

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 020344 Issue Date: MAY 13 2002 CBL: 292 G004001

Location of Construction: 35 Maggie Ln	Owner Name: Maggie Lane Development Llc	Owner Address: Po Box 1997 CITY OF PORTLAND	Phone: 7560687
Business Name: n/a	Contractor Name: BRACKETT, DWIGHT	Contractor Address: 84 COUNTRY LANE Portland	Phone: 2077728629
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Duplex	Zone: R-5

Past Use: Vacant	Proposed Use: New Duplex 30' x 34'	Permit Fee: 898.00 575.00	Cost of Work: \$125,000.00	CEO District: 1
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Proposed Project Description: Build New Duplx 30' x 34'	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 5/10/02

2-5'x8' Decks - NO GARDENS
2-2'x3' bulkheads

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 04/09/2002	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> <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2002-0015</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>1/30/02</i>	<p>Zoning Appeal</p> <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 Date:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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 _____

06 0844

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.

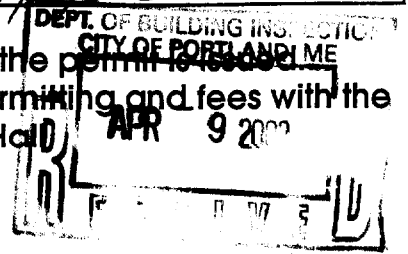
Location/Address of Construction: <u>LOT #4 MAGGIE LANE SUBDIVISION</u>		
Total Square Footage of Proposed Structure <u>(30x34) 2040 SQ FT.</u>	Square Footage of Lot <u>8.081</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>292</u> Block# <u>G</u> Lot# <u>004</u>	Owner: <u>WALNUT HILL INVEST,</u> <u>P.O. BOX 307</u> <u>CUMBERLAND ME. 04021</u>	Telephone: <u>829-3373</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DA BRACKETT & CO</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>125,000</u> Fee: \$ <u>898.00</u>
Current use: <u>VACANT LOT</u>	<u>2</u> <u>Cofo</u> 1500	<u>75.00</u>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>1 YEAR</u>		
Proposed use: <u>2 UNIT TO BE BUILT 30X34</u> Duplex		
Project description:		
Contractor's name, address & telephone: <u>DA BRACKETT & CO INC</u> <u>84 COUNTRY LANE PORTLAND ME 04103</u>		
Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u>		
Mailing address: <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</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>772-8629</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.

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: [Signature] Date: 4/8/02

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.



Application ID Number: 2-0344

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 04/26/02 - Did not submit a full plot plan. All property lines have not been included. D.B to submit a real plan soon 04/29/02 - new plot plan submittal

Approval Date: 04/30/2002

Given By Date: 04/11/2002

OK to Issue Permit Name: Marge Schmuckal Date: Date 2

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

2- 5' x 8' rear decks and 2- 2' x 3' rear bulkheads are shown on the revised submittals. If there are any changes to these plans, this office shall receive an amendment showing those changes PRIOR to commencement of that construction.

Create Date: 04/11/2002 By: gg Update Date: 04/30/2002 By: mes

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

2002-0095
Application I. D. Number

04/09/2002
Application Date

Maggie Lane (Lot # 4) 2 unit
Project Name/Description

Dwight Brackett
Applicant

84 Country Lane, Portland, ME 04103
Applicant's Mailing Address

Dwight Brackett
Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

35-37

~~35-35~~ Maggie Ln, Portland, Maine
Address of Proposed Site

292 G004001
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) Duplex

2040 sq. ft. R5
Proposed Building square Feet or # of Units Zoning

Acreage of Site

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 04/09/2002

DRC Approval Status:

Approved See Attached Denied

Approval Expiration 04/29/2003 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>05/10/2002</u> date	<u>\$2,000.00</u> amount	<u>09/01/2003</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>5-10-02</u> date	<u>300.00</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	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	

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

2002-0095

Application I. D. Number

04/09/2002

Application Date

Maggie Lane (Lot # 4) 2 unit

Project Name/Description

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

35 - 35 Maggie Ln , Portland, Maine

Address of Proposed Site

292 G004001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 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.
- 2 Two (2) City of Portland approved species and size trees PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 35/37 MAGGIE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 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.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Application Number: 2-0344

Department: Building

Status: Approved with Conditions

Inspector: Mike Nugent

Comments:

[Redacted]

05/10/2002

05/02/2002



OK to Build

By:

Mike Nugent

05/10/2002

All construction must occur in a manner as shown on the notes and plans, pursuant to the 5/10/02 meeting with D. Brackett and M. Nugent. Floor framing details must be provided prior to framing. Bulkhead stair details required.

