

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 060946
JUL 20 2006
CITY OF PORTLAND

This is to certify that Theall, George A. & Linda Braley/Moesel Builders, Inc.

has permission to build a 1 story 14'x 16' addition

AT 44 EDWARDS ST

187 B018001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City of Portland 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 leased or occupied. **FOUR HOURS NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature] 7/18/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD'

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

Permit No: 06-0946	Issue Date: PERMIT ISSUED JUL 20 2006	GBL: 187 B018001
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Location of Construction: 44 EDWARDS ST	Owner Name: Theall, George A. & Linda S. Brale	Owner Address: 44 EDWARDS ST	Phone:
Business Name:	Contractor Name: Moesel Builders, Inc.	Contractor Address: 40 Birch Forest	Phone: 2078928517
Lessee/Buyer's Name	Phone:	R3	

Past Use: Single Family Home	Proposed use: Single Family Home/ build a 1 story 14'x 16' addition	Permit Fee: \$327.00	cost of Work: \$34,000.00	CEO District: 3
Proposed Project Description: build a 1 story 14'x 16' addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: use Group: R3 Type: B 7/18/06 <i>[Signature]</i>	
		Signature:	Signature: <i>[Signature]</i>	
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: ldobson	Date Applied For: 06/26/2006	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 7/7/06 <i>ABM</i>	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 <i>ABM</i> 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: 06-0946	Date Applied For: 06/26/2006	CBL: 187 B018001
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Location of Construction: 44 EDWARDS ST	Owner Name: Theall, George A. & Linda S. Braley	Owner Address: 44 EDWARDS ST	Phone:
Business Name:	Contractor Name: Moesel Builders, Inc.	Contractor Address: 40 Birch Forest Drive Standish	Phone: (207) 892-8517
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ build a 1 story 14'x 16 addition	Proposed Project Description: build a 1 story 14'x 16 addition
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/07/2006

Note: **Ok to Issue:**

- 1) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/18/2006

Note: **Ok to Issue:**

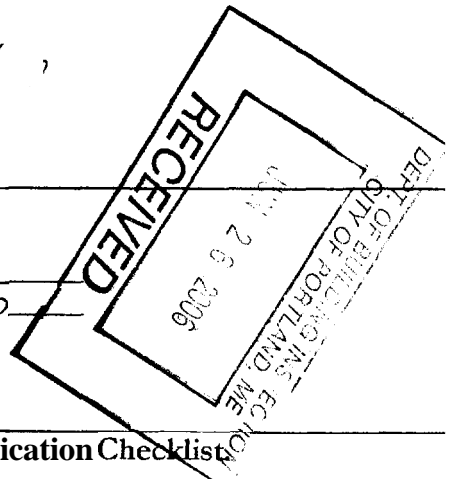
- 1) 1) Anchor Bolts Must be 1/2" and located within 12 inches of each corner and 6 feet on center.
- 2) Floor Must be insulated (R-21) or the foundation walls
- 3) LVL spec for the opening in the existin wall into the main house must be provided.
- 4) #15 felt must be used as underlayment belot the roof shingles.
- 5) Soffit vent must be used w/ ridge vent and air channelling.
- 6) no exterior steps or stairs were submitted for approval.



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**,

Total Square Footage of Proposed Structure 224 SF			Square Footage of Lot 17,760 SF		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 187 6 17#18 187 X 7			Owner: LINDA BRALEY & GEORGE THEALL		Telephone: 207-321-5060
Lessee/Buyer's Name (If Applicable)			Applicant name, address & telephone: LINDA BRALEY 44 EDWARDS ST PORTLAND, ME 04102		cost Of Work: \$ 31,000 Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>SFH</u> If vacant, what was the previous use? <u>DINING ROOM</u> Proposed Specific use: _____					
Project description: <u>1 STORY DINING ROOM ADDITION 14x</u>					
Contractor's name, address & telephone: <u>Moesel Builders</u>					
Who should we contact when the permit is ready: <u>LINDA BRALEY</u>					
Mailing address: <u>44 EDWARDS ST</u> <u>PORTLAND, ME 04102</u>			Phone: <u>207-321-5060</u>		



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representatives shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <u>6/26/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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 SYSTEMS, AND B) FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STAFF OF MAINE BOARD OF LICENSED SURVEYORS & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) 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 ADJACENT DEEDS.

