

Location of Construction: 74 Warwick St	Owner: Thomas & Cecile Brown	Phone: 771-9946
Owner Address: SAA 04102	Lessee/Buyer's Name:	Business Name:
Contractor Name: Joseph DiFrancesco	Address: 13 Knight St Portland, ME	Phone: 874-5723
Past Use: 1-Jan	Proposed Use: Same	COST OF WORK: \$ 965.00
		PERMIT FEE: \$ 25.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied
	Signature:	INSPECTION: Use Group: Type:
Proposed Project Description: Construct Wheelchair Ramp	Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Signature:
	Action: Approved with Conditions: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>	Date:
Permit Taken By: UB	Date Applied For: 21 August 1998	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ DATE: 24 August 1998

ADDRESS: _____ PHONE: _____

PERMIT ISSUED
WITH REQUIREMENTS

Action:

Approved

Approved with Conditions

Denied

Date: _____

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Permit No: **980964**

PERMIT ISSUED

Permit issued: **AUG 31 1998**

CITY OF PORTLAND

Zone: **R-3** CBL: 275-C-063 -A

Zoning Approval: _____

Special Zone or Reviews:

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan maj Minor mm

C/S

CEO DISTRICT

MLM

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

9-1-95 check with owner. Contractors will call when work starts.
9-11-95 Had pre-construction meeting with contractor. Mr. Jones plans on the ramp.

Slides Checked setbacks, Grading, construction, but as per plans. Close permit for

Blank lined area for additional handwritten notes.

Inspection Record
Type

Date

- Foundation: _____
- Framing: _____
- Plumbing: _____
- Final: _____
- Other: _____

Blank lines for recording dates corresponding to the inspection types.

BUILDING PERMIT REPORT

DATE: 28 Aug. 98 ADDRESS: 74 Warwick St. (275-C-063)
REASON FOR PERMIT: To Construct wheelchair ramp.
BUILDING OWNER: T & C Brown
CONTRACTOR: Joseph DiFrancesco
PERMIT APPLICANT:
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *26, *29

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" o.c. between bolts.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
1. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
2. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.

not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

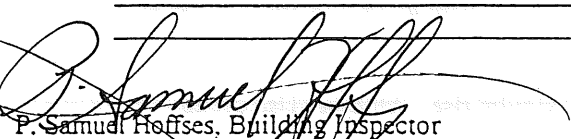
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code: (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 28. Please read and implement the attached Land Use-Zoning report requirements.

29. Ramps shall be constructed as per section 1016.0 of
The building Code - (see Attached).

30. _____

31. _____

32. _____


P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

official's presence to confirm that the system is operating in compliance with these requirements.

SECTION 1016.0 RAMPS

1016.1 Capacity: The capacity of a ramp used as a *means of egress* component shall be computed in accordance with Section 1009.0.

1016.2 Minimum dimensions: The minimum dimensions of *means of egress* ramps shall comply with Sections 1016.2.1 through 1016.2.3.

1016.2.1 Width: The minimum width of a *means of egress* ramp shall not be less than that required for *corridors* by Section 1011.3.

1016.2.2 Headroom: The minimum headroom in all parts of the *means of egress* ramp shall not be less than 80 inches (2032 mm).

1016.2.3 Restrictions: *Means of egress* ramps shall not reduce in width in the direction of egress travel. Projections into the required ramp and landing width are prohibited except at and below handrail height where, at each handrail, the projections shall not exceed 3½ inches (89 mm) into the required width. Doors opening onto a landing shall not reduce the clear width to less than 42 inches (1067 mm).

1016.3 Maximum slope: The maximum slope of *means of egress* ramps in the direction of travel shall be one unit vertical in 12 units horizontal (1:12); except the maximum slope shall be one unit vertical in eight units horizontal (1:8) if the rise is limited to 3 inches (76 mm); one unit vertical in ten units horizontal (1:10) if the rise is limited to 6 inches (152 mm). The maximum slope across the direction of travel shall be one unit vertical in 48 units horizontal (1:48).