Issue Date:

04/11/2002

By:

gg

Issue Date:

05/10/2002

By:

mjn

Application Number: 2-0344

Department: Zoning

Status: Approved with Conditions

Revised: Marge Schmuckal

Comments: 04/26/02 - Did not submit a full plot plan. All property lines have not been included. D.B to submit a real plan soon
04/29/02 - new plot plan submittal

Approval Date: 04/30/2002

City Council: 04/11/2002

City Council Name: Marge Schmuckal

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

2- 5' x 8' rear decks and 2- 2' x 3' rear bulkheads are shown on the revised submittals. If there are any changes to these plans, this office shall receive an amendment showing those changes PRIOR to commencement of that construction.

Issue Date: 04/11/2002

gg

04/30/2002

mes

Application ID Number: 2-0344

Department: Fire

Status: Approved with Conditions

Approved By: Lt. McDougall

Comments: [Redacted]

Issue Date: 04/30/2002

Issue Date: 04/30/2002

Approved by: Lt. McDougall 04/30/2002

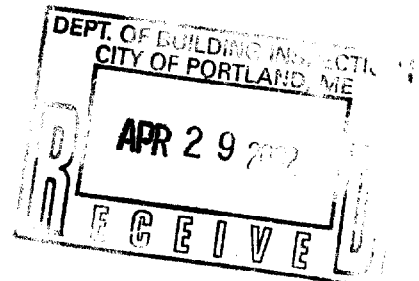
the sprinkler system shall be installed in accordance with NFPA standards

Create Date: 04/30/2002 By: mes Update Date: 04/30/2002 Jodinea


SPACE AND BULK REQUIREMENTS - LOT 4

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	
REAR YARD	20 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	12 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	
OTHER USES	60 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.



Design:	DER	Date:	MAR 2000
Draft:	DB	Job No.:	165
Checked:	AMP	Scale:	1" = 30'
File Name: 99103-ALL-LOTS2.DWG			

	Gorrill-Palmer Consulting Engineers, Inc. Traffic and Civil Engineering Services
	PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name: **Space & Bulk Requirements Lot 4**

Project: 

Figure No.

1

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

2002-0095
Application I. D. Number
04/09/2002
Application Date

Dwight Brackett
Applicant

84 Country Lane, Portland, ME 04103
Applicant's Mailing Address

Dwight Brackett
Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Maggie Lane (Lot # 4) 2 unit
Project Name/Description

35 - 35 Maggie Ln , Portland, Maine
Address of Proposed Site

292 G004001
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) Duplex

2040 sq. ft. Proposed Building square Feet or # of Units _____ Acreage of Site _____ R5
Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
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
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 04/09/2002

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

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 | |

2002 0095

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: LOT #4 MAGGIE LANE SUB DIVISION: 2 UNIT		
Total Square Footage of Proposed Structure 2040	Square Footage of Lot 8,081	
Tax Assessor's Chart, Block & Lot Chart# 292 Block# G Lot# 004	Property owner, mailing address: WALNUT HILL INVESTMENT P.O. BOX 307 UMBERLAND ME. 04021	Telephone: 829-3373
Consultant/Agent, mailing address, phone & contact person	Applicant name, mailing address & telephone: D.A. BRACKETTE CO 84 COUNTRY LANE PORTLAND ME 04103	Project name: 2 UNIT LOT #4 MAGGIE LANE
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <input type="checkbox"/> \$25.00 per lot \$ _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: WALNUT HILL INVESTMENTS Mailing address: P.O. BOX 307 State and Zip: UMBERLAND ME, 04021 Contact person: BEN DWIGHT Phone: 772-8629		

Submittals shall include (9) separate folded packets of the following:


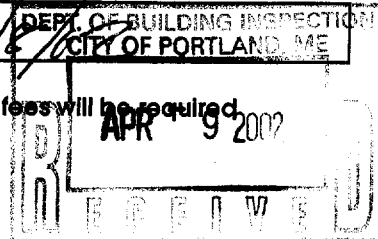
- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11) you may also visit the web site: cl.portland.me.us chapter 14

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: 	Date: 4/8/02	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.		
		

Applicant: Dwight Brackett Date: 4/26/02
Address: 35 Maggie Lane (lot #4) C-B-L: 292-G-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New permit # 02-0344

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct new Duplex 30' x 34' NO GARAGE
2-5' x 8' Decks ~~NO BALCONIES~~

Sewage Disposal - City 2-2' x 3' Bulkheads shown

Lot Street Frontage - 50' req - 50' shown

Front Yard - 20' req - 20' to front entry

Rear Yard - 20' req - 50

Side Yard - 12' req - 14' & 16' shown

Projections - 2 rear Bulkheads - front porches/entry ways - 2-5' x 8' Decks shown

Width of Lot - 60' req - 60' shown

Height - 35' max, 24' scaled 1/2 up to ridge

Lot Area - 6,000 sq ft min 8,081 sq ft shown

Lot Coverage/ Impervious Surface - 40% max = 3232.4 sq ft max

Area per Family - 3000

Off-street Parking - 2 ea total 64 - 4 shown

Loading Bays - N/A

Site Plan - minor/mod # 2002-0095

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

Handwritten calculations:

$$30 \times 34 = 1020 \text{ sq ft}$$
$$2(5' \times 8') = 80$$
$$2(2' \times 3') = 12$$

OK

1112

STATUTORY WARRANTY DEED

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

WALNUT HILL INVESTMENTS LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 307, Cumberland, Maine 04021

A certain lot or parcel of land with any improvements thereon situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 4 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development LLC dated February 2, 1999, prepared by Titcomb Associates and recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412, as further amended in Plan Book 200, Page 460, and as further amended in Plan Book 201, Page 498.

