

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 051577
OCT 28 2005
CITY OF PORTLAND

This is to certify that Erickson Crystal N & /self
has permission to Replace front deck in the same footprint
AT 12 Eleanor St

292 F020001

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

Information.
Fire Dept _____
Health Dept _____
Appeal Board _____
Other _____
Department Name _____

Occupied or closed-in. 4 HOUR NOTICE IS REQUIRED.

ing or part thereof is occupied. 5
10/27/05
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: 05-1577	Issue Date: PERMIT ISSUED	CB#: 92 F020001
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Location of Construction: 12 Eleanor St	Owner Name: Erickson Crystal N &	Owner Address: 12 Eleanor St	Phone: 207-878-8497
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Zone: R-5	

Past Use: Duplex	Proposed Use: Duplex / replace front deck in the same footprint.	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 5
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Proposed Project Description: Replace front deck in the same footprint.	INSPECTION: Use Group: R-3 Type: SB IRC 2003
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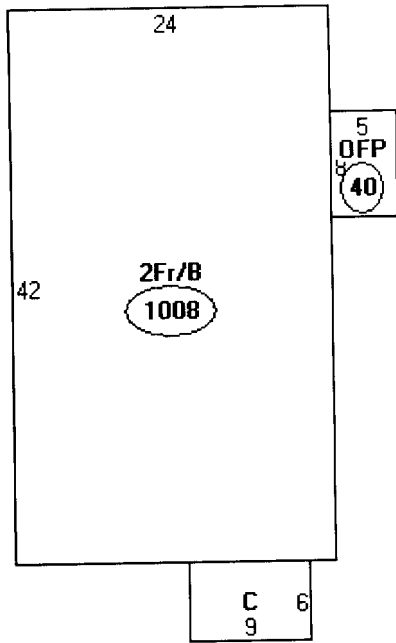
Permit Taken By: GG	Date Applied For: 10/27/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input checked="" type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 10/27/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 10/27/05</p>
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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



Descriptor/Area

A:2Fr/B
1008 sqft

B:OFP
40 sqft

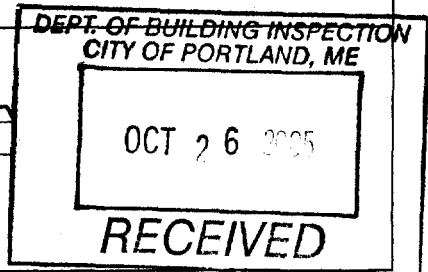
C:OFP
54 sqft



General Building Permit Application

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

Location/Address of Construction: <u>10-12 Eleanor St</u>		
Total Square Footage of Proposed Structure 90	Square Footage of Lot 5577	
Tax Assessor's Chart, Block & Lot Chart# <u>292</u> Block# <u>F</u> Lot# <u>20</u>	Owner: <u>Crystal Erickson</u>	Telephone: <u>878-8497</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Crystal M. Erickson</u> <u>10 Eleanor St.</u> <u>Portland, ME</u> <u>04103</u>	Cost Of Work: \$ <u>1000.00</u> Fee: \$ <u>30.00</u> C of O Fee: \$ _____
Current Specific use: <u>front deck</u>	<u>Dupe Duplex</u>	
Proposed Specific use: <u>Same</u>		
Project description: <u>Replace front deck wood that has started to rot. Rebuild it in the exact foot print as the existing deck.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Crystal Erickson</u>		
Mailing address: <u>10 Eleanor St.</u> <u>Portland, ME</u> <u>04103</u>	Phone: <u>878-8497</u>	



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>10-20-05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Lynn R. Ericson

of Hollis , County of York , State of Maine,

for consideration paid, grant to Rebecca Salman

of Portland , County of Cumberland , State of Maine,

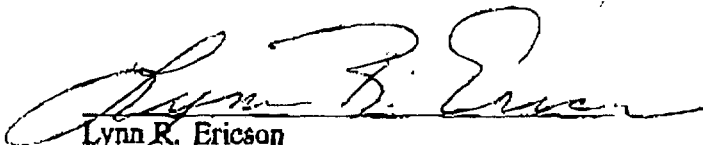
whose mailing address is 24 Belknap Street , Portland, Maine 04103

with warranty covenants, the land in Portland, County of Cumberland, and State of Maine,

described on the attached EXHIBIT A.

