of Building Inspections  
City of Portland Maine

Exhibit E



ROBERT T. GREENLAW, PLS

RECEIVED

May 7, 2013

JAN 12 2015

The Inspections Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dept. of Building Inspections  
City of Portland Maine

Subject: Verification of the proper location of the foundation for the dwelling under construction at 0 East Kidder Street. Also, shown on tax map 169, Block E as lots 28, 29 and part of lots 31 & 32

On May 7th, 2013 I personally inspected and measured the setbacks from the property lines to the footers in place at the above address.

The footer meets and exceeds the required setbacks. As shown on the approved site plans this also meets the required rear setback and northerly setback.

As noted on the approved plan, one setback (the easterly side) was reduced for every foot added to the opposite side. This resulted in the proposed dwelling having an eight foot setback on the easterly side and an 14.75 foot setback on the westerly side.

Please feel free to call or email should you have any questions or concerns.

Sincerely,

Robert T. Greenlaw PLS

Robert T. Greenlaw, PLS

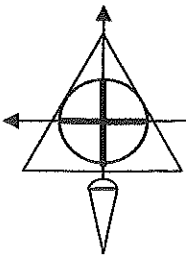
Cc: ADG Builders LLC

134 Portland Ave  
Old Orchard Beach, Maine 04064  
Bobgreenlaw@myfairpoint.net  
207-749-9471



Exhibit F

ROBERT T. GREENLAW, PLS



May 7, 2013

The Inspections Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Subject: Verification of the proper location of the foundation for the dwelling under construction at 0 East Kidder Street. Also, shown on tax map 169, Block E as lots 28, 29 and part of lots 31 & 32

On May 7th, 2013 I personally inspected and measured the setbacks from the property lines to the footers in place at the above address.

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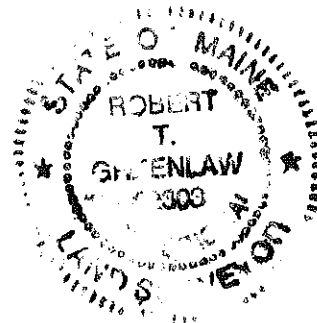
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Please feel free to call or email should you have any questions or concerns.

Sincerely,

Robert T. Greenlaw, PLS

Cc: ADG Builders LLC



PLS # 2303

134 Portland Ave  
Old Orchard Beach, Maine 04064  
Bobgreenlaw@myfairpoint.net  
207-749-9471