


Kevin E. Tracy
P.O. Box 1973
Portland, ME 04104

November 8, 2005

Dear Homeowner of 290 Capisic Street:

This letter is being sent to you as required by the city of Portland's Building Department to inform you that as the new land owner of 295 Capisic Street, I intend to demolish the existing structure to make room for a new single family home. This demolition is to take place as soon as a demolition permit is issued.

Thank You,


Kevin E. Tracy

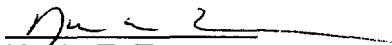
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Thank You,


Kevin E. Tracy

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: 11/08/2005

PERMISSION IS HEREBY GIVEN TO Risbara Brothers Construc 197 US Rt 1
NAME ADDRESS

TO OPEN 295 - 295 Capisic St Street/Avenue

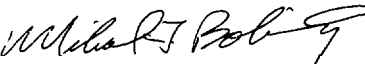
FOR THE PURPOSE OF Sealing sewer on private property for reuse for new house
SAID WORK SHALL BE PROPERLY DONE ACCORDING TO The Excavation Ordinance, Chapter 25 of the Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES." and abide by all provisions of Chapter 6, Plumbing Code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of Portland, Maine. I HAVE READ AND UNDERSTOOD MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

THE WORK IS BEING DONE BY:

CONTRACTOR: Risbara Brothers Construction. 197 US Rt 1, Scarborough, ME
PLUMBER: _____
OWNER: _____
NOTES: _____

DIG SAFE:

STREET EXCAVATION PERMIT
SEWER CONNECTION PERMIT
COMBINATION PERMIT


Michael J. Bobinsky
Director of Public Works

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Qty	Description	Rate per	Unit	Charge	Paid	Due
1.000	Sewer permit	\$50.00	Each	\$50.00	\$50.00	\$0.00
Totals:				\$50.00	<i>Pd</i> \$50.00	\$0.00

CS # 7938
C. Merritt

ALL CONTRACTORS/INDIVIDUALS MUST NOTIFY THE CITY OF PORTLAND, PUBLICWORKS DISPATCH AT 874-8493 THE MORNING OF THE EXCAVATION AND ONE HOUR BEFORE COMPACTION

White copy - Permittee's • Yellow copy - Billing • Pink copy - File

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1647	Date Applied For: 11/09/2005	CBL: 224 B023001
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Location of Construction: 295 CAPISIC ST	Owner Name: PHILBROOK SANDRA W	Owner Address: 295 CAPISIC ST	Phone:
Business Name:	Contractor Name: North Atlantic Custom Builders, Inc.	Contractor Address: PO Box 1973 Portland	Phone: (207) 831-3947
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Vacant Land -Demolish House and Garage	Proposed Project Description: Demolish House and Garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/29/2005

Note: sent to Marge - associated w/building new single family/tmm
11/29/05 Kevin Tracy gave me copy of the deed **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) If your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 3) It is the understanding of this office that you will not use any legal nonconforming dimensional requirements when rebuilding as explained in person with Mr. Tracy at the front counter. Any lapse of any and all legal nonconformities extinguish any and all rights.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/02/2005

Note: **Ok to Issue:**

- 1) The site must be completely cleaned of debris and all hazards removed.

Comments:

11/16/05-mes: called Kevin Tracy & left message - We need a copy of his deed (he is new owner) showing right title & interest and his mortgage survey plan showing if there are any legal nonconformities. - in M's hold

Warranty Deed

Sandra W. Philbrook, of the City of Portland, County of Cumberland and State of Maine, for consideration paid, grants to Robert W. Philbrook, of YARMOUTH, County of Cumberland, State of Maine, and North Atlantic Custom Builders, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, as tenants in common, with WARRANTY COVENANTS the following described premises:

See Attached Exhibit A

Meaning and intending to convey all of the premises conveyed to Robert F. Philbrook and Sandra W. Philbrook by deed of Donald F. Axelson dated August 25, 1972 and recorded at the Cumberland County Registry of Deeds in Book 3288, Page 155, and meaning and intending to convey also a part of the premises conveyed to Robert F. Philbrook and Sandra W. Philbrook by deed of Clyde A. Hersom and Leslie F. Hersom dated October 23, 1970 and recorded at the Cumberland County Registry of Deeds in Book 3148, Page 326.

Sandra W. Philbrook acquired full title to the described premises as the surviving joint tenant of Robert F. Philbrook.

Dated: September 27, 2005

Sandra W. Philbrook
Sandra W. Philbrook

State of Maine
Cumberland, ss.

September 27, 2005

Then personally appeared Sandra W. Philbrook and acknowledged the foregoing instrument to her free act and deed.

