


**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that, **Frances C. Campbell** of Portland, Maine, for consideration paid, hereby **GRANTS** to **AAAL Builders LLC.**, whose mailing address is 6 Beach Street, South Portland, Maine 04106, with **WARRANTY COVENANTS**, the land with any buildings thereon situated at 230 Holm Avenue, City of Portland, County of Cumberland and State of Maine, described as follows:

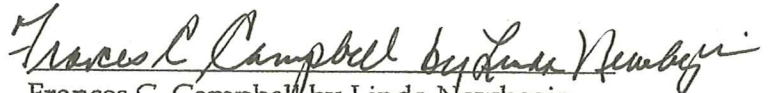
See Attached Exhibit A

Meaning and intending to convey a portion of the premises as described in a deed to Francis C. Campbell dated September 16, 1997 and recorded in said Registry in Book 13394, Page 265.

Witness my hand and seal this 9th day of November, 2011.



Witness

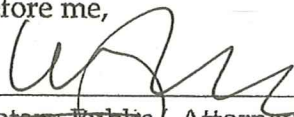


Frances C. Campbell by Linda Newbegin
Her Attorney-in-Fact *POA*

STATE OF MAINE
COUNTY OF CUMBERLAND

November 9, 2011

Then personally appeared before me the above named Linda Newbegin and acknowledged the foregoing instrument to be her free act and deed and her free act and deed in her said capacity *as attorney in fact for Frances C. Campbell.*

Before me,


Notary Public / Attorney at Law
Printed Name:
My Comm. Exp:
Michael J. Pearce

*Deed prepared without benefit of title exam. Preparer makes no warranty regarding Grantors ability to convey title.

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land with any improvements thereon, located on the northwesterly side of Holm Avenue in the City of Portland, County of Cumberland, State of Maine and more particularly described as follows:

Beginning at an iron pipe on the northwesterly side of Holm Avenue at the corner of land now or formerly of Robert C. Hains as described in Deed Book 16015, Page 143 and recorded in the Cumberland County Registry of Deeds;

Thence S 43°20'17" W, along Holm Avenue a distance of 6.16' to point;

Thence S 29°18'17" W, along Holm Avenue a distance of 41.23' to a found iron rebar;

Thence S 43°20'17" W, a distance of 18.84' to a set iron rebar at the remaining land of Francis C. Campbell;

Thence N 46°39'43" W, along remaining land of Francis C. Campbell a distance of 78.92' to a set iron rebar;

Thence N 02°20'27" E, along remaining land of Francis C. Campbell a distance of 9.28' to a set iron rebar;

Thence N 46°39'43" W, along remaining land of Francis C. Campbell a distance of 33.73' to a set iron rebar at the land now or formerly of Railroad Land LLC as described in Deed Book 23966, Page 284;

Thence N 41°25'43" E, along land of Railroad Land LLC a distance of 58.03' to a found iron rebar at the land of Hains;

Thence S 46°39'43" E, along land of Hains a distance of 110.67' to the point of beginning.

The above described parcel contains 7,254 square feet or 0.167 Acre, more or less.

The basis of bearings for the description was the 2011 Magnetic Meridian.

Meaning and intending to convey a portion of the premises as described in a deed to Francis C. Campbell dated September 16, 1997 and recorded in said Registry in Book 13394, Page 265.

Received
Recorded Register of Deeds
Nov 09, 2011 02:16:26P
Cumberland County
Pamela E. Lovley

*Deed prepared without benefit of title exam. Preparer makes no warranty regarding Grantors ability to convey title.

| | | |
|---|---|---|
| Location/Address of Site: 230 Holmes Ave. Portland, Maine | | |
| Total Square Footage of Proposed Structure/Area: 1408 FT ² | Area of lot (total square feet): 7,254 FT ² | Number of Stories: 1 1/2 |
| Tax Assessor's Chart, Block & Lot(s) Chart# 272 Block # PART Lot# 8022, 8023, 8024 | Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____ | Cost of Work: Work: \$ 139,000 C of O Fee \$ _____ |
| Current Legal Use: Number of residential Units 0 | If vacant, previous use? Always vacant | Is property part of a subdivision? If yes, please name: No |
| Proposed Use and Project Description: Single family, One and a half story 3 Bd Rm, one 3/4 Bath capl. | | |
| Applicant - must be owner, Lessee or Buyer Name: AAL BUILDERS LLC DAN LABRIE Business Name, if applicable: Address: 6 Beach St City/State: So. Portland Zip Code: | | Applicant Contact Information Work # 772-6505 Home# 767-1055 Cell # 838-0444 e-mail: DLABRIE@RUBUSDEFERING.COM |
| Owner - (if different from Applicant) Name: Address: City/State: Zip Code: | | Owner Contact Information Work # Home# Cell # e-mail: |
| Agent/ Contractor Name: James R. Gray Address: 143 CRAIGIE ST City/State: PORTLAND Zip Code: 04102 | | Agent/Contractor Contact Information Work # 553-2672 Home# Cell # 415-7881 * e-mail: JGRAY@KW.COM |
| Billing Information Name: J. GRAY Address: Stone City/State: Zip Code: Phone Number: 415-7881 | | Contact when Building Permit is Ready: Name: J. GRAY Address: Aboul City/State: Zip Code: Phone Number: 415-7881 |