WITNESS our/my hand(s) and seal(s) this 26th day of June, 2002.

***Signed, Sealed and Delivered in
presence of:***


Lynn R. Ericson

STATE OF MAINE

June 26, 2002

COUNTY OF Cumberland

Then personally appeared the above named Lynn R. Ericson and acknowledged the foregoing instrument to be her free act and deed.



Before me.



Notary Public

Printed

Michele D. Brooks

Name;

Attorney at Law

My Commission Expires:

Exhibit A - Property Description

A certain lot or parcel of land *with* the buildings thereon, located on the northerly side of Eleanor Street in the City of Portland, county of Cumberland, state of Maine, bounded and described as follows:

Beginning at a 5/8" capped rebar set on the apparent northerly sideline of Eleanor Street: at the southwesterly corner of land as described in a deed from Benjamin F. Allen to Mabel L. Allen recorded in the Cumberland County Registry of Deeds in Book 1337, Page 163, said point being located N 52° 11' 12" E a distance of One Hundred Forty-Nine and 52/100 (149.52) feet: from the intersection of the northerly sideline of said Eleanor Street and the easterly sideline of Forest Avenue, thence by the following courses and distances:

(1) S 52° 11' 12" W by said Eleanor Street a distance of Fifty and 00/100 (50.00) feet to a capped 5/8" rebar set and the southeasterly corner of land as described in a deed from Benjamin F. Allen to Mabel L. Allen ("Allen") recorded in said Registry of Deeds in Book 1504, Page 48;

(2) thence N 37° 54' 21" W by said Allen a distance of One Hundred Eleven and 90/100 (111.90) feet to a capped 5/8" rebar set and the southerly sideline of land as described in a deed from Alfred R. Wiggin et al. to Lloyd W. Jordan recorded in the said Registry of Deeds in Book 2035, Page 228;

(3) thence N 53° 01' 14" E by land of said Jordan a distance of Fifty and 01/100 (50.01) feet to a capped 5/8" rebar set and the northwesterly corner of the first described land of Allen;

(4) thence S 37° 54' 21" E by said Allen land a distance of One Hundred Eleven and 17/100 (111.17) feet to the point of beginning.

The above described parcel contains 5577 square feet. Bearings are based on magnetic north 1984.

Together with the right and easement to be exercised in common with the "Allen" parcel as described in Book 1504, Page 48, to use *the* driveway located at the Allen parcel (which parcel is also known as 1263-1267 Forest Avenue) for ingress to and egress from the property (which includes but is not limited to the garage located near the northerly sideline of the lot conveyed to Grantee herein) conveyed to Grantee herein and the road known as Eleanor Street, which easement is more particularly described as follows:

Beginning at a point on the apparent northerly sideline of said Eleanor Street, said point being located N 52° 11' 12" E a distance of Seventy-Seven and 52/100 (77.52) feet from the intersection of the northerly sideline of said Eleanor Street and the easterly sideline of Forest Avenue, thence by the following courses and distances:

(1) N 31° 32' 16" W a distance of one Hundred Twelve and 71/100 (112.71) feet to a point and the southerly line of said land conveyed to Jordan;

CV

(2) thence N 53° 01' 14" E by said Jordan land a distance of Nine and 50/100 (9.50) feet to a capped 5/8" rebar set and the northwesterly corner of the above described parcel:

(3) thence S 37° 54' 21" E by the westerly sideline of said above described parcel a distance of Forty and 96/100 (40.96) feet to a point;

(4) thence S 31° 32' 16" E a distance of Seventy-One and 37/100 (71.37) feet to a point on the northerly sideline of said Eleanor Street;

(5) thence S 52° 11' 12" W by said Eleanor Street a distance of Fourteen and 08/100 (14.08) feet to the point of beginning.

