

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 041718

Please Read Application And Notes, If Any, Attached

This is to certify that Stroudwater Farms Assoc/E Coast Development LLC

has permission to Single Family Home w/ 2 car attached garage

AT 0 Heritage Ct 218 D012001

**PERMIT ISSUED**

**DEC 23 2004**

CITY OF PORTLAND

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 occupied or otherwise closed-in. 4 HOUR NOT 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 \_\_\_\_\_

*Jamie Burke* 12/22/04  
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: 04-1718	Issue Date:	CBL: 218 D032001
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Location of Construction: 0 Heritage Ct (6th St)	Owner Name: Stroudwater Farms Assoc	Owner Address: 91 Johnson Rd	Phone:
Business Name:	Contractor Name: East Coast Development LLC	Contractor Address: P.O. Box 3561 Portland	Phone: 2074157586
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: C-8

Past Use: Vacant Land	Proposed Use: Single Family Home/ Single Family Ho Deck	Permit Fee: \$1,311.00	Cost of Work: \$135,000.00	CEO District: 11173	Zone Req usgr-3
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Proposed Project Description:	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: JB
	Signature:	Signature: JMB 12/22/04
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	Signature:	Date:

Taken By: 1	Date Applied For: 11/17/2004	<b>Zoning Approval</b>
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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 or electrical work. 3. Building permits are void if work is not started within thirty (30) days of the date of issuance. Further information may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 12 Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2004-0232 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	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	Historic Preservation Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied to DA
	Date: 3/4/22/04 OK with conditions	Date:	Date: D. Andrews 12/17/04

**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

# BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon**

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 Release" will be incurred if the procedure is not followed as stated below.

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

- %   Footing/Building Location Inspection;     Prior to pouring concrete
- N/A   Re-Bar Schedule Inspection:             Prior to pouring concrete
- X   Foundation Inspection:                     Prior to placing **ANY** backfill
- X   Framing/Rough Plumbing/Electrical:     Prior to any insulating or drywalling
- X   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

**X** ~~NEVER~~ If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

           **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

\_\_\_\_\_  
Signature of Applicant/Designee  
Donna Martin Admin Host  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date  
12-23-04  
\_\_\_\_\_  
Date

CBL: 218 D 032 Building Permit #: 041718

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

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

<b>Permit No:</b> 04-1718	<b>Date Applied For:</b> 11/17/2004	<b>CBL:</b> 218 D032001
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<b>Location of Construction:</b> 0 Heritage Ct (lot #2)	<b>Owner Name:</b> Stroudwater Farms Assoc	<b>Owner Address:</b> 91 Johnson Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> East Coast Development LLC	<b>Contractor Address:</b> P.O. Box 3561 Portland	<b>Phone</b> (207) 415-7586
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	
<b>Proposed Use:</b> Single Family Home/ Single Family Home w/ 2 car attached garage, & Deck		<b>Proposed Project Description:</b> Single Family Home w/ 2 car attached garage, & Deck	

**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 12/17/2004**Note:** **Ok to Issue:** 

- 1) \* Footprint of garage to be offset by a minimum of 1 foot from footprint of house. The offset may be achieved by moving the garage addition towards Congress Street or towards Heritage Court.
- \* Final revised plan and elevations showing required changes to be submitted to HP staff.
- \* Final landscaped buffer solution to be worked out in on-site meeting with Deb Andrews and Jay Reynolds upon completion of house construction.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/22/2004**Note:** **Ok to Issue:** 

- 1) NO DAYLIGHT BASEMENTS are being shown. NO DAYLIGHT BASEMENTS are being approved.
- 2) No Structure, accessory uses or the cutting of vegetation or grading shall occur in the Buffer Zone. These areas will be left in their natural condition, but the lot owner will be permitted to clear the under story for a 5' wide walking trail through the wooded portions of their property. This restriction shall be specifically noted in all applicable deeds.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages. A rear deck 10' x 14' is being shown and approved. A rear entry way to the basement 6' x 9.5' is being shown and approved.
- 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 7) Areas within the Buffer Zones along Congress Street on this lot have restricted clearing and use covenants. The future owner must be advised by the developer of these restrictions.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/22/2004**Note:** 12/21/04 left vm w/ Joe R. He came in to add some details to the plans. Left vm w/Jay R. For DRC approvals **Ok to Issue:** 