Exception: Aisles in areas of Use Group A shall comply with Section 1012.0.

1016.4 Landings: Ramp slopes of one unit vertical in 12 units horizontal (1:12) or steeper shall have landings at the top, bottom, all points of turning, entrance, *exit* and at doors. Ramps shall not have a vertical rise greater than 30 inches (762 mm) between landings. The maximum slope of landings shall be one unit vertical in 48 units horizontal (1:48). The least dimension of a landing shall not be less than the required width of the ramp, except that the landing dimension in the direction of travel is not required to exceed 4 feet (1219 mm) where the travel from one ramp to the next ramp is a straight run.

Exception: Aisles in areas of Use Group A shall comply with Section 1012.0.

1016.5 Guards and handrails: Guards shall be provided where required by Section 1005.5 and shall be constructed in accordance with Section 1021.0. Handrails conforming to Section 1022.0 shall be provided on both sides of every ramp. Handrails are not required on curb ramps or on ramps where the vertical rise between landings is 6 inches (152 mm) or less and the ramp run is 72 inches (1829 mm) or less.

Exception: Handrails in aisles in occupancies in Use Group A shall comply with Section 1012.0.

1016.5.1 Drop-offs: The sides of ramps and landings with a drop-off shall have a curb with a minimum 4-inch (102 mm) height above the walking surface or shall be provided with ramp edge protection as required by CABO A117.1 listed in Chapter 35.

1016.6 Ramp construction: Ramps used as an *exit* shall conform to the applicable requirements of Section 1014.9 as to materials of construction and enclosure.

1016.6.1 Surface: For all slopes exceeding one unit vertical in 20 units horizontal (1:20) and where the use is such as to involve danger of slipping, the ramp shall be surfaced with approved slip-resistant materials.

1016.6.2 Exterior ramps: Exterior ramps and landings shall be designed and constructed to prevent water from accumulating on the walking surface.

SECTION 1017.0 MEANS OF EGRESS DOORWAYS

1017.1 General: The requirements of this section shall apply to all doorways serving as a component or element of a *means of egress*, except as provided for in Sections 1014.8, 1014.12.2, 1015.5.1, 1015.5.2 and 1015.6.1.

1017.1.1 Floor surface: The floor surface on both sides of a door shall be at the same elevation. The floor surface over which the door swings shall be at the same elevation as the floor level at the threshold and shall extend from the door in the closed position a distance equal to the door width.

Exception: This requirement shall not apply to:

