

Form# P04

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: 050065
MAR - 2 2005
CITY OF PORTLAND

This is to certify that Teal Limited Liability Comp /Teal L
has permission to 2 Story single family home w car gara
AT ~~60 Elm St Rd~~ 52 Haywood ST 194 C052001

provided that the person or persons, firm or corporation accepting 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 written permission procured before this building or part thereof is loaded or closed-in. **HEAR 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

Jeannie Bonke 3/2/05
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: 05-0065 | Issue Date: PERMIT ISSUED MAR - 2 2005 | CDI: 004 C052001 |
|-----------------------|---|---------------------|

| | | | |
|--|---|--|------------------------|
| Location of Construction: 52 Haywood St | Owner Name: Teal Limited Liability Company | Owner Address: 662 East Bridge St | Phone: MAR - 2 2005 |
| Business Name: | Contractor Name: Teal LLC | Contractor Address: 1 Arbor Rd Falmouth | Phone: 207-090507 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: R-3 |

| | | | | |
|---|--|---------------------------|-------------------------------|--------------------|
| Past Use: Vacant Land - splitting existing lot to create a new lot | Proposed Use: 2 Story single family home w12 car garage | Permit Fee: \$1,446.00 | Cost of Work: \$150,000.00 | CEO District: 3 |
|---|--|---------------------------|-------------------------------|--------------------|

| | | |
|--|--|--|
| Proposed Project Description: 2 Story single family home w12 car garage | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 ME Man. Housing Rule Type: 5B |
|--|--|--|

| | |
|------------|------------------------------|
| Signature: | Signature: <i>AMB 3/8/05</i> |
|------------|------------------------------|

PEDESTRIAN ACT/MTIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: ldobson | Date Applied For: 01/18/2005 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|----|---|--|---|
| 1. | <input type="checkbox"/> Shoreland <i>N/A</i> | <input type="checkbox"/> variance | <input checked="" type="checkbox"/> Not in District or Landmark |
| 2. | <input type="checkbox"/> Wetland | <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Does Not Require Review |
| 3. | <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Requires Review |
| | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Approved |
| | <input checked="" type="checkbox"/> Site Plan #2005-0008 | <input type="checkbox"/> Approved | Approved w/Conditions |
| | Maj <input type="checkbox"/> Minr <input type="checkbox"/> MM <input checked="" type="checkbox"/> | <input type="checkbox"/> Denied | <input type="checkbox"/> Denied |
| | <i>ok w/ty condit</i> | <i>S</i> | <i>S</i> |
| | Date: <i>S 2/4/05</i> | Date: _____ | Date: _____ |

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.

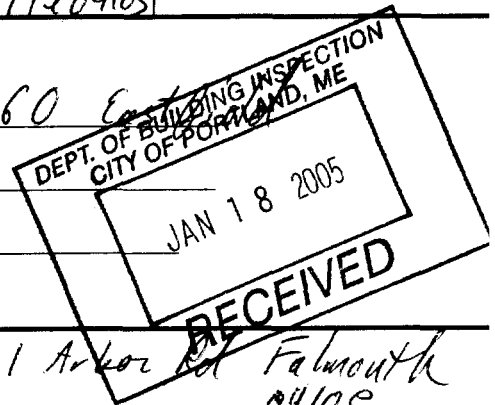
SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

All Purpose 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>12001 London Hayward 46-54</u> | | |
| Total Square Footage of Proposed Structure <u>2544</u> | Square Footage of Lot <u>9324</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>194</u> Block# <u>C</u> Lot# <u>5d part all</u> | Owner: <u>Teal LLC</u> | Telephone: <u>409-0507</u> |
| Current use: <u>Vacant land</u> | | Fee: \$ |
| If the location is currently vacant, what was prior use: <u>part of 60 East</u> | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>Single family house</u> | | |
| Project description: _____ | | |
| Contractor's name, address & telephone: <u>Neil Adam 1 Arbor Rd Falmouth 04105</u> | | |
| Who should we contact when the permit is ready: <u>Neil Adam</u> | | |
| Mailing address: <u>1 Arbor Rd Falmouth Me 04105</u> | | |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>409-0507</u> | | |



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

| | |
|--|----------------------|
| Signature of applicant: <u>[Signature]</u> | Date: <u>1/18/05</u> |
|--|----------------------|