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

| | |
|--|---|
| <p>Level I Minor Residential Site Plan</p> <p>___ Application Fee (\$300.00 flat fee)</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) | <p>Fees Paid (office use)</p> <p>—</p> |
| <p>Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division)</p> | <p>\$100 (flat fee)</p> |
| <p>Performance Guarantee</p> <p style="text-align: center;"><i>N/A</i></p> | <p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p> |
| <p>Building Permit Fee</p> | <p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p> |

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

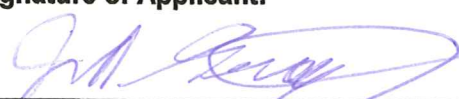
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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.

| | |
|---|--|
| <p>Signature of Applicant:</p>  | <p>Date:</p> <p style="text-align: center;"><i>12-14-11</i></p> |
|---|--|

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

3 fill size site plans / surveys - 1 fill size building plans

| General Submittal Requirements – Level I Minor Residential | | | |
|--|------------------------------|----------------------------------|---|
| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Completed application form and check list. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Application fees. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Evidence of right, title and interest. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Copies of required state and/or federal permits. <i>N/A</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written Description of existing and proposed easements or other burdens. <i>None of Record</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written requests for waivers from individual site plan and/or technical standards. <i>N/A</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Evidence of financial and technical capacity. <i>N/A</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application. <i>Sprinkler building</i> |

| Site Plans and Boundary Survey Requirements – Level I Minor Residential | | | |
|---|------------------------------|----------------------------------|---|
| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Location and dimension of existing and proposed paved areas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed ground floor area of building. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Finish floor elevation (FEE) or sill elevation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Exterior building elevations (show all 4 sides). |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed utilities (or septic system, where applicable) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed grading and contours. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed stormwater management and erosion controls. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Total area and limits of proposed land disturbance. |

| | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed protections to or alterations of watercourses. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed wetland protections or impacts. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed curb and sidewalk, except for a single family home. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed easements or public or private rights of way. None |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show foundation/perimeter drain and outlet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Additional requirements may apply for lots on unimproved streets. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) |
| | | Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17' |

Building Permit Submittal Requirements –Level I: Minor Residential Development

| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
|-------------------------------------|------------------------------|------------------|--|
| | | 1 | One (1) complete set of construction drawings must include: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Cross section with framing details |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Floor plans and elevations to scale |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Window and door schedules <i>on plan</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Foundation plans w/required drainage and damp proofing , if applicable <i>Plans</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Detail egress requirements and fire separation, if applicable <i>Plan</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003 <i>Plan</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11x17" |