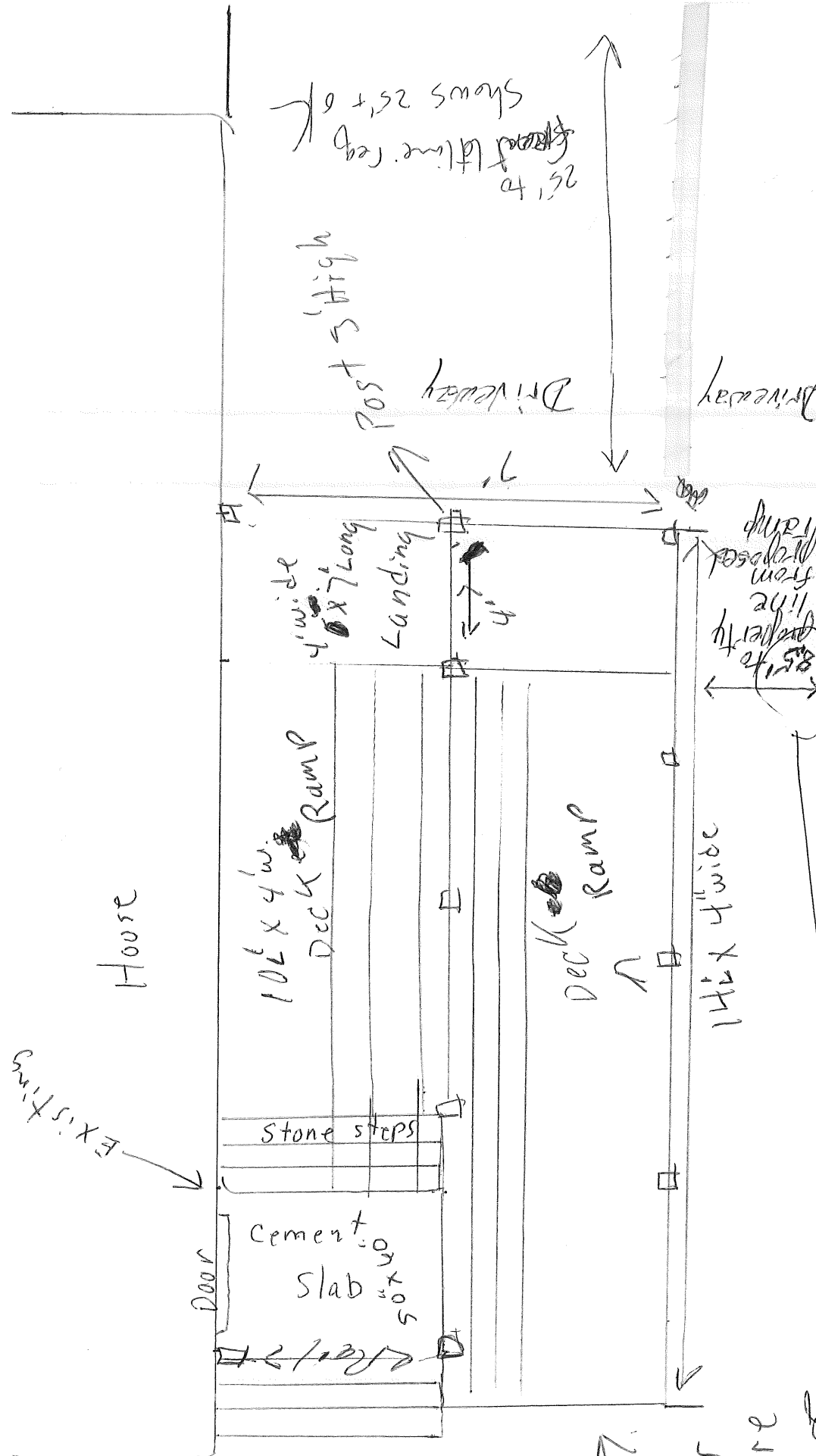
1. Exterior doors, as provided for in Section 1005.6, which are not on an accessible route.
2. Variations in elevation due to differences in finish materials, but not more than ½ inch (13 mm).

Thresholds at doorways shall not exceed ¾ inch (19 mm) in height above the finished floor surface for exterior residential sliding doors or ½ inch (13 mm) for all other doors. Raised thresholds and floor level changes greater than ¼ inch (6 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (1:2).

1017.2 Number of doorways: Each occupant of a room or space shall have access to at least two *exits* or *exit access* doors from the room or space where the occupant load of the space exceeds that listed in Table 1017.2, or where the travel distance from any point within the space to an *exit* or *exit access* door exceeds that listed in Table 1017.2. Where the occupant load of a room or space is between 501 and 1,000, a minimum of three *exits* or *exit access* doors shall be provided. Where the occupant load of a room or space exceeds 1,000, a minimum of four *exits* or *exit access* doors shall be provided.

Exceptions

1. Occupancies in Use Group R-3.
2. Boiler, incinerator and furnace rooms shall be provided with two egress doorways where the area exceeds 500 square feet (47 m²) and individual fuel-fired equipment exceeds 400,000 Btuh (117 kW) input capacity. Doorways shall be separated by a horizontal distance equal to not less than one-half of the diagonal dimension of the room. Where two doorways are required by this



Ramp will have 3' Rails all the way around Decking PT.

Deck will be Built with 2x4 PT and 5/4 x 6 Decking PT.

Deck in Front of Entry Door will sit on and go over cement stairs + slab

wheelchair Ramp.