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 05-0065 | Date Applied For: 0111812005 | CBL: 194 C052001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|---|--|---|--------------------------------|
| Location of Construction: 52 Haywood St | Owner Name: Teal Limited Liability Company | Owner Address: 662 East Bridge St | Phone: |
| Business Name: | Contractor Name: Teal LLC | Contractor Address: 1 Arbor Rd Falmouth | Phone (207) 409-0507 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|--|--|
| Proposed Use: 2 Story single family home w/ 2 car garage | Proposed Project Description: 2 Story single family home w/ 2 car garage |
|--|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/04/2005**Note:** 2/1/05 spoke to Neil Adam - he said that there will be a rear set of steps from the prear patio doors. I told hin **Ok to Issue:**
that he will need to put that on his plans. He will come in and revise the plans
2/2/05 recieved revisions

- 1) No daylight basement is being shown on your submitted plans. No daylight basement is approved with this permit.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently no rear decks are approved with this permit. Currently your building is on the rear setback line.
- 3) This property shall remain 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.
- 5) Currently your plans show three entry ways that project into the building. There is a 6' x6' rear porch and stairs, a side 3' x 6' porch and stairs, and a 5' x 6' front entry way. These entry porches and stairs shall not project more than 6' in total including stairs, and shall not be enclosed.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/02/2005**Note:** 2/8/05 spoke w/Neil A. About anchor bolt spacing, guards if the grade change is over 30", and 3rd party insp. **Ok to Issue:**
Waiting for DRC approval.

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) 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.
- 3) A statement of third party inspection must be submitted to this office prior to issuance of the Certificate of Occupancy. A photo of the sticker stating third party inspection placed in the structure must be submitted to this office as well.
- 4) Separate permits are required for any electrical, plumbing, or heating.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 0310112005**Note:** **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) 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.)
- 3) A sewer permit is required for you 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.
- 4) 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.

| | | | |
|---|--|---|--------------------------------|
| Location of Construction: 52 Haywood St | Owner Name: Teal Lirmted Liability Company | Owner Address: 662 East Bridge St | Phone: |
| Business Name: | Contractor Name: Teal LLC | Contractor Address: 1 Arbor Rd Falmouth | Phone (207) 409-0507 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

Dept: Planning

Status: Not Applicable

Reviewer: Jay Reynolds

Approval Date: 03/01/2005

Note:

Ok to Issue:

Comments:

0112612005-gg: received updated plans and site plan. /gg

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 05-0065 | Date Applied For: 01/18/2005 | CBL: 194 C052001 |
|------------------------------|--|----------------------------|

| | | | |
|---|---|---|--------------------------------|
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| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |
| Proposed Use: 2 Story single family home w/ 2 car garage | | Proposed Project Description: 2 Story single family home w/2 car garage | |
| Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 02/04/2005 | | | |

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/01/2005

Note: **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
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- 3) A sewer permit is required for you 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
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| Location of Construction: 52 Haywood St | Owner Name: Teal Limited Liability Company | Owner Address: 662 East Bndge St | Phone: |
| Business Name: | Contractor Name: Teal LLC | Contractor Address: 1 Arbor Rd Falmouth | Phone (207) 409-0507 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 031072005
Note: **Ok to Issue:**

Comments:
01/26/2005-gg: received updated plans and site plan. lgg

ME Manufactured Housing Rules # 05-0065
 52 Hwy wood ST CBL 194-C-52

| ONE AND TWO FAMILY Soil type/Presumptive Load Value (Table R401.4.1) | PLAN REVIEW Plan Reviewer | CHECKLIST Inspection/Date/Findings |
|---|---------------------------------------|---|
| STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1) | 8 X6 Poured 2'8" x 2'8" X 10" pads | OK |
| Foundation Drainage Damp proofing (Section R405 & R406) | 4" pert, filter, stone Tan | OK |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | None shown | OK |
| Anchor Bolts/Straps (Section R403.1.6) | 1/2" x 16" Anchor bolt 8' o.c. | will be 6' o.c. 12" w/bs per net. A OK |
| Lally Column Type (Section R407) | 3 1/2" Steel / conc valley | OK |
| Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder | | |
| Dimension/Type Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | | |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | | |

| | | |
|---|-----------------------|--|
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | | |
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) | | |
| Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | | |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | | |
| Fastener Schedule (Table R602.3(1) & (2)) | | |
| Private Garage (Section R309) Living Space ? (Above or beside) | ME Manufactured Rules | |
| Fire separation (Section R309.2) | 5/8 walls & ceiling | |
| Opening Protection (Section R309.1) | Fire Door | |
| Emergency Escape and Rescue Openings (Section R310) | | |
| Roof Covering (Chapter 9) | | |
| Safety Glazing (Section R308) | | |
| Attic Access (Section R807) | | |
| Chimney Clearances/Fire blocking (Section 10) | | |

| | | |
|---|-----------------------------------|------------------|
| Grand Schedule (Section D509 5(1) & (2)) | | |
| Type of Heating System | | |
| Means of Egress (Sec R311 & Q12) | | |
| Basement | → | Not Habitable ok |
| Number of Stairways | | |
| Interior | | |
| Exterior | | |
| Treads and Risers (Section R311.5.3) | | |
| Width (Section R311.5.1) | | |
| Headroom (Section R311.5.2) | | |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311 5.5.3) | - will need guardrail over 30" ok | |
| Smoke Detectors (Section R313) | | |
| Location and type/Interconnection | | |
| Dwelling Unit Separation (Section R317) and IDC 2002 / Section 1907) | | |
| Drift Construction (Section D509 2.1) | | |

See Chimney Summary Checklist

Applicant: TeAL LLC

Date: 2/1/05

Address: ~~60 Eastfield Rd~~
~ 52 Haywood St

C-B-L: 194-C-52

CHECK-LIST AGAINST ZONING ORDINANCE
- 05 - 0065

Date - New Development - creating A New Lot

Zone Location - R-3

Interior of corner lot - ca Haywood East field 30x32

Proposed Use/Work - Split an existing lot & ~~split~~ build New Single Family with attached garage 24x24

Sewage Disposal - City

Lot Street Frontage - 50' min ~ 100' along Haywood

Front Yard - 25' min - 25.50' to garage
Haywood

Rear Yard - 25' min - 25' shown

Side Yard - ^{2 story} 14' min - 29.4' shown

Side on side st - 20' min - 25.31' shown

Projections - No rear Decks → Right on the 25' setback req.

Width of Lot - 65' min (12/04 ordin. change) - 110' shown

Height - 35' MAX - ~ 30.5' to ridge

Lot Area - 6,500 sq ft ~~12,110 sq ft~~ 9,324 sq ft

Lot Coverage Impervious Surface - 35% (12/04 ord. change) ~ 3,263.4 sq ft MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 pkg spcs req. - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/minor π 2005-00008