The owner of the property burdened by such easement as described in Book 1504, Page 48, and designated as 1263-1267 Forest Avenue (the "Owner") is responsible for all repairs, maintenance and plowing for the driveway located on such easement, but Owner and Grantee herein shall share equally the costs of such upkeep. Provided, however, that both Owner and Grantee must first consent to the specific repairs, maintenance, and plowing and the costs thereof, which consent may not unreasonably be withheld.

Owner has the right to relocate the driveway, provided; (1) that it shall be solely responsible for the costs of any such relocation; and (2) that the relocated driveway easement shall continue to provide direct access to the garage located near the northerly boundary line of the lot conveyed to Grantee herein.

Subject to Owner's right and easement to be exercised in common with Grantee to use a portion of the driveway located on Grantee's land for a turn-around only, said turn-around area more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of the above described parcel of land, said point being located S 37° 54' 21" E a distance of Nine and 00/100 (9.00) feet from a capped 5/8" rebar set at the northwesterly corner of said above described parcel, thence by the following courses and distances:

(1) N 38° 28' 16" E a distance of Nine and 00/100 (9.00) feet to a point;

(2) thence S 36° 21' 22" E a distance of Fifteen and 50/100 (15.50) feet to a point;

(3) thence S 00° 10' 53" W a distance of Thirteen and 50/100 (13.50) feet to a point on the westerly sideline of said above described parcel;

(4) thence N 37° 54' 21" W by said above described parcel of land a distance of Twenty-Four and 00/100 (24.00) feet to the point of beginning.

Grantee shall be solely responsible for all repairs, maintenance and plowing for the driveway located on such easement. Grantee and Owner shall share equally the costs of such maintenance and repairs. Provided, however that both Owner and Grantee must first consent to the specific repairs and maintenance and the costs thereof, which consent may not be unreasonably withheld. Grantee shall have the right to relocate its garage entrance, including that portion subject to the easement, provided that it shall be solely responsible for the costs of any such relocation.

The parties to the easement conveyed herein agree that because *the* driveway easement is narrow and serves as access to both parties' garages, that parking on the driveway easement shall be prohibited except in emergencies and only during the duration of the emergency.

The easements conveyed and reserved herein are appurtenant to the respective parcels and shall run with the land and be binding upon *the* parties' heirs, successors, assigns. The parties herein shall advise their respective tenants (if any) of the terms of *the* easements described herein, and enforce such terms, particularly the prohibition against parking in or obstruction of the driveway easement.

Also hereby releasing all right, title and interest in and to rights and easements in or over Eleanor Street, if any.

The fee parcel conveyed herein, known as 10-12 Eleanor Street, is described in a deed from Benjamin F. Allen to Katherine M. Allen dated August 8, 1930, recorded in Book 1352, Page 420. Reference is made to the Estate of Mabel L. Allen at Cumberland County Probate Docket No. 75490, and the Estate of Katherine M. Jordan at Cumberland County Probate Docket No. 93-1334. Being the same premises described in a deed from Bertha Gulliver, Personal Representative of the Estate of Katherine M. Jordan, to Elaine L. Clark dated January 26, 1994, and recorded in the Cumberland County Registry of Deeds in Book 11260, Page 205.

Reference is made to Plan of Property of Estate of Katherine M. Jordan dated December 1, 1993, by Titcomb Associates, recorded in Plan Book 194, Page 24.

Being the same premises conveyed to the Grantor herein by virtue of a quitclaim deed from Edouard G. Duplessis dated July 9, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16503, Page 197.

CE



MLS#: 671205 Status: Current
 10 -12 ELEANOR ST Portland, ME 04101

Kickout: No
 List Price: \$ 268,900
 Original Price: \$289,900
 List Date: 02/02/04

Directions: Take Forest Ave to Morrills Corner, go pass intersection and make a right onto Eleanor St.

Neigh'd/Assoc:

Assoc. Fee/Mo:

#1 Brm/2 Brm/3 Brm: 0/2/0

Style: Colonial

Foundation Sz +/-:

GLAAG+/-:

Year Built+/-: 1930

Color: WHITE

Lot Size (Acr)+/-: 0.13

Road Frontage+/-: 50

Surveyed: Unknown

Seasonal: No

Zone: R5

Flood Zone: No

Water Body:

WtrFrt: No

Amnt Wtr Frntge+/-:

WF Shared+/-:

WF Owned+/-:

Unit:	#1	#2	#3	#4	#5	#6
Level:	1	2				
Rm/Bd Rm:	2	2				
Full Baths/Partial Baths:	1/	1/				
Gross Mnthly Rent per Unit:	\$950	\$950				

Renovated interior, rents slightly low, all hardwood floors, many upgrades, new roof, 2 car garage, excellent investment & location

Site: Other Site
 Driveway: Paved
 Parking: Garage, On Site
 Location: Intown, Near Shopping
 Uses: Residential
 Restrictions:
 Rec. Water:
 Roads: PavedPublic
 Transportation: Major Road AccessPublic Transport Access
 Electric: 110 Volts, Circuit Breakers
 Gas: Natural-On Site
 Sewer: Public
 Water: Public
 Construction: Wood Frame

Basement Info: FullWalk-Out
 Foundation Mtrls: BrickFieldstone
 Exterior: Clapboard
 Roof: Pitched
 Heat System: Hot Water
 Heat Fuel: Oil
 Water Heater: GasOff Heating System
 Cooling: No Cooling
 Floors: Other Flmngg
 Veh. Storage: Garage, Detached, 2 Cars
 Amenities: Pantry, Porch, Laundry-Hookup
 Access. Amnties:
 Equipment: Cable

Book/Page/Partial: 17781218/No
 Tax Reduction: No

Map/Block/Lot: 292/F/20
 School:

Tax Amount/Yr: \$3,005.00 / (03-04)

DOM: 168

List Office: All Points, REALTORS, 2047
 List Agent: KEVIN CLOUTIER KCC 003663
 Email:

Office: 207-799-0800

Agent:
 Cell: 207-252-6191

Virtual Tour:

State sink

unit?

3 bdrm!

CROSS PROPERTY - AGENT SYNOPSIS - ONLY CONTAINS FIELDS COMMON TO ALL PROPERTY TYPES



MLS#: 718487 Status: Current
10-12 Eleanor ST Portland, ME 04103

Kickout: No
List Price: \$ 249,999
Original Price: \$ 249,999
List Date: 08/09/04

Directions: Forest Ave out of Portland, through Morrills Corner intersection, make right on Eleanor Street. House on left. See sign.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Property Type: Multi-Family
Lot Size (Acr)+/-: 0.13 Road Frontage+/-:
Seasonal: No Zone: multi Surveyed: Unknown
Water Body: WtrFrt: No
Amt Wtr Frmtge+/-: WF Shared+/-: WF Owned+/-:

Remarks

This 2 unit is priced for immediate sale. Tenants pay both heat/electric. 2 car garage, recently updated interior, gleaming hw/floors, new roof and some other upgrades. Tenants at will, so both units could be owner's unit. Room to expand 2nd unit as well.

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Level
Driveway: Common, Concrete
Parking: 1-10 Spaces, Garage, On Site
Location: Near Country Club, Near Shopping, Suburban, Neighborhood
Uses: Residential
Restrictions:
Rec. Water:
Roads: Public
Transportation:
Electric: Circuit Breakers
Gas: Nafurd-On Site, Bottled
Sewer: Public
Water: Public

land 29,610

build 82,530

112,140

Rebecca Salmon
12 E. Cove St
Portland

Sold 180,000 6/1/02

1930

Garage 20x20

Tax/Deed/Community Information

Book/Page/Partial: 1778/218/No Map/Block/Lot: 292/F/20 Tax Amount/Yr: \$3,005 / (03-04)
Tax Reduction: School: 2975.08 city info

Off Market Information

DOM: 7

Listing Contact Information

List Office: Graiver Realty Group, 1521 Office: 207-878-9449
List Agent: Loni Graiver LG 000369 Agent: 207-329-7355
Email: lonig@maine.rr.com Cell: 207-329-7355
Show Intr: Sign On Property, Notice Required, Lock Box, Leave Card/Sign In, Call Listing Office, SAF/BAF/TBF: / 3.000%/ 0.000%
Virtual Tour:

Internal Rmks:

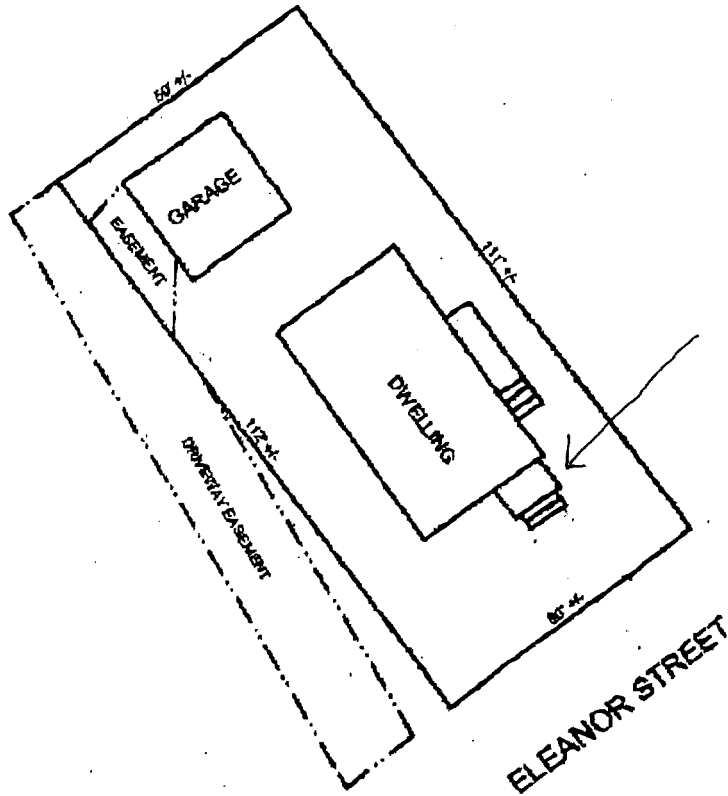
Information Printed by: Marlene Eston 001739

Printed: 08/16/04

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your



Crystal Erickson
10-12 Eleanor St
Plot Plan



MORTGAGE LOAN INSPECTION PLAN

The dwelling does conform to local zoning building setbacks at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate maps.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information. A STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN. This plan may not be recorded or used for any land divisions. Anyone who uses this plan for anything other than for mortgage purposes does so at their own risk. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may or may not be shown on this plan.

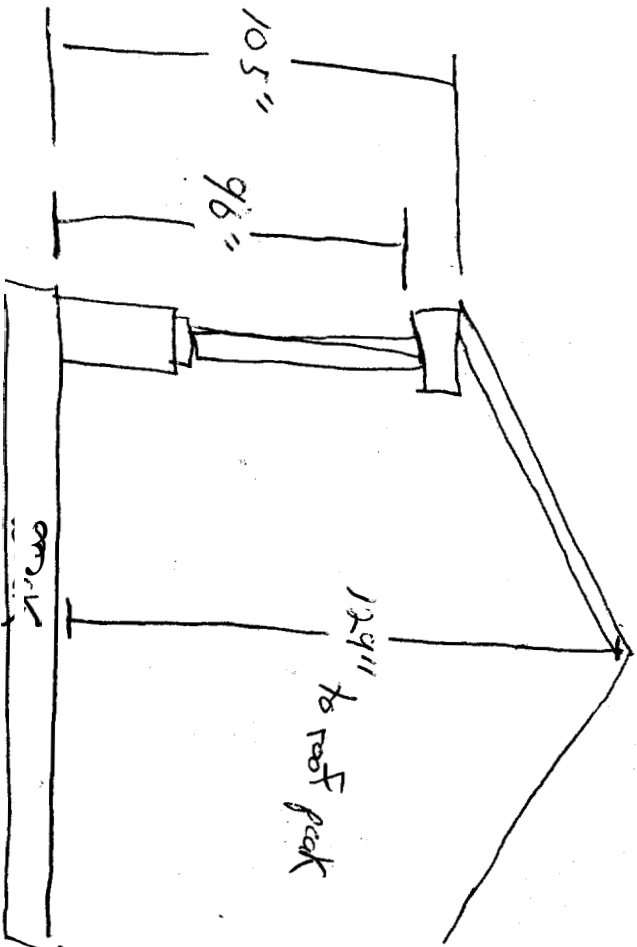
This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a mortgage loan inspection.