12/22 Joe R. Came to submit construction details and got approval from DRC, just need it processed to issue

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) 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.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

<b>Location of Construction:</b> 0 Heritage Ct (lot #2)	<b>Owner Name:</b> Stroudwater Farms Assoc	<b>Owner Address:</b> 91 Johnson Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> East Coast Developement LLC	<b>Contractor Address:</b> P.O. Box 3561 Portland	<b>Phone</b> (207) 415-7586
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 12/22/2004

**Note:** **Okto Issue:**

- 1) 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.
- 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) Your new street address HAS NOT BEEN ASSIGNED TO DATE, HOWEVER, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 5) Final landscaped buffer solution to be worked out at an on-site meeting with Deb Andrews and Jay Reynolds upon completion of house construction.
- 6) Buffer zone shall remain in its natural condition; Foundation drain shall not be installed within the existing buffer zone.

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 12/22/2664

**Note:** **Okto Issue:**

**Comments:**

11/18/2004-gg: received site plan from Jay R. /gg

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

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

<b>Permit No:</b> 04-1718	<b>Date Applied For:</b> 11/17/2004	<b>CBL:</b> 218 D032001
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<b>Business Name:</b>	<b>Contractor Name:</b> East Coast Development LLC	<b>Contractor Address:</b> P.O. Box 3561 Portland	<b>Phone:</b> (207) 415-7586
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	
<b>Proposed Use:</b> Single Family Home/ Single Family Home w/ 2 car attached garage, & Deck		<b>Proposed Project Description:</b> Single Family Home w/ 2 car attached garage, & Deck	

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**Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/22/2004

**Dept:** Zoning

**Ok to Issue:**

**Note:** NO DAYLIGHT BASEMENTS are being shown. NO DAYLIGHT BASEMENTS are being approved.

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- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

<b>Location of Construction:</b> 0 Heritage Ct (lot #2)	<b>Owner Name:</b> Stroudwater Farms Assoc	<b>Owner Address:</b> 91 Johnson Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> East Coast Developement LLC	<b>Contractor Address:</b> P.O. Box 3561 Portland	<b>Phone</b> (207) 415-7586
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**Comments:**  
11/18/2004-gg: received site plan from Jay R. /gg

Lot 2 Henrage Ct. 04-1718

218-D-032

Soil type/Presumptive Load Value (Table 401.4.1)	Plan Reviewer	Inspection/Date/Findings
<p><b>STRUCTURAL</b>            Footing Dimensions/Depth            (Table 403.1.1 &amp; 403.1.1(1),            Section 403.1.2)</p>		
	<p>20" X 10" MAIN            16" X 10" Freshwall</p>	<p>OK</p>
<p>Foundation Drainage Dampproofing            (Section 406)</p>	<p>4" Perf 6" Stone            Bituminous w/fabric.            3 + bulkhead</p>	<p>OK</p>
<p>Ventilation (Section 409.1)            Crawls Space ONLY</p>	<p>1/2" b'oc. 12" corners</p>	<p>OK</p>
<p>AnchorBolts/Straps (Section 403.1.4)</p>	<p>concrete 3"</p>	<p>OK</p>
<p>Lally Column Type,            Spacing and footing sizes (Table 502.3.4(2))</p>	<p>3- 2X12</p>	<p>OK</p>
<p>Built-Up Wood Center Girder            Dimension/Type            (Table 502.3.4(2))</p>	<p>6'11 5/8"</p>	<p>8'8" Max @ 28' FE (can be added)            6'3" Max @ 28' 2 FLS            OK</p>
<p>Sill/Band Joist Type &amp; Dimensions            First Floor Joist Species            Dimensions and Spacing            (Table 503.3.1(1) &amp; Table 503.3.2(1))</p>	<p>2X6 PT            2X10 16 O.C.</p>	<p>OK</p>
<p>Second Floor Joist Species            Dimensions and Spacing Table(503.3.1(1) &amp;            Table 503.3.2(1))</p>	<p>2X10 16 O.C.</p>	<p>OK</p>



Header Schedule	INT. 2-2x10 EXT. 3-2x12		
Type of Heating System	<del>3</del> FHW		<del>OK</del> OK
Stairs			
Number of Stairways	3		
Interior	3		
Material			
Treads and Risers (Section 314)	7 11/16" - 10"		OK
Width	38"		
Headroom	6'8" min although scaled shows	?	OK
Guardrails and Handrails (Section 315)	36" 4" spacers		
Smoke Detectors			
Location and type/Interconnected	ceiling - protecting infant		OK
Plan Reviewer Signature			

See Chimney Summary Checklist

Deck Framing ? son's ?

OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2X8 Collon Trusses (ceiling)	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	4x12 @ 16 o.c. Garage Truss w/HC lip 5/8" dia	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 T&G OSB, 1/2 Ply	OK
Fastener Schedule (Table 602.3(1) & (2))	Table 2304.9.1	OK
<b>Private Garage</b> Section 309 and Section 407.1 & 99 & BOCA Living Space? (Above of beside)		
Fire separation	walls/ceiling 8" x	OK
Fire rating of doors to living space	1 hr	OK
Door Sill elevation (407.5 BOCA)		
Egress Windows (Section 310)	3048 Egress Window 3224 "	OK
Roof Covering (Chapter 9)	# 225 Asphalt	OK
Safety Glazing (Section 308)	N/A	OK
Attic Access (BOCA 1211.1)	?	OK
Draft Stopping around chimney	2" space	OK

# 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>Lot # 2 Rivers Edge Heritage Court</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>13, 455</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>218 - D32 - 001</u>	Owner: <u>Stephen E. Mandigan</u> <u>460 Baxter Blvd.</u> <u>Portland, Me 04103</u>	Telephone: <u>207-772-5553</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Stephen E Mandigan</u> <u>460 Baxter Blvd.</u> <u>Portland, Me 04103</u>	cost Of Work: \$ <u>135,000.00</u> Fee: \$
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>Building Lot in Subdivision</u>		
Approximately how long has it been vacant: <u>3-4 years</u>		
Proposed use: <u>Buildable lot for single family home</u>		NOV 17 2004 BUILDING DEPT
Project description: <u>Construction of Home</u>		
Contractor's name, address & telephone: <u>East Coast Development L.L.C</u> <u>P.O. Box 3561 Portland, ME</u>		
Who should we contact when the permit is ready: <u>Joseph Robinson</u>		
Mailing address: <u>P.O. Box 3561</u> <u>Portland, Me. 04104</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>207-415-7586</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>11/15/04</u>
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mit.

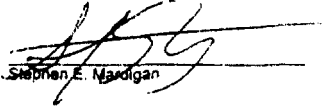
A U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT <b>SETTLEMENT STATEMENT</b>	B. TYPE OF LOAN 1 <input type="checkbox"/> FHA    2 <input type="checkbox"/> FmHA    3 <input type="checkbox"/> CONV. UNINS    4 <input type="checkbox"/> VA    5 <input type="checkbox"/> CONV. INS				
	6 FILE NUMBER:		7 LCANUMBER:		
	H. MARDIGAN ST				
	8. MORTGAGE INS CASE NUMBER:				

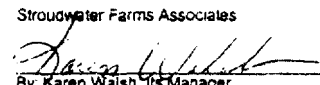
C. NOTE This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BUYER: Stephen E. Mardigan 47 Baxter Boulevard Portland ME 04103	E. NAME AND ADDRESS OF SELLER: Stroudwater Farms Associates 91 Johnson Road Falmouth ME 04105	F. NAME AND ADDRESS OF LENDER:
G. PROPERTY LOCATION: Lot #2 Heritage Court Portland ME 04101 Cumberland County, Maine River's Edge	H. SETTLEMENT AGENT: 01-0475678 Hopkinson, Abbondanza & Backer PLACE OF SETTLEMENT: 311 Congress Street Ste 801 Portland, Maine 04101	I. SETTLEMENT DATE: November 1, 2004