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

NO DAYLIGHT BASEMENTS shown

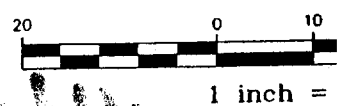
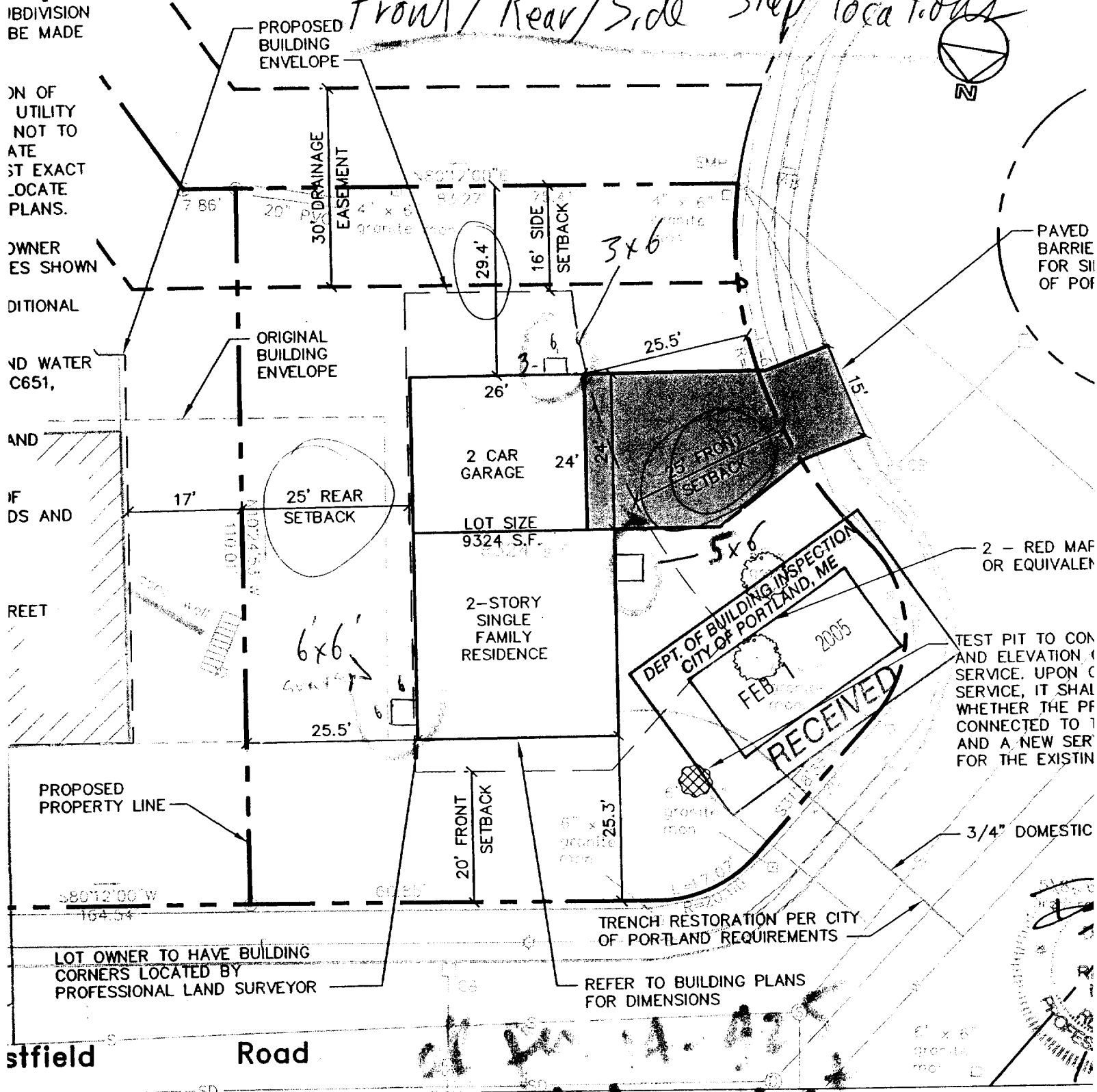
2/1/05 PLANS show open porch & stairs
6x6 on rear - 3x6 on side &
5x6 on front

OK

| | | |
|---------|---|-------|
| 30 x 32 | = | 960 |
| 24 x 24 | = | 576 |
| | | <hr/> |
| | | 1536 |

60 Eastfield / 52 Haswood

Front/Rear/Side Step locations



er Consulting Engineers, Inc.
 PO Box 1237
 15 Shaker Road
 Gray, ME 04039

Civil Engineering Services
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@garrillpalmer.com

Drawing Name: **Layout and Utility PI**

Project: **EASTFIELD ROAD LC**

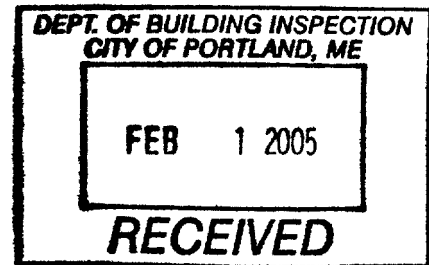
Revised Plans for lot on 60
Eastfield - Home to be built on by Waterford
Homes in Waterford Mo.

New Plans in Highlight

- Removal of Pole in Garage
- Move exterior door from Back of Garage to
Side of Garage
- Expand Master Bath + Closet

Neil Adams

409-0507



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 2 2005
RECEIVED

02/02/2005 07:57 #010 P.001/001

207 583 4900

From:Waterford Homes

IMPORTANT NOTES:
DO NOT SCALE DRAWINGS OR ALL DIMENSIONS MUST BE VERIFIED ON SITE BY CONSULTANT. THESE ALL DIMENSIONS MUST BE IMMEDIATELY REPORTED TO WATERFORD HOMES. THIS DOCUMENT IS THE PROPERTY OF WATERFORD HOMES AND IS TO BE USED FOR THE PROJECT ONLY AND FOR THE PROJECT ONLY. THE REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION IS PROHIBITED. ALL RIGHTS RESERVED. THIS DESIGN IS COPYRIGHTED.