PROPERTY INFORMATION:

Street: 10 ELEANOR STREET City/Town: PORTLAND County: CUMBERLAND Maine
Buyer: REBECCA SALMAN
Seller: LYNN ERICKSON
Deed Reference: book 18503 page 191
Plan Reference: book 194 page 24
Tax Map # 292 Lot 20 Block F
Lending Institution: DEWOLFE
Scale: 1 inch = 30 feet Date: JUNE 10, 2002
ATC file #438

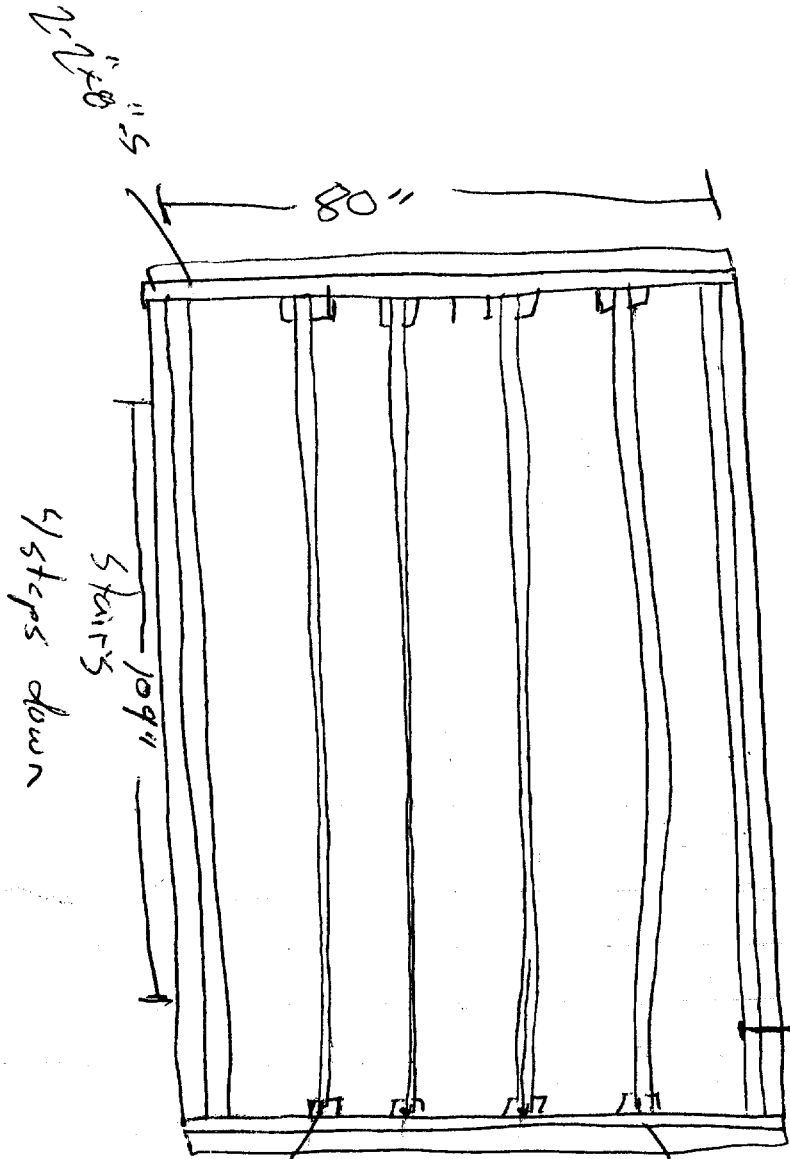
Atlantic Title Company
76 Atlantic Place
South Portland, Maine 04106

WILLIAM G. AUSTIN
STATE OF MAINE
PROFESSIONAL LAND SURVEYOR # 2174



Crystal Erickson
10 Eleanor St.
Portland, ME
04103

1x6
 P.T. decking boards
 will be used for deck surface
 Sustained with 2 1/2" coated decking screws



10'9"