Before me,

Theresa A. Forrest
Attorney at Law
SEAL
THERESA A FORREST



THERESA A. FORREST
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES JAN. 23, 2008

MAINE REAL ESTATE TAX PAID

EXHIBIT A – LEGAL DESCRIPTION
C/B/L 224-B-14

Commencing on Capisic Street at the northwesterly corner of land formerly of William Seal; thence running northerly along said easterly side of Capisic Street seventy-five (75) feet to the Point of Beginning;

Thence proceeding northerly along said easterly side of Capisic Street to the northwesterly corner of land conveyed by Althea A. Vainio to Maurice L. Hersom et al by deed dated July 13, 1964 and recorded in the Cumberland County Registry of Deeds in Book 2836, Page 171;

Thence continuing northerly along said easterly side of Capisic Street to an iron pin in the westerly side line of land conveyed by Donald F. Axelson to Robert F. Philbrook and Sandra W. Philbrook by deed dated August 25, 1972 and recorded in said Registry of Deeds in Book 3288, Page 155;

Thence turning and running two hundred (200) feet westerly by said westerly side line of said Philbrook land to an iron pipe;

Thence turning and running sixty-five (65) feet southerly by land conveyed by Guy L. Cronkite to Robert H. Graves, et al. by deed dated April 25, 1968 and recorded in said Registry of Deeds in Book 3037, Page 650 to an iron pipe;

Thence continuing along said land of Graves to a point that is seventy-five (75) feet northerly of and distant from the southeasterly corner of land conveyed by Clyde A. Hersom and Leslie F. Hersom to Robert F. Philbrook and Sandra W. Philbrook by deed dated October 23, 1970 and recorded in said Registry of Deeds in Book 3148, Page 326;

Thence turning and running parallel to and seventy-five (75) feet northerly of the southerly side line of said Philbrook land to the Point of beginning.

Meaning and intending to convey all of the premises conveyed to Robert F. Philbrook and Sandra W. Philbrook by deed of Donald F. Axelson dated August 25, 1972 and recorded at the Cumberland County Registry of Deeds in Book 3288, Page 155, and meaning and intending to convey also a part of the premises conveyed to Robert F. Philbrook and Sandra W. Philbrook by deed of Clyde A. Hersom and Leslie F. Hersom dated October 23, 1970 and recorded at the Cumberland County Registry of Deeds in Book 3148, Page 326.

Received
Recorded Register of Deeds
Sep 29, 2005 02:44:57P
Cumberland County
John B. O'Brien

Warranty Deed

Sandra W. Philbrook, of the City of Portland, County of Cumberland and State of Maine, for consideration paid, grants to Robert W. Philbrook, of YARMOUTH, County of Cumberland, State of Maine, and Kevin E. Tracy, of the City of Portland, County of Cumberland and State of Maine, as tenants in common, with WARRANTY COVENANTS the following described premises:

See Attached Exhibit A

Meaning and intending to convey part of the premises conveyed to Robert F. Philbrook and Sandra W. Philbrook by deed of Clyde A. Hersom and Leslie F. Hersom dated October 23, 1970 and recorded at the Cumberland County Registry of Deeds in Book 3148, Page 326.

Sandra W. Philbrook acquired full title to the described premises as the surviving joint tenant of Robert F. Philbrook.

Dated: September 27, 2005

Sandra W. Philbrook
Sandra W. Philbrook

State of Maine
Cumberland, ss.

September 27, 2005

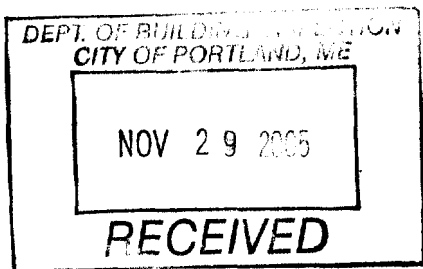
Then personally appeared Sandra W. Philbrook and acknowledged the foregoing instrument to her free act and deed.

Before me,

Theresa A Forrest
Attorney at Law
THERESA A FORREST

SEAL

THERESA A. FORREST
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES JAN. 23, 2008



MAINE REAL ESTATE TAX PAID

EXHIBIT A – LEGAL DESCRIPTION
C/B/L 224-B-23

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Capisic Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on Capisic Street at the northwesterly corner of land formerly of William Seal; thence running easterly along the northerly side line of said Seal land, a distance of two hundred (200) feet; thence running northerly, on a line parallel with said easterly line of Capisic Street, a distance of seventy-five (75) feet; thence running westerly, on a line parallel with the first bound described herein, a distance of two hundred (200) feet to said easterly side of Capisic Street; thence southerly by said easterly side of Capisic Street, a distance of seventy-five (75) feet to the point of beginning.

Meaning and intending to convey part of the premises conveyed to Robert F. Philbrook and Sandra W. Philbrook by deed of Clyde A. Hersom and Leslie F. Hersom dated October 23, 1970 and recorded at the Cumberland County Registry of Deeds in Book 3148, Page 326.

F:\Client List\North Atlantic Custom Builders, Inc (PGC)\EXHIBIT A Lot 23.Doc

Received
Recorded Register of Deeds
Sep 29, 2005 02:43:34P
Cumberland County
John B O'Brien

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number 05-021047

PERMIT ISSUED

DEC - 5 2005

This is to certify that PHILBROOK SANDRA W North Atlantic Custom Builders, Inc.

has permission to Demolish House and Garage

AT 295 CAPISIC ST

224 B023001

provided that the person or persons who perform or cause to be performed any work accepting this permit shall comply with all of the provisions of the Statutes of this 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 procured before this building or part thereof is loaded or enclosed-in. 24 HOUR 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 _____

[Signature]
12/2/05
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD