

PERMIT ISSUED

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

Permit No: 06-1234 Issue Date: SEP 21 2006 CBL: 217 B053001

Location of Construction: Lot 35 0 CAPTAINS LANDING #23 (#24) Owner Name: Haskell, Philip & Elaine Owner Address: 7541 Cherry Tree Drive Phone: 301-490-9762
Business Name: Contractor Name: E.G. Johnson & Company Contractor Address: 3 Cliff Street Portland Phone: 2077731630
Lessee/Buyer's Name: Phone: Permit Type: Single Family Zone: C8 (R3)

Past Use: Vacant Land Proposed Use: Single Family Home - Build a new 2,200 sq ft home w/2 car garage
Permit Fee: \$2,795.00 Cost of Work: \$270,000.00 CEO District: 3
FIRE DEPT: [ ] Approved [ ] Denied INSPECTION: Use Group R3 Type: SB IRC-2003

Build a new 2,200 sq ft home w/2 car garage
Signature: Signature: AMB 9/20/06
Action: [ ] Approved [ ] Approved w/Conditions [ ] Denied
Signature: Date:

Permit Taken By: Idobson Date Applied For: 08/23/2006 Zoning Approval

Special Zone or Reviews: [ ] Shoreland N/A [ ] Wetland N/A [ ] Flood Zone panel 12-zone X [ ] Subdivision [x] Site Plan 2006-0164 Maj [ ] Minor [ ] MM [x]
Zoning Appeal: [ ] Variance [ ] Miscellaneous [ ] Conditional Use [ ] Interpretation [ ] Approved [ ] Denied
Historic Preservation: [ ] Not in District or Landmar [ ] Does Not Require Review [ ] Requires Review [ ] Approved [ ] Approved w/Conditions [ ] Denied
Date: 8/30/06 AMB

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

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION

Permit Number: 061234

**PERMIT ISSUED**  
SEP 21 2006

This is to certify that \_\_\_\_\_ Johnson & Company

has permission to \_\_\_\_\_ Build a new 2,200 sq ft home w/ 2 car garage

AT 0 CAPTAINS LANDING #77

217 B053001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 opened or occupied. **YOUR 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 \_\_\_\_\_  
Department Name

*Jeanie Burke* 9/20/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Please call 874-8703 or 874-8693 to schedule y

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Reversal" below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- e-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]  
Signature of Applicant/Designee

9-21-06  
Date

[Signature]  
Signature of Inspections Official

9/21/06  
Date

CBL: 217-B-53 Building Permit #: 06-1234

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-1234	<b>Date Applied For:</b> 08/23/2006	<b>CBL:</b> 217 B053001
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<b>Location of Construction:</b> 29 CAPTAINS LANDING (Lot 23,	<b>Owner Name:</b> Haskell, Philip & Elaine	<b>Owner Address:</b> 7541 Cherry Tree Drive	<b>Phone:</b> 301-490-9762
<b>Business Name:</b>	<b>Contractor Name:</b> E.G. Johnson & Company	<b>Contractor Address:</b> 3 Cliff Street Portland	<b>Phone:</b> (207) 773-1630
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	
<b>Proposed Use:</b> Single Family Home - Build a new 2,200 sq ft home w/2 car garage		<b>Proposed Project Description:</b> Build a new 2,200 sq ft home w/2 car garage	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/30/2006**Note:** **Ok to Issue:** 

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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 addition, it may be required to be located by a surveyor.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/20/2006**Note:** **Ok to Issue:** 

- 1) The attic scuttle opening must be 22" x 30".
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 5) This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards.
- 6) 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.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 09/01/2006**Note:** **Ok to Issue:** 

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) 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.
- 3) 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.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

<b>Location of Construction:</b> 29 CAPTAINS LANDING (Lot 23,	<b>Owner Name:</b> Haskell, Philip & Elaine	<b>Owner Address:</b> 7541 Cherry Tree Drive	<b>Phone:</b> 301-490-9762
<b>Business Name:</b>	<b>Contractor Name:</b> E.G. Johnson & Company	<b>Contractor Address:</b> 3 Cliff Street Portland	<b>Phone:</b> (207) 773-1630
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**Reviewer:** Jay Reynolds

**Approval Date:** 09/01/2006

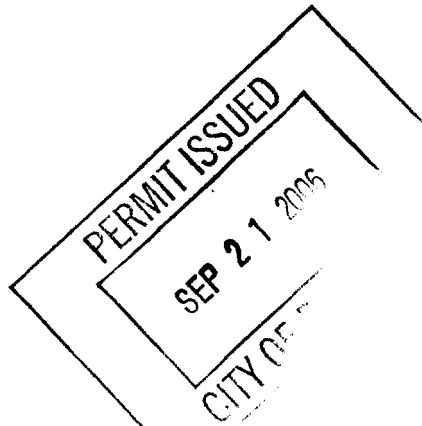
**Ok to Issue:**

**Comments:**

08/29/2006-amachado: Left message with Randy Johnson. Need scalable elevation plans, rear setback of left corner of house is 24' and it needs to be 25' and the location of the bulkhead is different between the site plan & building plans.