Deck Frame

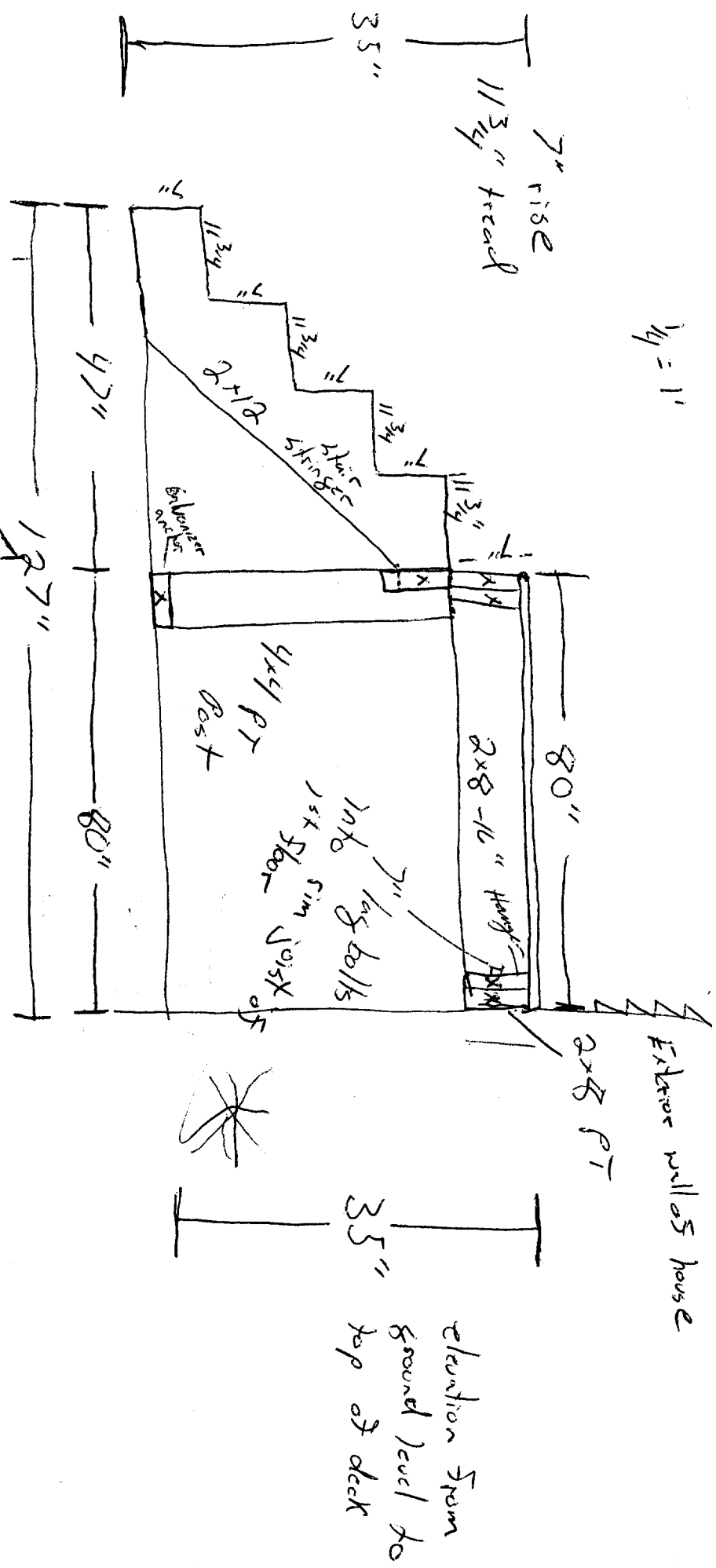
2x8 galvanized
 joist hanger on each
 single joist Sustained
 with gal. hanger nails
 1 1/2"

2-2x8"-5

7' lag bolts
 Sustained to
 1 1/2" floor

7' lag bolts
 Sustained to
 1 1/2" floor

1/4" = 1"



Exterior wall of house

35" elevation from ground level to top of deck

hand rail 3 1/4"

railing 6 1/2"