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100 GROSS AMOUNT DUE FROM BUYER		400 GROSS AMOUNT DUE TO SELLER	
101 Contract Sales Price	75 000 00	401 Contract Sales Price	75 000 00
102 Personal Property		402 Personal Property	
103 Settlement Charges to Buyer (Line 14001)	892 50	403	
104		404	
105		405	
Adjustments For Items Paid By Seller in advance		Adjustments For Items Paid By Seller in advance	
106 Town Taxes 11/01/04 to 01/01/05	147 76	406 Town Taxes 11/01/04 to 01/01/05	147 76
107 County Taxes to		407 County Taxes to	
108 Assessments to		408 Assessments to	
109		409	
110		410	
111		411	
112		412	
120 GROSS AMOUNT W/E FROM BUYER	76 040 26	420 GROSS AMOUNT DUE TO SELLER	75 147 76
200 AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500 REDUCTIONS IN AMOUNT DUE TO SELLER:	
201 Deposit or earnest money	1 000 00	501 Excess Deposit (See Instructions)	
202 Principal Amount of New Loan(s)		502 Settlement Charges to Seller (Line 1400)	315 00
203 Existing loan(s) taken subject to		503 Existing loan(s) taken subject to	
204		504 Payoff of first Mortgage to Maine Bank & Trust	46 100 00
205		505 Payoff of second Mortgage	
206		506 Deposit retained by seller	1 000 00
207		507	
208		508	
209		509	
Adjustments For Items Unpaid By Seller		Adjustments For Items Unpaid By Seller	
210 Town Taxes to		510 Town Taxes to	
211 County Taxes to		511 County Taxes to	
212 Assessments to		512 Assessments to	
213		513	
214		514	
215		515	
216		516	
217		517	
218		518	
219		519	
220 TOTAL PAID BY/FOR BUYER	1 000 00	520 TOTAL REDUCTION AMOUNT DUE SELLER	47 415 00
300 CASH AT SETTLEMENT FROM/TO BUYER		600 CASH AT SETTLEMENT TO/FROM SELLER	
301	76 040 26	601 Gross Amount Due To Seller (Line 420)	75 147 76
302 Less Amount Paid By/FOR Buyer (Line 220)	( 1 000 00)	602 Less Refundings Due Seller ( 520)	( 47 415 00)
303 CASH ( X FROM ) ( TO ) BUYER		603 CASH ( X TO ) ( FROM ) SELLER	27 76

The undersigned hereby acknowledge receipt of a completed copy of pages 182 of this statement & any attachments referred to herein.

Buyer:   
 Stephen E. Mardigan

Seller: Stroudwater Farms Associates  
  
 By: Karen Walsh, Its Manager

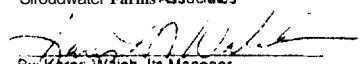
NOV 17 2004

L. SETTLEMENT CHARGES				PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<b>700. TOTAL COMMISSION Based on Price</b> \$ @ %					
Division of Commission (line 700) as Follows:					
701	\$	to			
702	\$	to			
<b>703. Commission Paid at Settlement</b>					
704		to			
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					
801	Loan Origination Fee	%	to		
802	Loan Discount	%	to		
803	Appraisal Fee		to		
804	Credit Report		to		
805	Lender's Inspection Fee		to		
806	Mortgage Ins. App. Fee		to		
807	Assumption Fee		to		
808					
809					
810					
811					
<b>900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901	Interest From	to	@ \$ /day ( days XI		
902	MIP To: - for Life Of Loan	for	months to		
903	Hazard Insurance Premium for	1.0 years	to		
904					
905					
<b>1000 RESERVES DEPOSITED WITH LENDER</b>					
1001	Hazard Insurance	months @ \$	per month		
1002	Mortgage Insurance	months @ \$	per month		
1003	Town Taxes	months @ \$	per month		
1004	County Taxes	months @ \$	per month		
1005	Assessments	months @ \$	per month		
1006		months @ \$	per month		
1007		months @ \$	per month		
1008	Aggregate Adjustment	months @ \$	per month		
<b>1100 TITLE CHARGES</b>					
1101	Settlement or Closing Fee		to		
1102	Abstract or Title Search		to		
1103	Title Examination		to		
1104	Title Insurance Binder		to		
1105	Document Preparation		to Hopkins, Abbondanza & Backer		150.00
1106	Copy Fees		to Hopkins, Abbondanza & Backer		4.50
1107	Attorney's Fees		to Hopkins, Abbondanza & Backer		485.00
(includes above item numbers)					
1108	Title Insurance		to Chicago Title Insurance Company		225.00
\$67.50 to Chicago Title Insurance Company, \$157.50 to Hopkins, Abbondanza & Ba					
(includes above item numbers)					
1109	Lender's Coverage	\$			
1110	Owner's Coverage	\$	75,000.00		225.00
1111					
1112					
1113					
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201	Recording Fees	Deed \$ 13.00	Mortgage \$	Release. \$	13.00
1202	City/County Tax/Stamps	Deed	Mortgage		
1253	State Tax/Stamps	Revenue Stamps	330.00	Mortgage	165.00 165.00
1204					
1205					
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301	Survey		to		
1302	Pest Inspection		to		
1303					
1304					
1305					
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>				892.50	315.00

  
Hopkinson, Abbondanza & Backer  
Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of his transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.  
The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer   
Stephen E. Mardigan

Seller Stroudwater Farms Associates  
  
By: Karen Walsh, Its Manager

Applicant: EAST COAST DEV.