Decks Plus 8785723
 Joe DiFrancesco
 13 Knight St
 Pontiac MI

25' to front of line req Shows 25' of

enter Here
 8' to Side of line
 8.5' shown
 required 8.5' shown

8.5' to property line from proposed ramp

4' wide 6' x 7' Long Landing

Post 5' High

Driveway

Driveway

10' x 4' w. Deck Ramp

Deck Ramp

14' x 4' wide

Door
 Cement Slab 50' x 50'

stairs and

House

Existing

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 74 Warwick St., Portland, ME 04102-1113

Tax Assessor's Chart, Block & Lot Number Chart# <u>275</u> Block# <u>C</u> Lot# <u>63-64</u>	Owner: <u>Thomas M. & Ceile C. Brown</u>	Telephone#: <u>771-9946</u>
Owner's Address: <u>74 Warwick St.</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$965-</u> Fee <u>\$ 25</u>

Proposed Project Description: (Please be as specific as possible)
wheel chair Ramp

Contractor's Name, Address & Telephone: Joseph DiFrancesco 13 Knight St Portland 879.5723 Rec'd By: UB

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 B.O.C.A. Mechanical Code.

You must Include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

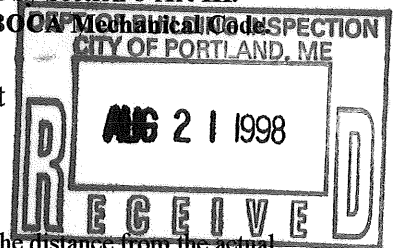
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Thomas M Brown Date: 8/19/98

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUAGENT\APADSFD.WPD

* Thomas Brown 771-9946
74 Warwick St Portland 04102



CENTURY 21 FIRST CHOICE REALTY
CONTRACT FOR SALE OF REAL ESTATE

June 16, 1998 RECEIVED OF Tom & Cecile Brown payable upon acceptance of contract
hereinafter called "Purchaser") the sum of (\$1,000) one thousand dollars
dollars as earnest money deposit and in part payment on account of the purchase price of the following described real estate located at
74 Warwick St. in the city/town Portland County of Cumberland State of
Maine, to wit: 3 bedrm Cape c 8x12 shed owned by John + Charolan Glover

being all the property owned by the Seller at this address and more fully described at said County's Registry of Deeds in Book 8210
Page 0186 Included with the sale are all fixtures (including but not limited to existing storm windows and screens, shades and/or blinds,
shutters, curtain rods, electrical fixtures) and the following personal property: Refrid. + elec Stone.

TOTAL PURCHASE PRICE SHALL BE (\$90,000 Ninety thousand)

dollars to be paid as follows: Entire purchase price payable in cash or certified check at the time of closing, subject to Purchaser obtaining a/an
Conventional mortgage in the amount of 100-80% of the purchase price at an interest rate not to exceed 7 1/2 %
amortized over a period of not less than 30 years. Purchaser to pay origination fee and/or discount points not to exceed 0 and
Seller to pay points not to exceed 0. Purchaser shall apply for said mortgage within 3 days of the effective date of contract.
Purchaser shall have 14 days from the effective date of this contract to receive final loan approval and results made available to Seller.
Purchaser is under a good faith obligation to actively seek and accept financing on the above terms and acknowledges that a breach of the good faith
obligation will be a breach of the contract.

Century 21 First Realty shall receive and hold the Deposit and act as escrow agent until closing subject to
the following conditions:

1. This offer shall be valid until 6-17-98 (date) 8:00 AM/PM for obtaining Offeree's acceptance; and in the event of
Offeree's non-acceptance, the Deposit shall be returned to Purchaser. Purchaser shall pay the balance of the purchase price and execute all papers
necessary for the completion of this purchase within 75 days from the effective date of this contract. 56 on or before Aug 12th TB ecob-6/17/98 JSG CG

2. A deed showing good and merchantable title shall be delivered to Purchaser at time of closing. Should title to the property prove to be
unmarketable, Seller, after written notice to Purchaser of the defect(s) causing such unmarketability, shall have thirty days (unless otherwise agreed
to by both parties at the time the defect(s) is discovered) to remedy the defect(s). If defect(s) are not corrected so there is marketable title, then
Purchaser may, at his option, elect to withdraw said Deposit and be relieved from all obligations hereunder.