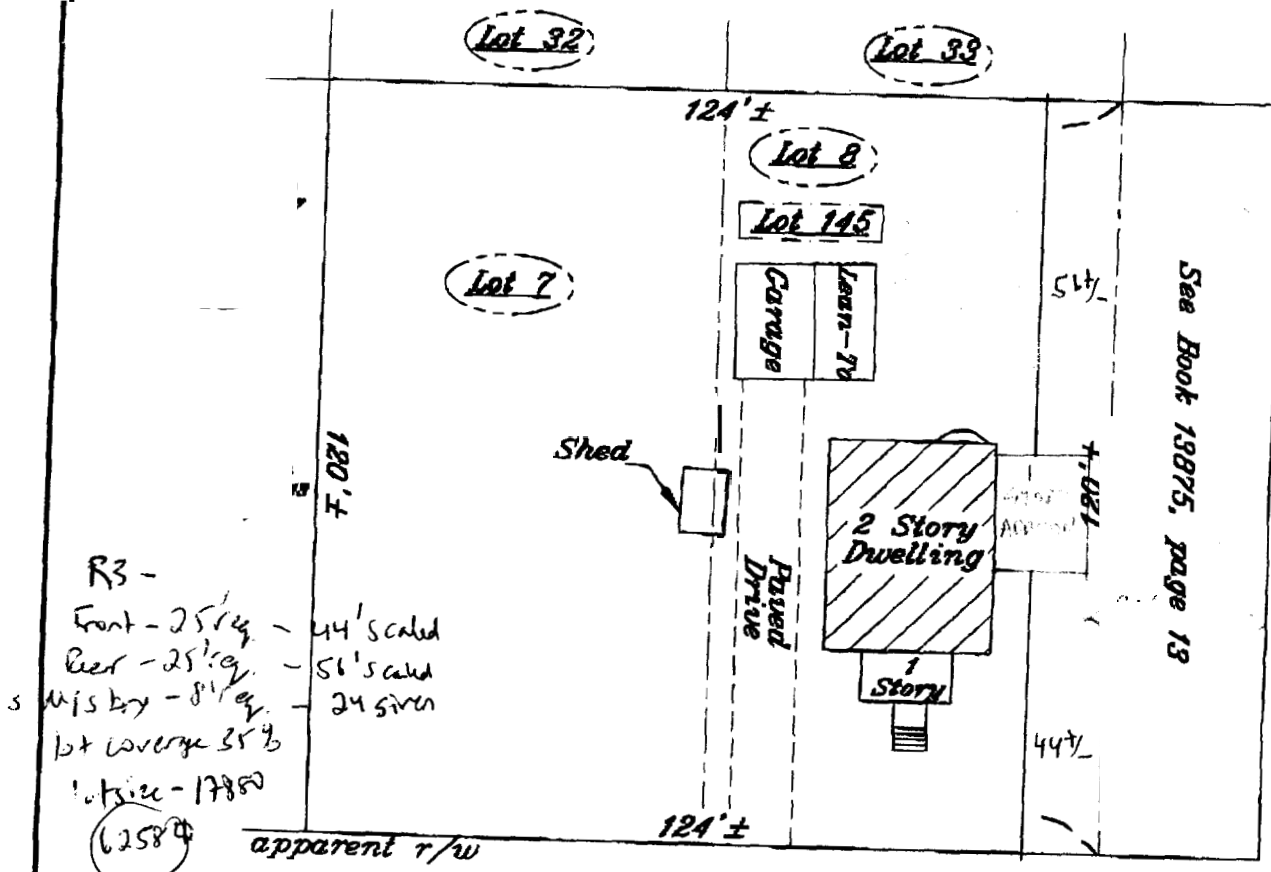
REV. 1/20/06

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.**

ADDRESS: 44 Edwards Street
Portland, Maine

INSPECTION DATE: March 20, 2006

SCALE: 1" = 30'



R3 -
Front - 25' 1/4 - 44' scaled
Rear - 25' 1/4 - 51' scaled
Wid. by - 8' 1/4 - 24 given
Lot coverage 35%
Lot area - 17850
62584