Date: 11/22/04

Address: Heritage Court (lot #2)

C-B-L: 218-D-032

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dev.

permit # 04-1718

Zone Location - R-3 reg. contract zone C-8

Interior or corner lot - of Congress St <sup>for rear corner of rear</sup>  
Proposed Use/Work - to construct single family with attached garage and 10' x 14' rear deck

Sewage Disposal - City

Lot Street Frontage - 50' min - 141.38' shown along the Cul-du-SAC

Along  
Cul-du-SAC

Front Yard - 25' min on the Cul-du-SAC - 39.8' shown

Rear Yard - 25' min - 35' scaled  
Congress St

Side Yard - 14' side abutting a neighbor - 20' & 31' scaled

Projections - 2 story ~~20' side abutting Congress St~~  
rear deck 10' x 14' - extended rear entry 6' x 9.5' to basement

Width of Lot - 75' min - 118' scaled

Height - 35' max - 22.5' scaled

Lot Area - 6,500 sq m - 15,455 sq ft

Lot Coverage/Impervious Surface - 25% max - 3863.75 sq ft max

Area per Family - 6,500 sq ft

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

Loading Bays - N/A

Site Plan - minor/minor  
2004-0232

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel IV zone X

→ IN Historic District  
→ NO Daylight Basement

OK

6 x 9.5	=	57
10' x 14'	=	140
16 x 20	=	32
24 x 28	=	672
8 x 20	=	160
24 x 24	=	576
		1637 sq ft

**WARRANTY DEED**

**STROUDWATER FARMS ASSOCIATES**

a Maine Maine General Partnership with an office and place of business located at 91 Johnson Road, Falmouth, ME 04105

for consideration paid, grants to

**STEPHEN E. MARDIGAN**

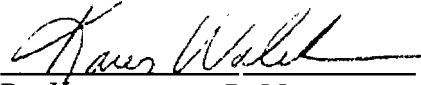
of 460 Baxter Boulevard, Portland, ME 04103, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

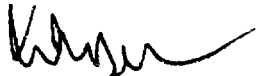
See Exhibit A attached hereto and made a part hereof

Also hereby conveying ail rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Stroudwater Farms Associates has caused this instrument to be executed by Karen Walsh, its Manager, thereunto duly authorized this 1st day of November, 2804.

Stroudwater Farms Associates

  
By: Karen Walsh, Its Manager



Witness

State of Maine  
Cumberland, ss.

November 1,2004

Personally appeared before me , and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of Stroudwater Farms Associates.

Before me,

Kirt Bell, Not  Public

My Commission Expires: 2-26-2011

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RECORDED  
NOV 17 2004

NOV 17 2004

## EXHIBIT A

**A** certain lot or parcel of **land** together with any improvements thereon located on Congress Street, Portland, Cumberland County, **Maine** and more particularly described as follows:

**Being Lot 2** as shown on a plan entitled "Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine made for Stroudwater Farms Associates," by Owen Haskell, Inc. **dated April 10, 2001**, revised July 9, 2001 and recorded in the Cumberland County **Registry of Deeds** in Plan Book 201, Page 494 ("the plan")

Said lot is conveyed **subject** to building window **and** all other matters affecting Lot 2 on said Plan.

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

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

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

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After Recordation, Return Document to:  
Hopkinson, Abbonanza & Backer  
511 Congress Street, Ste. 801  
Portland, Maine 04101  
(207) 772-5845



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

**2004-0232**  
Application I. D. Number  
**11/17/2004**  
Application Date  
**Lot 2 Heritage Court**  
Project Name/Description

**Stroudwater Farms Assoc**  
Applicant  
**91 Johnson Rd , Falmouth , ME 04105**  
Applicant's Mailing Address

Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

**Heritage Ct , Portland, Maine**  
Address of Proposed Site  
**218 D032001**  
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 \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBNPB)     | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 11/17/2004

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved**  **Approved w/Conditions**  **Denied**  
See Attached

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	