3. Property shall be conveyed by Warranty deed and shall be free and clear of all encumbrances except zoning and building
restrictions of record, restrictive covenants of record and usual public utilities servicing the property.

4. Occupancy of the property shall be given at closing at which time premises shall be in the same condition as at
present, excepting only reasonable use and wear. The risk of loss or damage to said premises by fire or otherwise until the closing is assumed by the
Seller. Purchaser reserves the right to a final walk-through inspection within 48 hours prior to closing to determine that the property meets this
condition.

5. The following items shall be prorated as of date of closing: (a) Real Estate Taxes for the current municipal year Yes No, (b) Fuel
Yes No, if yes Rate Mkt (c) Rents Yes No, (d) Condo fee Yes No. (e) Other rate CN brown cash price

6. Should Purchaser fail to make any of the payments or any part thereof, or to perform any of the covenants on his part made, this Contract shall at
the option of Seller be terminated and Purchaser shall forfeit the Deposit and the escrow agent is hereby authorized by Purchaser to pay over to
Seller the deposit.

7. MEDIATION: Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to
mediation in accordance with Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the
closing of this transaction.

8. All covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns
of the respective parties.

9. AGENCY DISCLOSURE; The Purchaser and Seller acknowledge that they have been informed that the Selling Licensee is acting as a
BUYER agent in this transaction and that the Listing Licensee is acting as seller agent in this transaction.

Cecile Brown 6/16/98
Purchaser Date

John S Glover 6/17/98
Seller Date

Thomas M Brown 6/16/98
Purchaser Date

Charolan Glover 6/17/98
Seller Date

10. Purchaser acknowledges receipt of written disclosures about water supply, insulation, waste disposal system and hazardous materials. Purchaser is encouraged to seek information from professionals regarding any specific issues or concerns. The following inspection (s) will be done by qualified inspectors chosen and paid for by Purchaser with results satisfactory to Purchaser. If results of any inspection are unsatisfactory to Purchaser, Purchaser may declare Contract null and void by notifying Seller in writing within the specified number of days and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller of an unsatisfactory inspection within the time period set forth below, this contingency is waived by Purchaser. In absence of inspection (s) mentioned below, Purchaser is relying completely upon Purchaser's own opinion as to the property's condition.

Type of Inspection	Yes	No	Results to Seller	Type of Inspection	Yes	No	Results to Seller
a. General Building	<input checked="" type="checkbox"/>		within <u>14</u> days	g. Asbestos		<input checked="" type="checkbox"/>	within ___ days
b. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within ___ days	h. Underground Storage Tanks		<input checked="" type="checkbox"/>	within ___ days
c. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within ___ days	i. Pest	<input checked="" type="checkbox"/>		within <u>14</u> days
d. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within ___ days	j. Lead Paint Inspection	<input checked="" type="checkbox"/>		within <u>14</u> days
e. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within ___ days	k. Lead Paint Risk Assessment		<input checked="" type="checkbox"/>	within ___ days
f. Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within ___ days	l. Other		<input checked="" type="checkbox"/>	within ___ days

11. WITHHOLDING: Seller is aware that Maine law requires Purchaser to withhold 2.5% of the sale proceeds unless Seller certifies residency in Maine at the time of closing or is otherwise exempt from this provision.

12. Purchaser and Seller hereby give the Company permission to disclose the contents of this document to those people who need access to the information in this document in order to close this transaction. These people include, but are not limited to, attorneys, lenders, appraisers, inspectors, real estate company's secretaries and managers. Purchaser and Seller also authorize the closing agent to provide a closing statement to the real estate companies involved in this transaction.