OK. 1632 1470
930
316 162
6
224
To Congress Street
Edwards Street

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES TO ANY INSP. BY SBH

APPLICANT: George Theall & Linda S. Braley REQ. PARTY: Atlantic Title Company
OWNER: Rolf & Cynthia Westphal ATTORNEY:
LENDER: Citi Mortgage, Inc. FILE No. 20619263R CLIENT No. 1174236

TITLE REFERENCES:
DEED BOOK: 13875 PAGE: 13
13875 PAGE: 14
10 PAGE: 113
PLAN BOOK: 11 PAGE: 87 LOT: 7 & 8

James D. Nadeau, LLC
Professional Land Surveyors

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Rolf N. Westphal and Cynthia J. Westphal

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to George A. Theall and Linda S. Braley

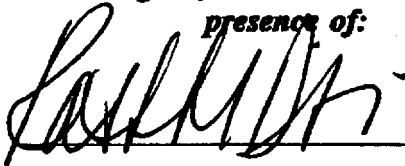
of Philadelphia, county of Bucks, State of Pennsylvania,

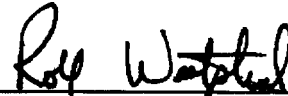
whose mailing address is 610 South 48th Street, Philadelphia, PA 19143


with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached EXHIBIT A.

WITNESS our/my hand(s) and seal(s) this 27th day of April, 2006.

Signed, Sealed and Delivered in presence of:





Rolf N. Westphal


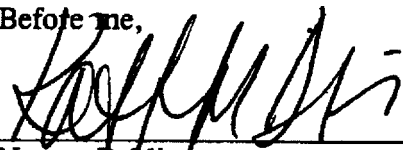
Cynthia J. Westphal

STATE OF MAINE

April 27, 2006

COUNTY OF Cumberland

Then personally appeared the above named Rolf N. Westphal and Cynthia J. Westphal and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public
Printed Name: _____
My Commission Expires: _____

Katherina M. Dilos
Notary Public, Maine
My Commission Exp: 12-30-10

MAINE REAL ESTATE TAX PAID

187-B-17

Order No: 1174236 (Theal/Braley)

EXHIBIT 'A'

TWO CERTAIN LOTS OR PARCELS OF LAND, TOGETHER WITH ANY IMPROVEMENTS THEREON, (PARCEL I AND PARCEL II), SITUATED IN PORTLAND, CUMBERLAND COUNTY, MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I

A CERTAIN LOT OR PARCEL OF LAND SITUATED IN SAID PORTLAND, BEING PART OF A TRACT OF LAND KNOWN AS "CONGRESS PARK", DESIGNATED AS LOT ONE HUNDRED FORTY-FIVE (145) ON SAID TRACT AND ON THE MAP OF SAID LAND, MADE BY ILSLEY & CUMMINGS, ENGINEERS, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 10, PAGE 113, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF EDWARDS STREET ON SAID PLAN, DISTANT FOUR HUNDRED NINETY-FOUR (494) FEET NORTHWARDLY FROM THE NORTHERLY SIDE OF CONGRESS STREET; THENCE RUNNING NORTHWARDLY BY SAID EDWARDS STREET SIXTY-TWO (62) FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SCOTT STREET ON SAID PLAN; THENCE FROM THESE TWO POINTS EXTENDING WESTWARDLY ON PARALLEL LINES, AT RIGHT ANGLES WITH SAID EDWARDS STREET, AND ADJOINING SAID SCOTT STREET ON THE NORTH, ONE HUNDRED TWENTY (120) FEET TO THE REAR LINE OF SAID LOT NUMBERED 145 AS DELINEATED ON SAID PLAN.

PARCEL II

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF EDWARDS STREET, IN SAID PORTLAND, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY SIDE LINE OF EDWARDS STREET DISTANT ALONG SAID SIDE LINE FOUR HUNDRED THIRTY-TWO (432) FEET FROM ITS INTERSECTION WITH THE NORTHERLY SIDE LINE OF CONGRESS STREET; THENCE NORTHERLY ALONG SAID WESTERLY SIDE LINE OF SAID EDWARDS STREET A DISTANCE OF SIXTY-TWO (62) FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING OF THE FOURTH LOT DESCRIBED IN A DEED OF THE TRUSTEES OF THE ESTATE OF J. B. BROWN TO AMMI WHITNEY DATED JULY 31, 1901 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 708 AT PAGE 65;