Being a portion of the premises conveyed to Grantor herein by deed from W.A. One dated April 11, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15413, Page 96.

The herein conveyance is subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in Book 15413, Page 102.

3. Easement Deed from Maggie Lane Development, LLC, et al. to Portland Water District dated November 14, 2000 and recorded in Book 15846, Page 62.
4. Easements as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in Book 15413, Page 106.
5. Declaration of Restrictions and Covenants, Maggie Lane dated June 7, 2000 and recorded in Book 15522, Page 54.
6. Easement and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in Plan Book 200, Page 460.
7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 460.
8. Common driveway easement with Lot 22 as shown on said Plan. The lot herein conveyed and said Lot 22 shall share equally in the use, maintenance and repair of said driveway, and no occupants of either lot shall do anything to interfere with the use of said driveway by the occupants of the other lot.

This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee, its successors and assigns:

1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
3. Lot 4 shall be limited to not more than two (2) residential units.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the said MAGGIE LANE DEVELOPMENT, LLC has caused this instrument to be signed and sealed by _____, its _____ thereunto duly authorized this _____ day of _____, 2002.

MAGGIE LANE DEVELOPMENT, LLC

By: _____
Its _____

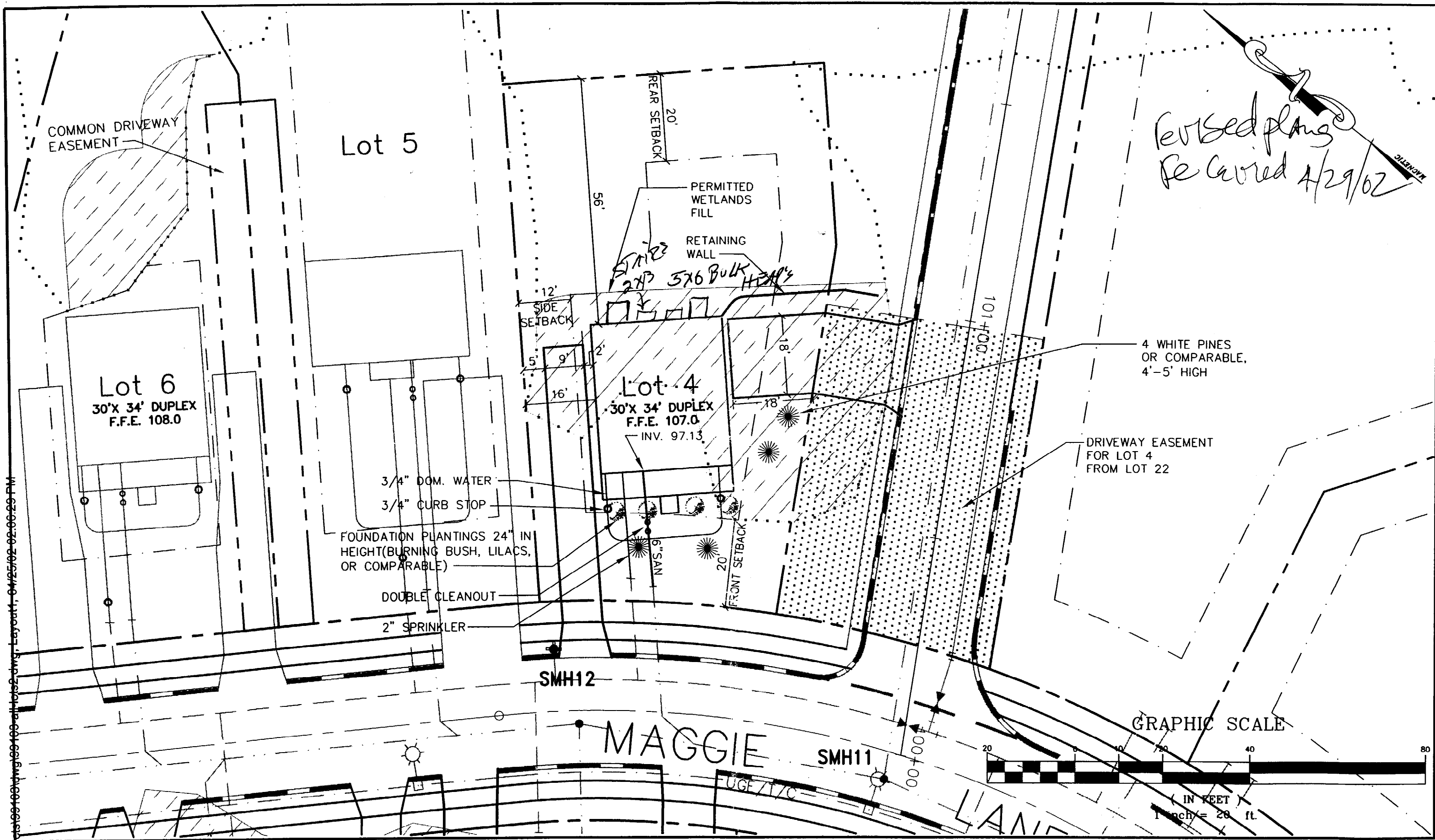
STATE OF MAINE
CUMBERLAND, SS.