13. HOME WARRANTY: Home is is not covered by a Home Warranty contract.

14. Refer to Addendum (s) for continuation of Contract. No ___ Yes # s ___

15. Other conditions:
 (A) Subject to house appraising for at least contract price
 (B) Subject to the sale of our home, which is currently under contract and set to close no later than 9-2-98
 (C) Subject to current owner's removing portable cabinet in Pitchen.
 (D) Subject to purchaser's buyer obtaining final loan approval prior to 8-12-98

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. THIS IS A LEGALLY BINDING DOCUMENT.

Purchaser hereby agrees to purchase the Property at the price and upon the terms and conditions set forth herein.

Kelly B. Roberts 6-16-98 Thomas M. Burns 004-56-8716
 Witness Date Purchaser Social Security #
 _____ Date _____
 _____ Date _____
 _____ Date _____
 _____ Date _____

Seller hereby accepts and agrees to deliver the Property at the price and upon terms and conditions above stated and agrees to pay the Listing Broker for professional services rendered according to the terms of the listing agreement, and hereby authorizes the closing agent to pay said fee directly from the closing proceeds. In the event said earnest money deposit is forfeited by Purchaser, one-half shall go to said Broker, provided however that the Broker's portion shall not exceed the full amount of the commission fee specified.

_____ 6-17-98 _____ 004-56-6683
 Witness Date Seller Social Security #
 _____ Date _____
 _____ Date _____
 _____ Date _____

Offer refused _____ Effective Date (Final Acceptance Date) 6-17-98

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Know all Men by these Presents,

2327591898

That John S. Glover and Chiaolian Glover

of Portland, County of Cumberland, State of ME,
being unmarried, for consideration paid, grant to Thomas M. Brown and Cecile Caron Brown

of Gorham, County of Cumberland, State of ME,
whose mailing address is 6 North Gorham Road Gorham, ME 04038

with warranty covenants as joint tenants the land in Portland, County of Cumberland,
State of Maine, described as follows:

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

Beginning at a point on said sideline of Warwick Street, distant northeasterly thereon two hundred seventy three and thirty three hundredths (273.33) feet from its intersection with the northeasterly sideline of Riggs Street as shown on a Plan of Glenwood, recorded in the Cumberland County Registry of Deeds on a Plan of Glenwood, recorded in the Cumberland County Registry of Deeds in Plan Book 6, Page 11, being the northerly corner of land now or formerly of Joseph C. Keenan; thence northeasterly by said sideline of Warwick Street fifty three and thirty three hundredths (53.33) feet to land now or formerly of Newell, thence northwesterly at right angles with said sideline of Warwick Street one hundred thirty six (136) feet, more or less, to the northwesterly sideline of Lot No. 292 on said plan; thence southwesterly by said sideline of said Lot No. 292, thirty three and four hundredths (33.04) feet, more or less, to the northerly corner of Lot No. 334 on said plan; thence southeasterly by the northeasterly sideline of Lot No. 334, fifty five and fifty two hundredths (55.52) feet, more or less, to the easterly corner of said Lot No. 334; thence southwesterly by the southeasterly sideline of said Lot No. 324, twenty six and sixty seven hundredths (26.67) feet to said Keenan land; thence southeasterly at right angles with said sideline of Warwick Street, and by said Keenan land one hundred (100) feet to the point of beginning, being a part of Lots No. 292 and 293 on said plan, to which plan reference is hereby made.

Subject to all easements and restrictions of record if any.

Meaning and intending to describe and convey the same premises conveyed to John S. Glover and Chiaolian Glover, by Warranty Deed of Erik C. G. Hultkrantz and Agneta Hultkrantz, Dated March 15, 1988, and recorded at Book 8210 Page(s) 186 Cumberland County Registry of Deeds.