08/30/2006-ldobson: Randy brought in additional information rerouted to ANN also routed new site plan to the appropriate departments ljd

09/19/2006-jmb: Spoke w/Randy J., for details per the review checklist as noted on plans, need ufactor of windows



Randy Johnson 233-0052

773-1630

29 Captains Landing

Lot 23

# 06-1234



CBL' 217-13-53

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	16" x 20" 10" wall 24" x 12" cont footing (2)	OK OK per 9/19/06 per 11/15/06
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Bituminous, drain pipe	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	? Area next to garage <del>open</del>	will be opening into basement 4' x 6' OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" @ 6' O.C. 3 1/2" steel	OK
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	3-2x12 1 <sup>st</sup> FL 6'0" span OK 2 <sup>nd</sup> FL 12'5" span for 23' ? 2x6 PT 2x12	? 2 <sup>nd</sup> FL Beam 4'-2x12 OK
Sill/Band Joist Type & Dimensions	2x12 @ 16" O.C. 17' 10" span max	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 @ 16" O.C. Per Eng.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 @ 16" O.C. Per Eng.	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Collar ties 2x6 @ 8' x 20'	OK

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	8:12 2x12 @ 12" o.c. OR LSL 1/2x11/4	Per Eng stamp	OK
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4x12 Ridge Beam main	" "	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2" CDX, 5/8 Adv	OK	OK
Fastener Schedule (Table R602.3(1) & (2))	IRC - 2003		4
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)			
Fire separation (Section R309.2)	1/2" wales & ceiling	→ Steel Door	
Opening Protection (Section R309.1)	? Door & pull down	→ will 5/8 Door	OK
Emergency Escape and Rescue Openings (Section R310)		condition	
Roof Covering (Chapter 9)	Asphalt Architect	OK	
Safety Glazing (Section R308)	? either side of slider	will be tempered	OK
Attic Access (Section R807)	In Master Bath	OK	
Chimney Clearances/Fire Blocking (Chap. 10)		Chimney disclosure condition	
Header Schedule (Section 502.5(1) & (2))	<del>2x12 Arch Beams</del> Porch Beams 3-2x12	OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	wales R-19, 2nd FL R-38 ? Basement ? U Factor	Floor R-19	Paradigm will meet code

R-19



Type of Heating System	E-H-W	Oil
<b>Means of Egress</b> (Sec R311 & R312) Basement	Bulkhead ok	
Number of Stairways	2	
Interior	1	
Exterior	1	
Treads and Risers (Section R311.5.3)	73/8 R & 10T	
Width (Section R311.5.1)	3'	
Headroom (Section R311.5.2)	6'8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	?	34-38" returned 
Smoke Detectors (Section R313) Location and type/Interconnected		Conditions
Firestopping (Section R502.1.2) and Fireblocking (Section (R602.8)		
Dwelling Unit Separation (Section R502.1.7) and IRC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	Rear 2x8 Joist Front 2x6 Joist	