REVISIONS

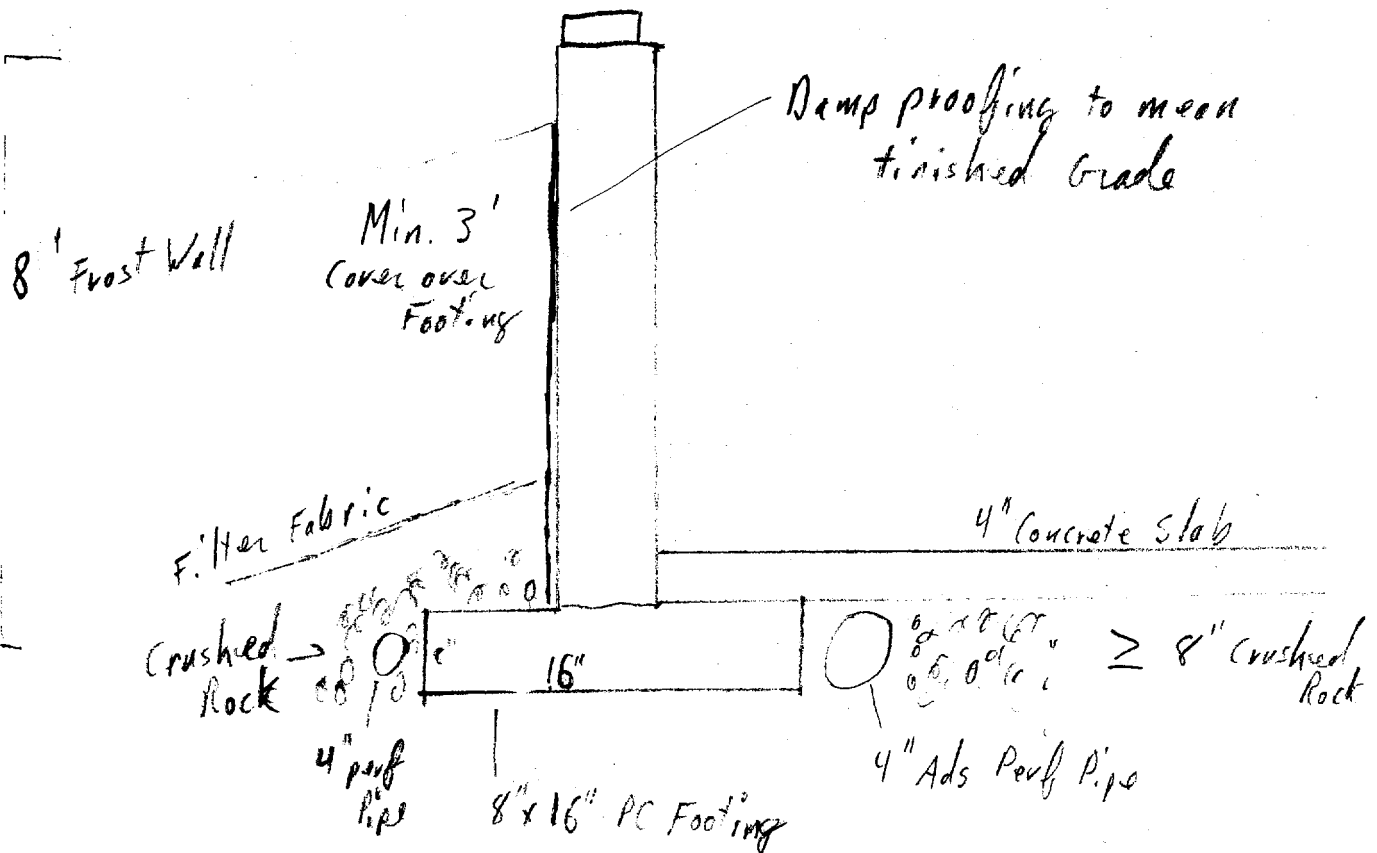
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DATE OF ISSUE: 02/02/2005
BY: J.D.
PROJECT: 1007
SHEET: FN