Granite True Services

And

husband/wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness our hand and seal this 31st day of the month of July, 19 98

Signed, Sealed and Delibered in presence of

John S. Glover

Chiaolian Glover

State of Maine, County of Cumberland July 31 19 98

Then personally appeared the above named John S. Glover and Chiaolian Glover

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

My Commission Expires:

Notary Public Attorney at Law

Printed Name

INSPECTION OF PREMISES

74 WARWICK ST.
PORTLAND, MAINE

Job Number: 191-57

Inspection Date: 12-03-92

Scale: 1" = 30'

I HEREBY CERTIFY TO OLD FORT TITLE,
PEOPLES HERITAGE AND ITS TITLE
INSURER

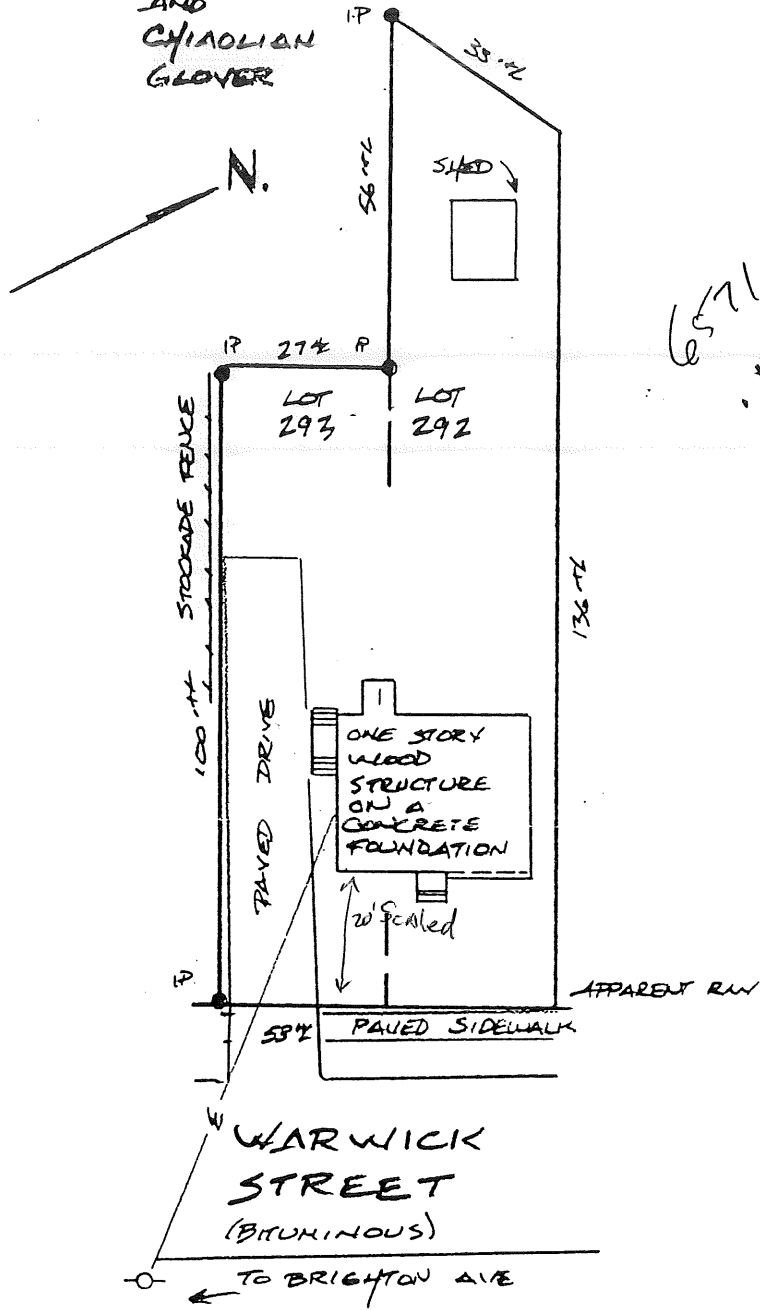
The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements.

The dwelling does not ~~appear~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0006B.

OWNER = JOHN S.
AND
CHIAOLIAN
GLOVER



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
48 Mill Road
Cumberland, Maine 04021
Phone: (207)829-3959

PLAN BOOK B PAGE 11 LOT PART 292 + 293
DEED BOOK _____ PAGE _____ COUNTY CUMBERLAND

THIS PLAN IS NOT FOR RECORDING Drawn by: JMM