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

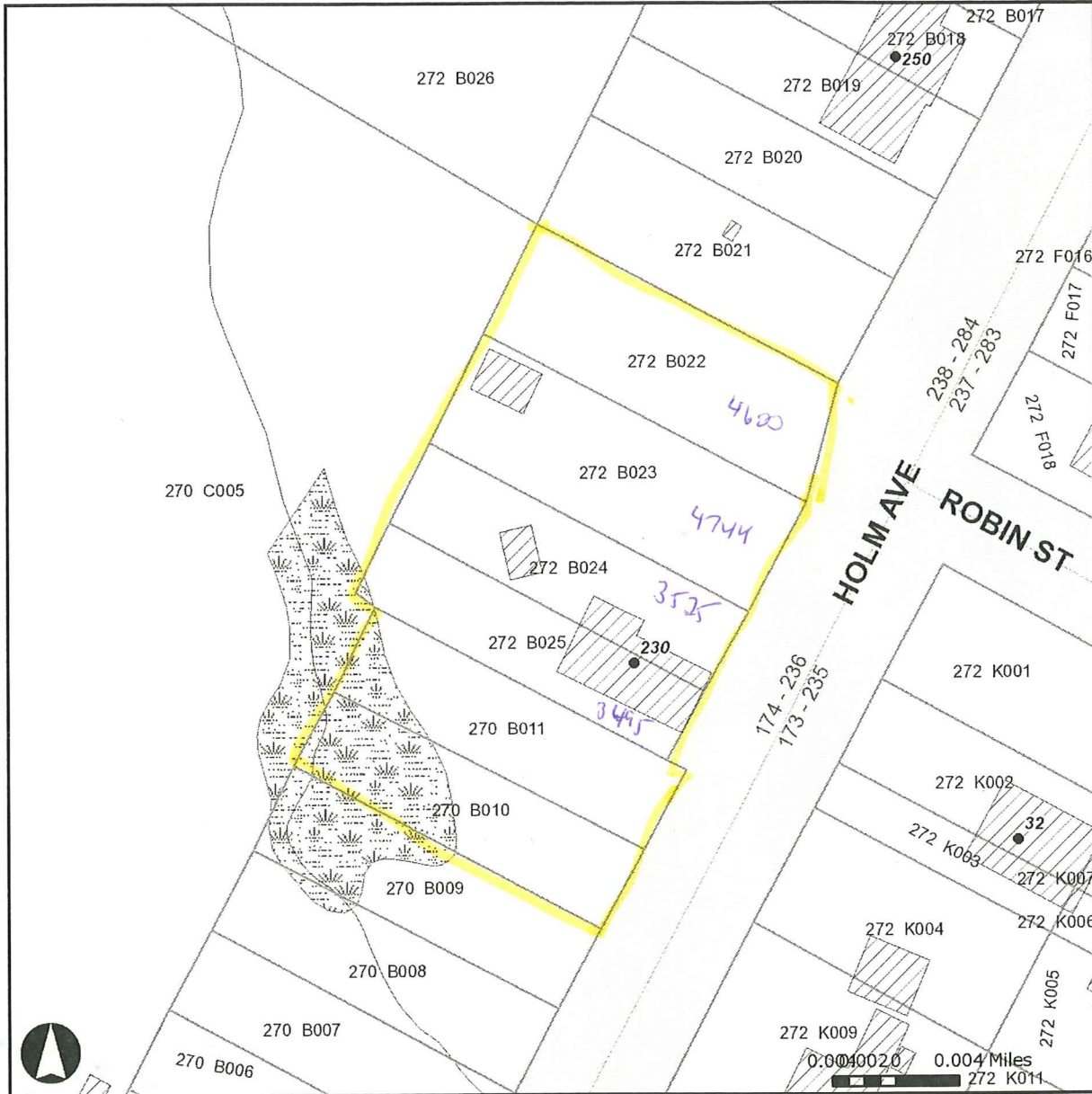
11x17

Jim Gray

P-3

Map

23,264 ±



Interstate



Streets

Buildings



Parcels



Traveled Ways



Stream



Wetland



Lake/Pond



Jetport



County Streets



A15

A21

A31

ME Towns



Ocean



One- or Two-family Fire Sprinkler Permit

If you or the property owner owes real estate or property taxes or user charges on any property within the city, payment arrangements must be made before permits of any kind are accepted.

Installation address: 230 HOLMS AVE

Building owner: AAAL BUILDERS LLC Phone: 207-415-7881

Installer: _____ Phone: _____

Total sq/ft of building floor space per unit: ^{1st 768} _{2nd 640} 1408 Single-family home
or

Sq/ft of sprinklered floor space per unit: 1408 Two-family home

Is this a multipurpose piping system? Y / N Sprinkler piping uses Pex? Y / N

Water supply: Municipal Water Well pump Stored water Other

Include electronic copy of approved State Sprinkler Permit plans:

Additional cost to the owner for the home fire sprinkler system for each dwelling unit minus costs necessary for domestic needs (See below): **A=** _____

Attach cost breakdown: A City plumbing permit has been pulled:

Does this sprinkler installation exceed the minimum requirements? Y / N

If yes explain additional features and costs:

| |
|---|
| COST OF WORK: _____ (A times number of units) |
| PERMIT FEE: _____ (\$10 PER \$1,000 + \$30 FOR THE FIRST \$1,000) |

Additional information and Frequently asked questions about home fire sprinkler systems may be found at www.portlandmaine.gov/fire
Sprinkler system cost must deduct costs that would have been incurred if the system did not provide sprinkler service. In a well pump system it would include the difference between the well pump to be installed and the one that would have been installed if there were no sprinkler demand on the system. Includes additional piping and valves that are required only because of NFPA Standard 13D, and not already required for domestic needs. Includes cost of sprinkler heads and additional installation costs.



Level I – Minor Residential Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan and building permit.

Level I: Minor Residential development includes:

- Development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000 in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, or contact the Inspections Office to have one mailed to you.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Inspection Division

Room 315, City Hall
389 Congress Street
(207) 874-8703

Office Hours

Monday, Tuesday, Wednesday and Friday
8:00 a.m. – 4:00 p.m.
Thursday
8:00 a.m. – 1:00 p.m.

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.