# 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.

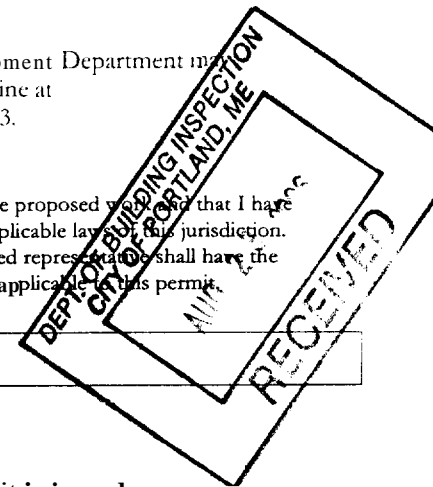
Location/Address of Construction: <u>+ 33 Captain's Landing Dr. River's Edge</u>		
Total Square Footage of Proposed Structure <u>2,200 SF</u>	Square Footage of Lot <u>20,055 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>217</u> Block# <u>B</u> Lot# <u>53</u>	Owner: <u>Philip + Elaine Haskell</u> <u>7541 Cherry Tree Dr.</u> <u>Fulton, Maryland 20752</u>	Telephone: <u>301-490-9762</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>E.G. Johnson Co.</u> <u>3 Cliff St.</u> <u>Portland, Me. 04102</u> <u>773-1630</u>	Cost Of Work: <u>\$270,000.-</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Vacant Lot</u> If vacant, what was the previous use? _____		
Proposed Specific use: _____		<u>\$2720</u> <u>300</u> <u>75</u> <u>-----</u> <u>\$3095</u>
Project description: <u>Construct a 2,200 SF Home</u>		
Contractor's name, address & telephone: <u>E.G. Johnson Co.</u>		
Who should we contact when the permit is ready: <u>Randy Johnson</u>		
Mailing address: <u>3 Cliff St.</u> <u>Portland, Me 04102</u>		
Phone: <u>773-1630 Cell 233-0052</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](http://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 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 of applicant: <u>E.G. Johnson Co. Randy Johnson</u>	Date: _____
---	-------------



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

Applicant: Philip & Elaine Haskell

Date: 8/29/06

Address: <sup>29</sup> Captains Landing - River's Edge <sup>lot 23</sup> #23

C-B-L: 217-B-053  
permit: 06-1234

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - C-8 (R-3)

Interior or ~~corner~~ lot -

Proposed Use/Work - Construct new singlefamily home - 1 story w/ attached garage

Sewage Disposal - City

Lot Street Frontage - 50' min. - 273.42' given

Front Yard - 25' min. - 25' scaled <sup>from</sup> ~~to~~ porch

Rear Yard - 25' min. - ~~25'~~ 25' scaled <sup>from</sup> to back left corner

Side Yard - 1 1/2 stories 8' right <sup>25'</sup> scaled (front corner)  
2 stories 14' left <sup>7'</sup> scaled (rear corner)

Projections - bulkhead 5.5x5 <sup>front</sup>, porch 6'x42', back porch 10'x42'

Width of Lot - 65' min. - 135' scaled

Height - 35' max - 19.5

Lot Area - 6,500 sq ft min. - 29,055 given

Lot Coverage Impervious Surface - 35% = 7019.25

OK

Area per Family - 6,500

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

Loading Bays - N/A

Site Plan - minor/minor 2006-0164

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 12 - zone X

\* no daylight basement.

$\frac{1}{2}(2.5 \times 2.5)$   
 $+ 0.5 \times 2.5$   
 $+ 2.5 \times 9$   
 $6 \times 14$   
 $35 \times 72 = 2520$   
 $6 \times 5 = 30$   
 $10 \times 42 = 420$   
 $6 \times 42 = 252$   
 $5.5 \times 5 = 27.5$   
3049.5

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

Zoning Copy

2006-0164

Application I. D. Number

8/23/2006

Application Date

Single Family Home lot#23

Project Name/Description

E.G. Johnson Co.

Applicant

3 Cliff Street, Portland, ME 04102

Applicant's Mailing Address

Randy Johnson

Consultant/Agent

Applicant Ph: (207) 773-1630 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

Captains Landing, Portland, Maine

Address of Proposed Site

217 B053001

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  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ 20055 \_\_\_\_\_  
Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

Check Review Required:

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 8/23/2006

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 \_\_\_\_\_

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

Zoning Copy

2006-0164

Application I.D. Number

E.G. Johnson Co.

Applicant

3 Cliff Street, Portland, ME 04102

Applicant's Mailing Address

Randy Johnson

Consultant/Agent

Applicant Ph: (207) 773-1630 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal  
AMENDMENT

8/23/2006

Application Date

Single Family Home lot#23

Project Name/Description

Captains Landing, Portland, Maine

Address of Proposed Site

217 B053001

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Performance Guarantee  Required  Not Required

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 Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_  
 Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_



*Strengthening a Remarkable City, Building a Community for Life*

*u'ulu.portlandmaine.gov*

**Planning and Development Department**  
**Lee D. Urban, Director**

**Planning Division**  
**Alexander Jaegerman, Director**

Mr. Randy Johnson  
E.G. Johnson Co.  
3 Cliff Street  
Portland, ME 04102

August 25, 2006

Dear Mr. Johnson:

RE: Application for single family house, Captain's Landmg

Upon review of the site plan, the City's Planning Division has the following comments:

1. Please remove the driveway culvert and associated grading from your site plan. It appears that this feature is not necessary and would only create a drainage concern at #29 Captain's Landmg. The lot can be graded to sheet flow drainage to the street effectively.
2. Please note that the construction is shown up against a no-cut buffer zone. Because of the proximity, the City requests that this area be re-surveyed and flagged/staked prior to construction.
3. Also note that any encroachment of the no-cut buffer zone will require a restoration plan approved by the City.