THENCE WESTERLY AT RIGHT ANGLES TO SAID WESTERLY SIDE LINE OF SAID EDWARDS STREET AND ALONG THE SOUTHERLY SIDE LINE OF SAID FOURTH LOT ONE HUNDRED TWENTY (120) FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH SAID WESTERLY SIDE LINE OF SAID EDWARDS STREET SIXTY-TWO (62) FEET TO A POINT, WHICH POINT IS THE NORTHEASTERLY CORNER OF THE THIRD LOT DESCRIBED IN SAID DEED OF SAID TRUSTEES TO SAID WHITNEY; THENCE EASTERLY ALONG THE NORTHERLY SIDE LINE OF SAID THIRD LOT ONE HUNDRED TWENTY (120) FEET TO THE POINT OF BEGINNING, MEANING AND INTENDING HEREBY TO CONVEY LOT #7 ON THE PLAN OF LOTS MADE BY E. C. JORDAN AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11 AT PAGE 87; THE GRANTEE, HOWEVER, BY THE ACCEPTANCE OF THIS DEED SURRENDERS ALL RIGHTS IN A PROPOSED STREET CALLED "COLUMBIA AVENUE" AS SHOWN ON SAID PLAN.

MIS CONVEYANCE IS MADE ON THE EXPRESS CONDITION THAT NO BUILDING OR PART OF THE SAME, SUCH AS PORCH OR PIAZZA, SHALL EVER HEREAFTER BE ERECTED ON THE LOT HEREBY CONVEYED WITHIN TWENTY (20) FEET OF SAID WESTERLY SIDE LINE OF SAID EDWARDS STREET, AND THAT NO DWELLING SHALL EVER HEREAFTER BE ERECTED ON THE LOT HEREBY CONVEYED COSTING LESS THAN FOUR THOUSAND (\$4000.00) DOLLARS OR OF A M P E OTHER THAN A ONE-FAMILY OR A TWO-FAMILY HOUSE WITH THE NECESSARY GARAGE.

ALSO CONVEYING ALL OUR RIGHT, TITLE AND INTEREST IN THE PROPERTY AT 46-48 EDWARDS STREET, PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, IDENTIFIED ON TAX MAPS IN THE CITY OF PORTLAND AS 187-X-2.

BEING THE SAME PREMISES CONVEYED TO ROLF N. WESTPHAL AND CYNTHIA J. WESTPHAL BY VIRTUE OF A WARRANTY DEED FROM MARGUERITE E. WOODARD RECORDED ON JUNE 4, 1998 AS BOOK 13875, PAGE 14 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

Received
Recorded Register of Deeds
Apr 28, 2006 11:03:06A
Cumberland County
John B O'Brien

This page contains a detailed description of the Parcel ID you selected. Press the **New** Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1		
Parcel ID	187 B018001		
Location	44 EDWARDS ST		
Land Use	SINGLE FAMILY		
Owner Address	<i>Therell George & Linda Bradley</i> WESTPHAL ROSE 44 EDWARDS ST PORTLAND ME 04102		
Book/Page	13875/14		
Legal	187-B-18 EDWARDS ST 42-44 SCOTT ST 7440 SF	<i>187-877 Valant</i>	<i>7440 14,820</i>

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$60,410	\$124,920	\$185,330

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$89,000	\$158,800	\$247,800

* Value subject to change based upon review of property status as of **4/1/06**.
The tax rate will be determined by City Council in May **2006**.

Property Information

Year Built 1937	Style Old Style	Story Height 2	Sq. Ft. 1802	Total Acres 0.171		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 8	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1938	12X18	C	F
SHED-FRAME	1	1945	6X10	C	F

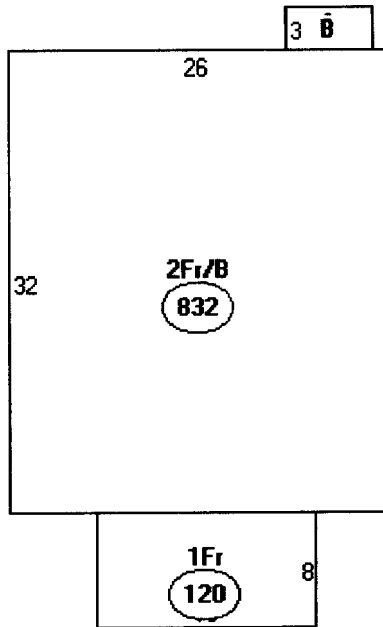
Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here to view Tax Roll Information.](#)