3 3/4" between each spindle

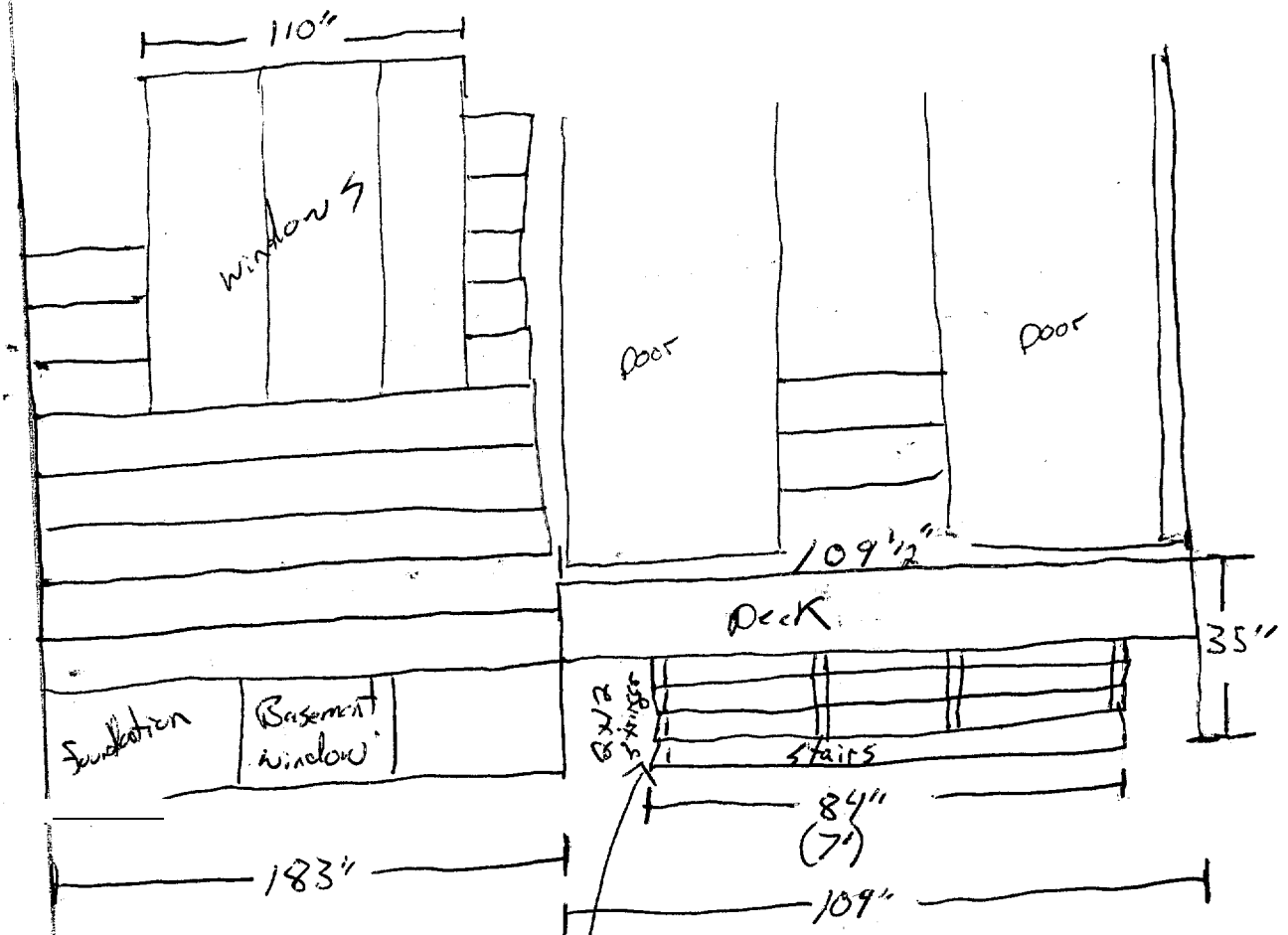
railing height will be 34" from edge of head to outside top of railing

railing cap 3 1/2" wide

46 1/2

44 + 1/2 = 45 1/2 + 1 1/2 = 47

1 1/2" square spindles used on railing



4 2x12 stairs stringers
spread 27" apart

Rebuild in
existing footprint -
No expansion