, 2002

Then personally appeared the above-named _____,
_____ of MAGGIE LANE DEVELOPMENT, LLC as aforesaid
and acknowledged the foregoing instrument to be his free act and deed in his said
capacity and the free act and deed of said Limited Liability Company.

Before me,

Attorney at Law/Notary Public



L:\land\99103\99103.dwg, Layout1, 04/25/02 02:06:29 PM

Rev.	Date	Revision

Design: DER	Date: MAR 2002
Draft: GJL	Job No.: 513
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

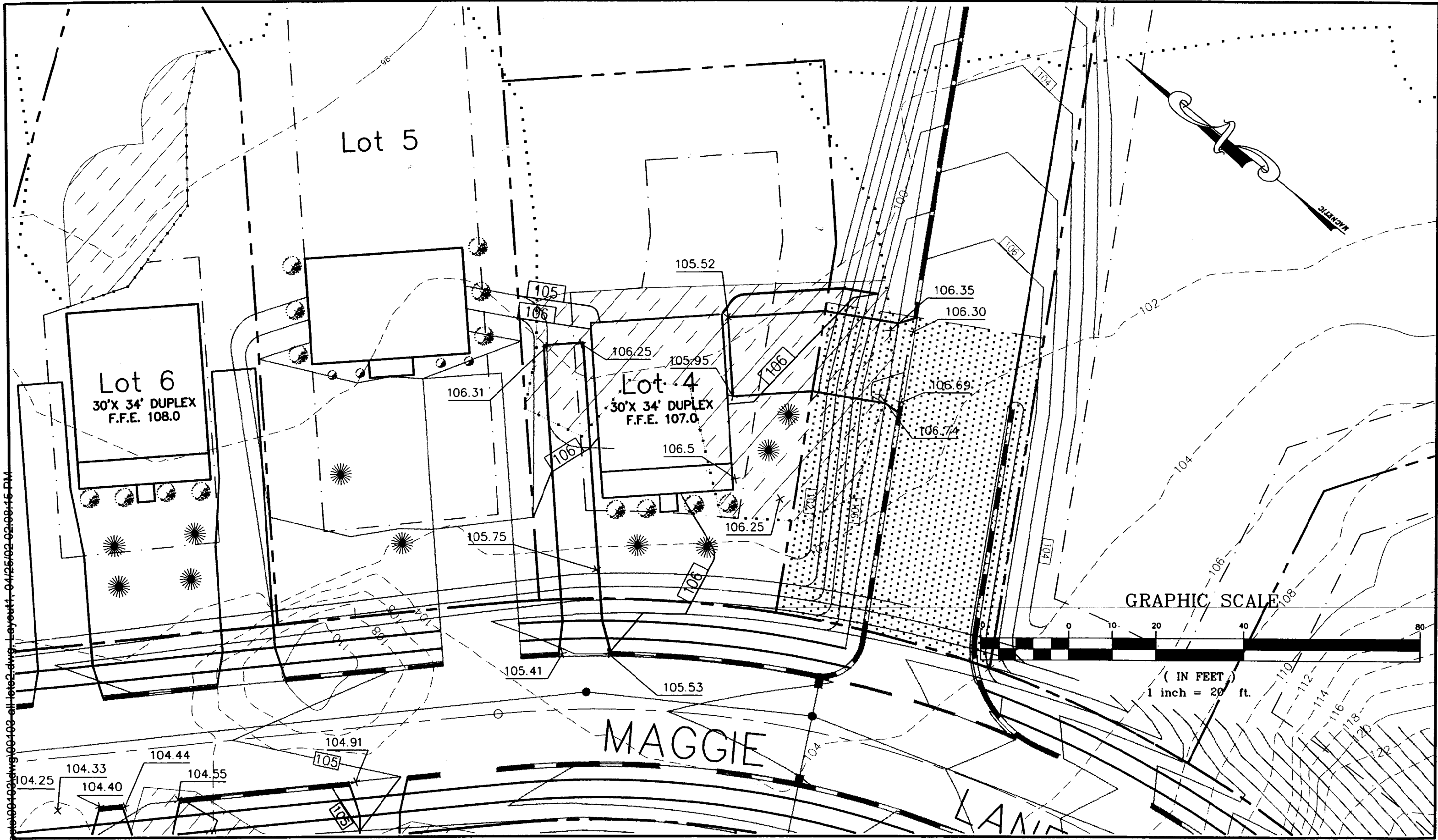
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: gpce@maine.rr.com

Drawing Name:	Site Layout & Utilities Lot 4
Project:	MAGGIE LANE, PORTLAND


Figure No.
2



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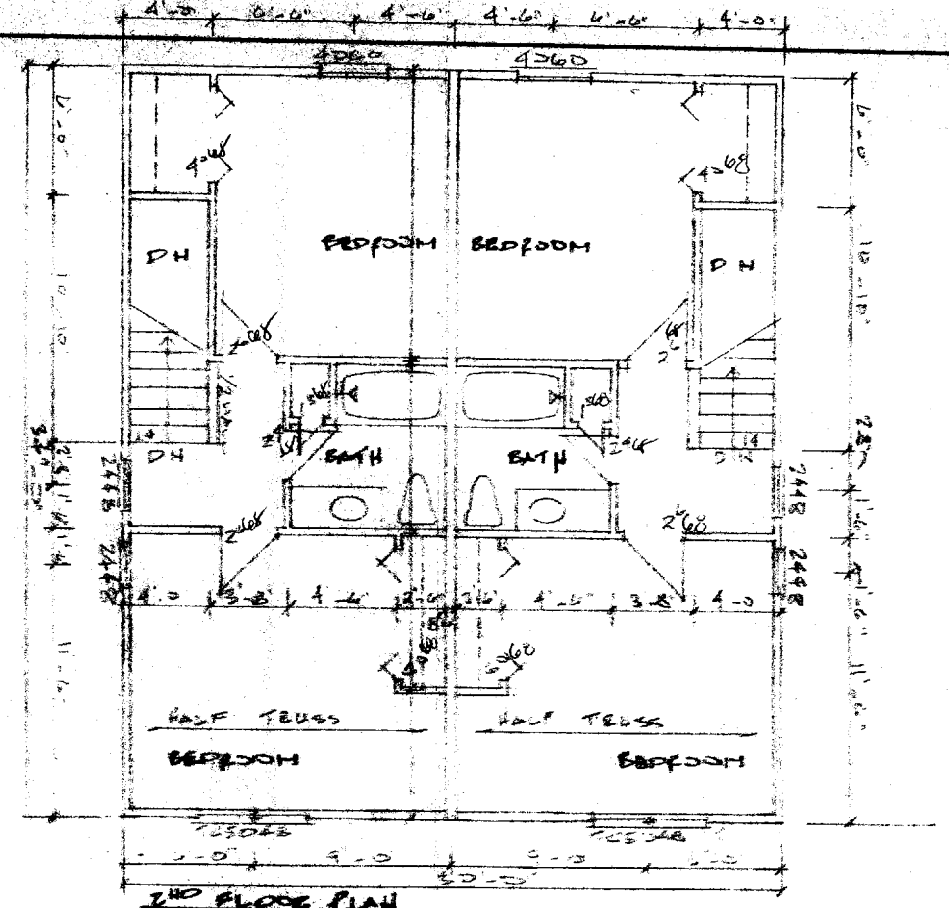
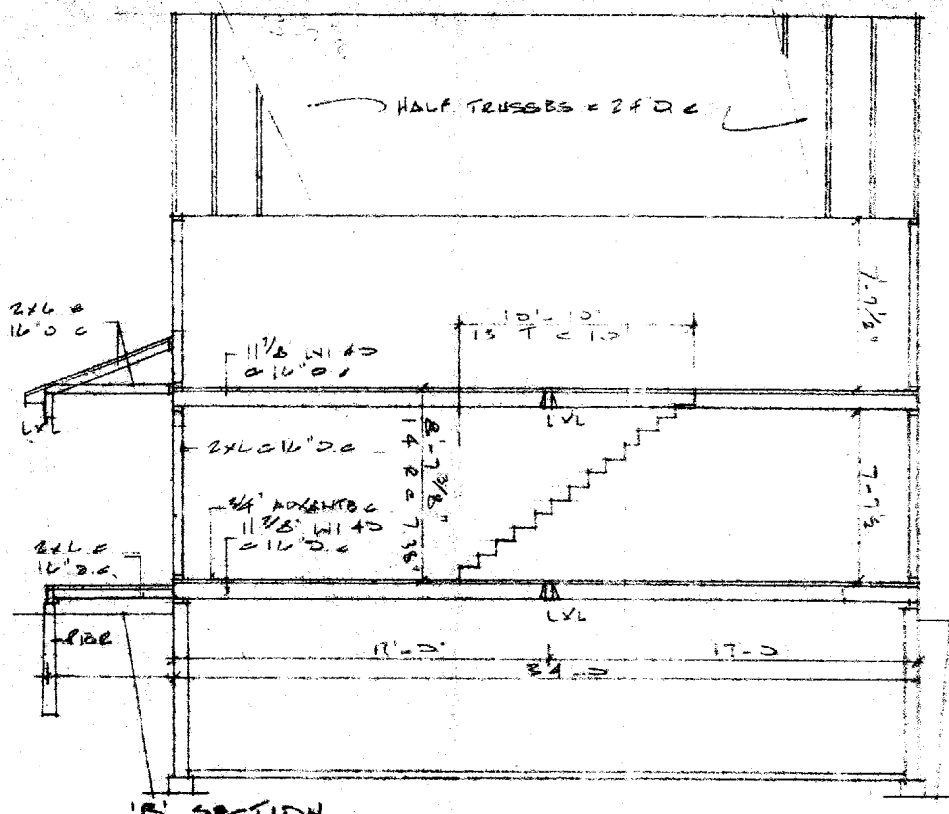
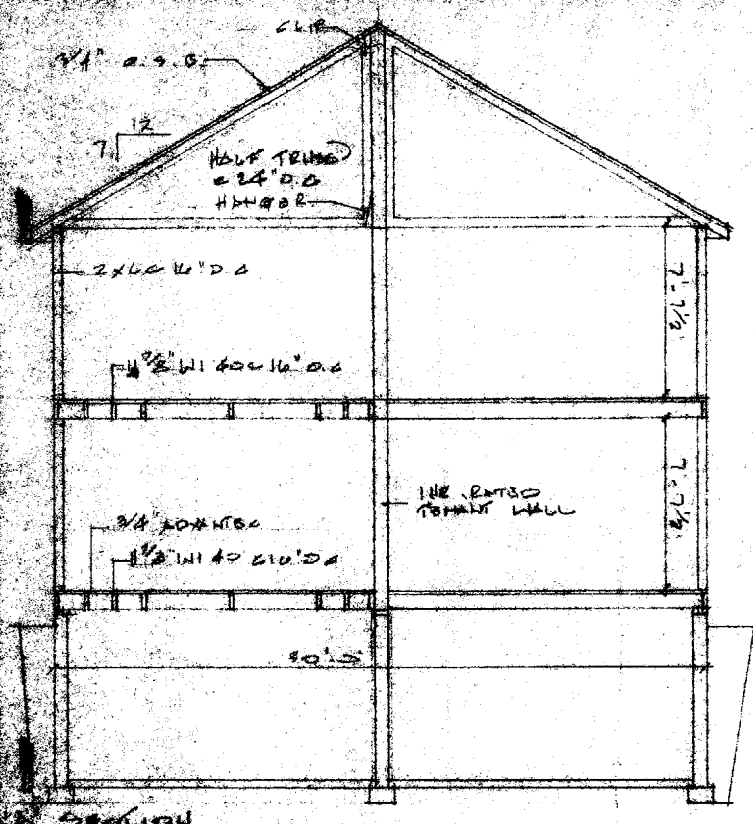
Rev.	Date	Revision