WATERFORD HOMES, INC.
1400 E. CLAY ST., PORTLAND, ME 04102
TEL: 207-583-4900
FAX: 207-583-4901
WWW.WATERFORDHOMES.COM

TRAIL
BUILDER: TRAIL
CUSTOMER: CUSTOMER
PROJECT: PORTLAND, ME
SHEET: KINGSTON

Foundation drainage & damp proofing

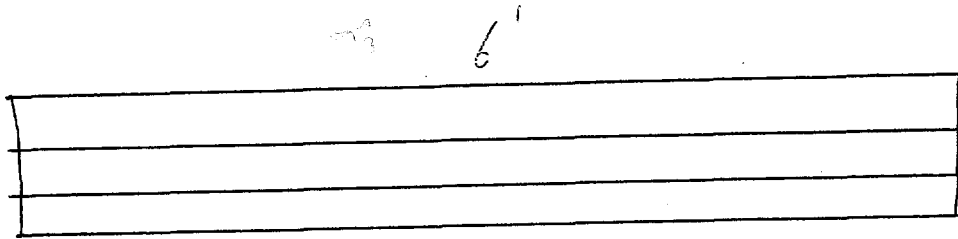
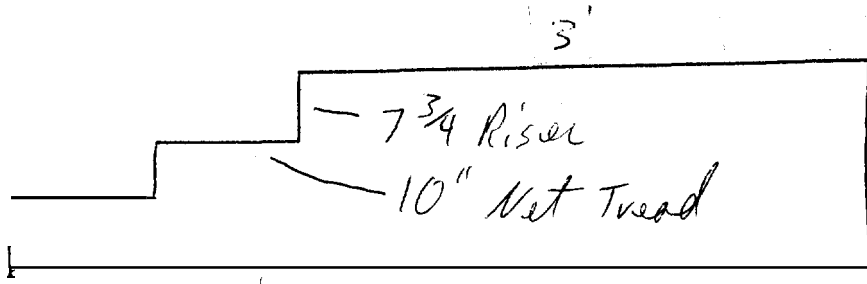


DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JAN 18 2005

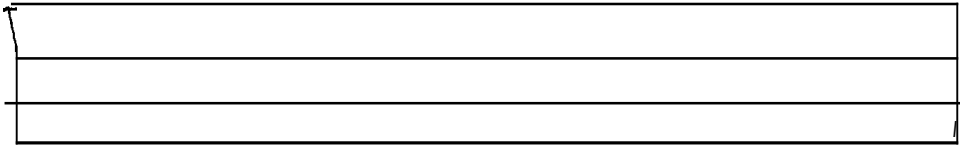
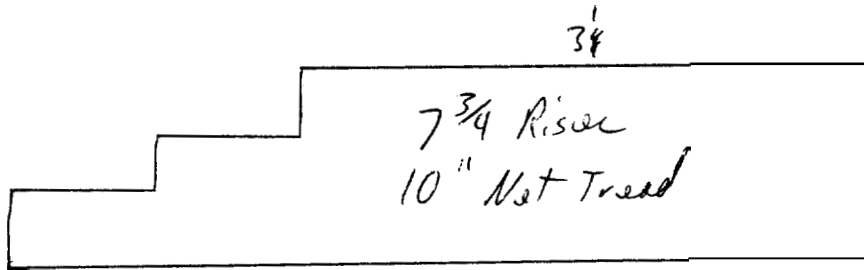
RECEIVED

Back Door
Stairs



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 18 2005
RECEIVED

Front door
Stair

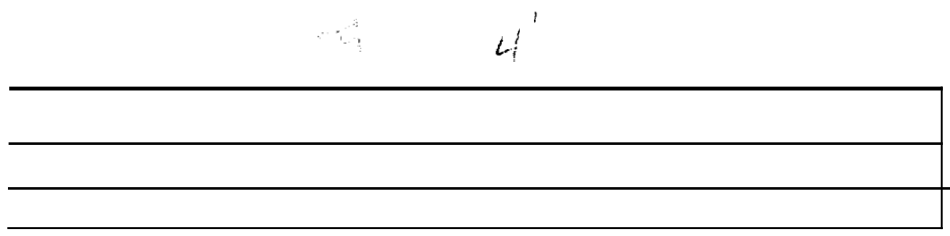
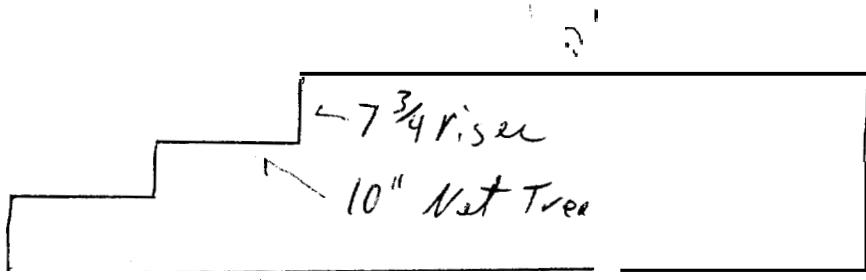


DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JAN 18 2005

RECEIVED

Garage Door
Stairs



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 18 2005
RECEIVED

SCHEDULE A

A certain lot or parcel of land located adjacent to the southeasterly side of Eastfield Road, so-called, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southeasterly sideline of said Eastfield Road at the northwesterly comer of land now or formerly of Timothy L. Johnson and Janet **A.** Johnson, **as** described in a deed recorded in the Cumberland County Registry of Deeds in **Book** 19770, Page 336, thence by the following courses and distances:

1) Northerly by said Eastfield Road along a curve to the left, said curve having a radius of sixty-five and 00/100 (65.00') feet, an arc distance of Sixty and 07/100 (60.07') feet to a point.

2) Northerly by said Eastfield Road along a curve to the right, said curve having a radius of Twenty and 00/100 (20.00') feet, an arc distance of Thirty and 24/100 (30.24') feet to a point.

3) N 31° 18' 35" E along said Eastfield Road, a distance of Twenty-Seven and 80/100 (27.80') feet to a point.

4) Northerly by said Eastfield Road along a curve to the right, said curve having a radius of Twenty and 00/100 (20.00') feet, an arc distance of Seventeen and 07/100 (17.07') feet **to a point.**

5) N 80° 12' 00" E along said Eastfield Road, a distance of Sixty and 85/100 (60.85') feet to a 5/8" capped iron rod.

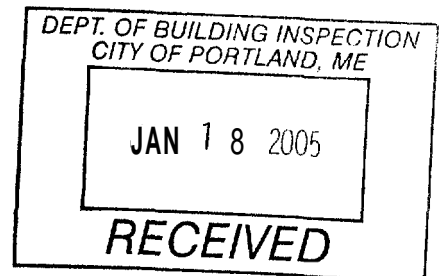
6) S 10° 24' 53" E across land of the grantor, a distance of One Hundred Ten and 01/100 (110.01') feet to a 5/8" capped iron rod on the northerly sideline of said Johnson.

7) S 80° 12' 00" W along land of said Johnson, a distance of Seventy Five and 41/100 (75.41') feet to the point of beginning.

The above described parcel contains 9,324 square feet, and is based upon and shown on a plan and survey entitled "Plan of Lot Division, Eastfield Road, Portland, Maine, made for Robert Adam" prepared by Titcomb Associates, dated September 2004, revised September 21, 2004, and recorded in Plan **Book** 204, Page 747.

Bearings are based on magnetic north.

All capped iron rods bear the **stamp** "Titcomb Associates PLS 2204" unless noted otherwise.



STATUTORY WARRANTY DEED
(Maine Statutory Short Form)

TEAL LIMITED LIABILITY COMPANY, a Maine Limited Liability Company, with an office in Westbrook, County of Cumberland and State of Maine

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

_____, with a mailing address of _____

A certain lot or parcel of land together with any buildings or improvements thereon in Portland, Cumberland County, State of Maine, and being more particularly described in Schedule A annexed hereto and made a part hereof.

Being a portion of the premises conveyed to the Grantor herein by Deed dated August 23, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21702, Page 124.

IN WITNESS WHEREOF, the said Teal Limited Liability Company, has caused this instrument to be signed and sealed by Robert L. Adam, a Member thereunto duly authorized this ____ day of _____, 2005.

TEAL LIMITED LIABILITY
COMPANY

_____ By _____
Its Member

THE STATE OF MAINE Cumberland, ss , 2005

Then personally appeared the above-named Robert L. Adam, of Teal Limited Liability Company and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company.

Before me, _____
Attorney at Law/Notary Public