Descriptor/Area

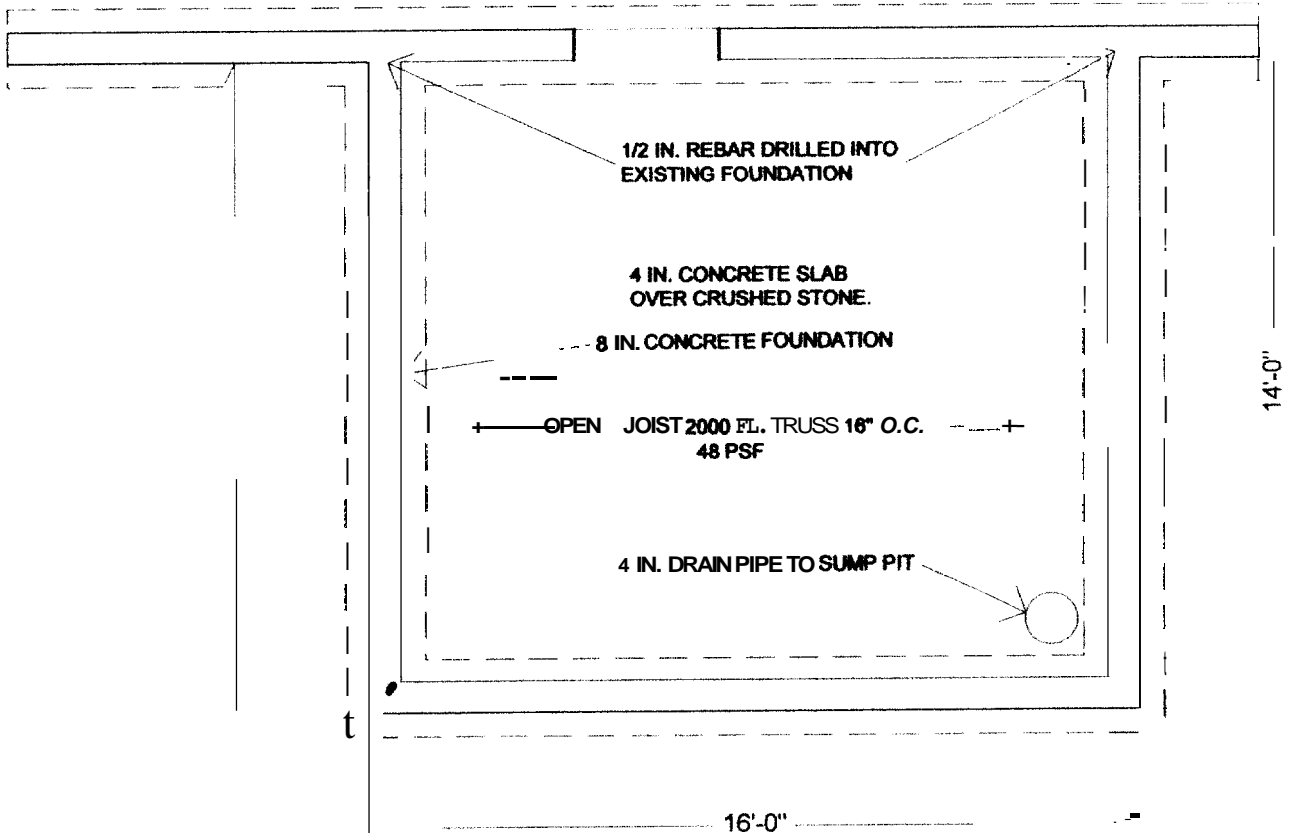
A 2Fr/B
832 sqft

B: FBAY
18 sqft

C: 1Fr
120 sqft

= 970

EXISTING BASEMENT



FOUNDATION PLAN

**THEAL / BRALEY ADDITION
44 EDWARDS STREET
PORTLAND, MAINE**

**MOESEL BUILDERS, INC.
40 BIRCH FOREST DR.
STANDISH, MAINE
892-8517 / 838-7786**

PAGE #

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