Please resubmit 4 copies of the revised site plan to my attention.

Sincerely,

Jay Reynolds  
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

# E. G. JOHNSON Co.

*Contracting Builders*

*Established 1869 • Incorporated 1908*

THREE CLIFF STREET

PORTLAND, MAINE 04102

(207) 773-1630

(207) 780-0646 (fax)

FAX TRANSMISSION COVER SHEET

DATE 8-23-06 FROM Randy Johnson

SEND TO: Lannie Dobson Administrative Assistant

RE: Deed for House Permit Application

DESTINATION FAX NUMBER: 874-8716

NUMBER OF PAGES INCLUDING THIS COVER SHEET: 3

MESSAGE: info you need for the Haskell Permit @ River's Edge Lot 23 Captains Landing

ORIGINAL TO BE SENT BY MAIL: YES NO

FAX OPERATOR: R Johnson Cell # 233-0052

**Warranty Deed**  
(Maine Statutory Short Form)

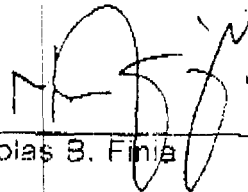

**Nicholas B. Finia** f/k/a Bahman N. Najafinia and **Astrid M. Sinram** of Portland, Maine for consideration **paid**, grant to **Philip J. Haskell and Elaine W Haskell** as Joint Tenants with a mailing address of 7542 Cherry Tree Drive, Fulton, Maryland 20759 with WARRANTY COVENANTS, the following described real property situated at **Captain's Landing, Portland Cumberland County, Maine**

A certain lot or **parcel** of land with the buildings thereon, situated in said Portland, and being more particularly **described** on Exhibit A attached hereto and made a part hereof

Meaning and intending to convey and hereby conveying the same premises described in a **deed** from Bahman N. Najafinia, (dated January 23, 2004 and recorded in the Cumberland County Registry of Deeds in Book 20817, Page 350. Reference is also **made to deed** dated July 28, 2003 and recorded in Bonk 19857, Page 198. Reference is also hereby made to a Certificate of Name Change dated September 2, 2305 and filed in the Cumberland County Probate Court. Docket No. 2005-0967.

Witness our hands this 23rd day of June, 2006.

  
\_\_\_\_\_  
Witness to all

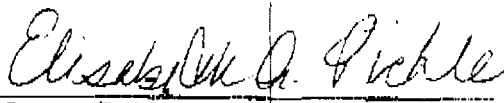
  
\_\_\_\_\_  
Nicholas B. Finia  
  
\_\_\_\_\_  
Astrid M. Sinram

State of Maine  
County of Cumberland, ss

June 23, 2006

Personally appeared the above named Nicholas B. Finia and Astrid M. Sinram and acknowledged the foregoing instrument to be their free act and deed

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law

Printed Name:

Comm. Exp:

**ELISABETH A. PICKLE**  
**MAINE ATTORNEY AT LAW**

**EXHIBIT A**

A certain *lot* or **parcel** of **and**, with the **improvements** thereon, situated in the City of Portland, County of **Cumberland** and State of **Maine**, bounded and **described** as follows:

Being Lot No. **23** as shown on a plan entitled ' **inal Subdivision Plan, River's Edge, Congress Street, Portland, Maine made for Stro dwater Farms Associates,"** by Owen **Haskell, Inc. dated April 10, 2001, revised July 9, 2001 and** recorded in Plan Book 201, **Page 494 (the "Plan").**

**Together** with the **right in common** with **all other tot owners** in and to **the use** of all **streets and ways** as shown on said plan for the purpose of **ingress and egress.**

Together with a **Recreational and River Easement** as **resewed** in a **deed** from **Stroudwater Farms Associates** to **Portland Trails** dated **June 15, 1994**, recorded in Book **11498**, Page **24** and together with **all other appurtenant easements** shown on the Plan.

This conveyance **is subject to and benefitted by the** Declaration of Protective Covenants for **River's Edge Subdivision** dated **September 30 2002**, recorded in Book **18187**, Page **320**, and **the By-Laws, Rules and Regulation** of **Stroudwater Farms Homeowners Association** dated **October 3, 2002** and recorded in **Book 18187, Page 329.**