Design: DER	Date: MAR 2002
Draft: GJL	Job No.: 513
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	


Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: gpce@maine.rr.com

Drawing Name:	Grading & Drainage Lot 4
Project:	MAGGIE LANE, PORTLAND

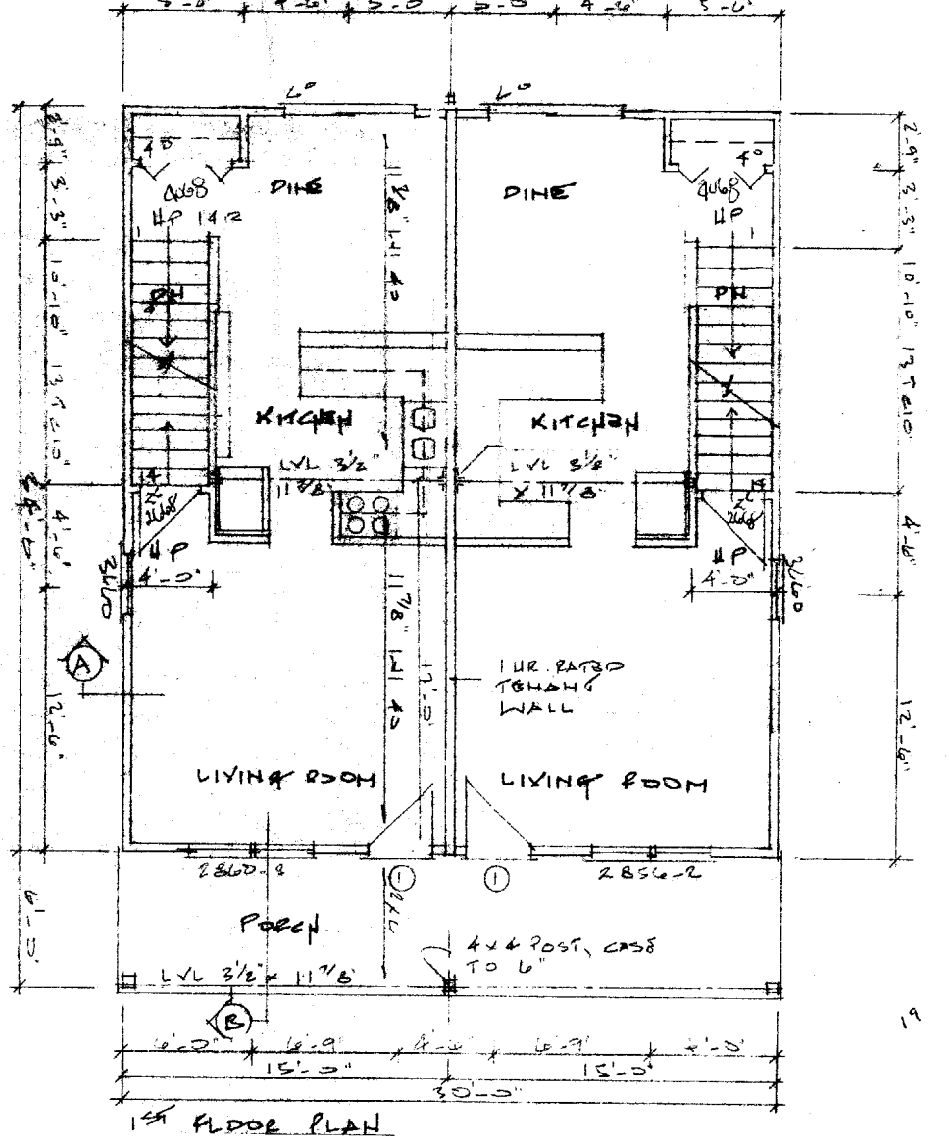
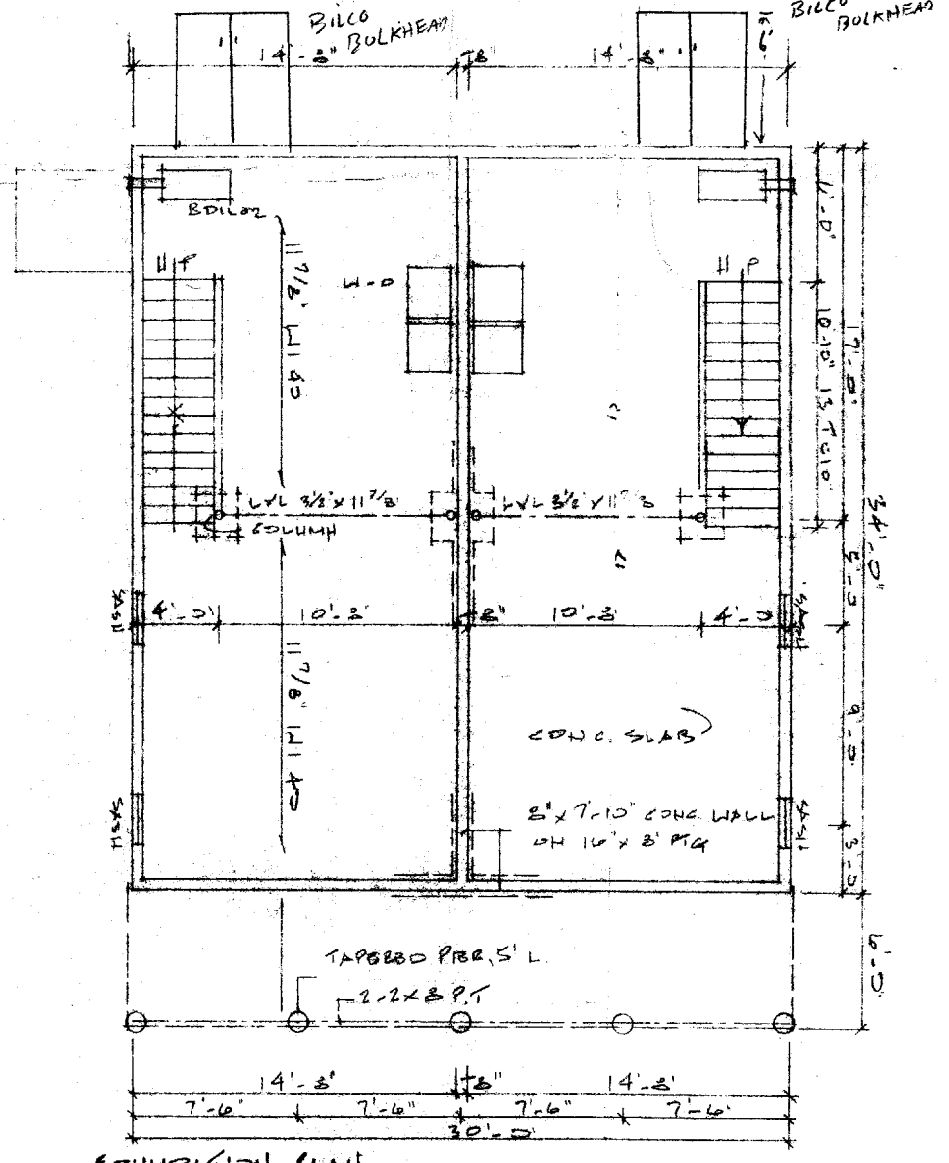
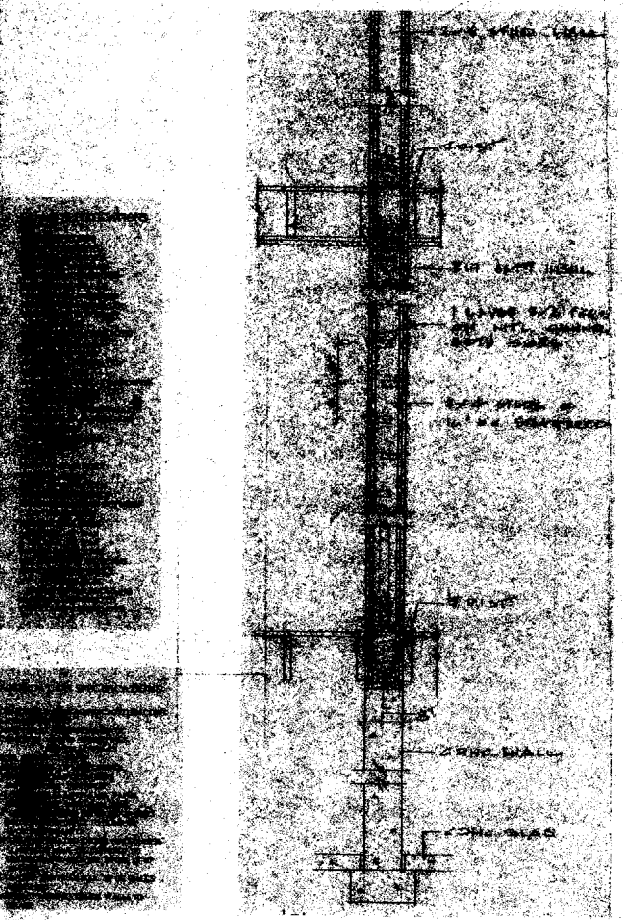
Figure No.
3



SECTION

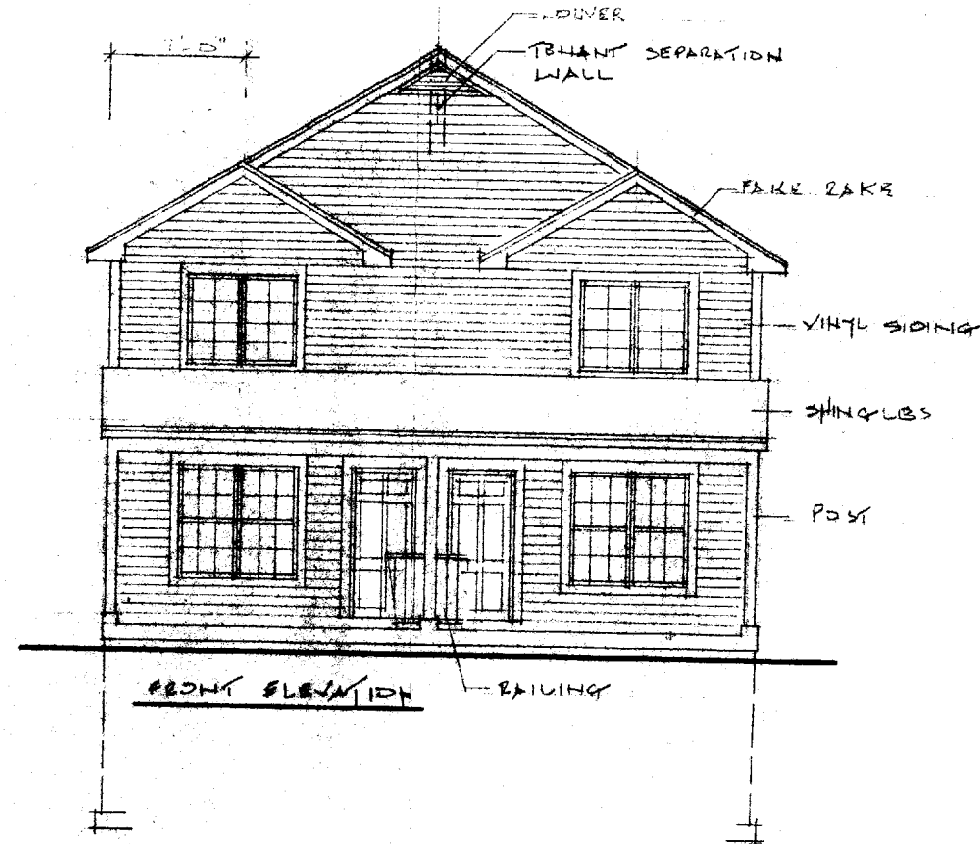
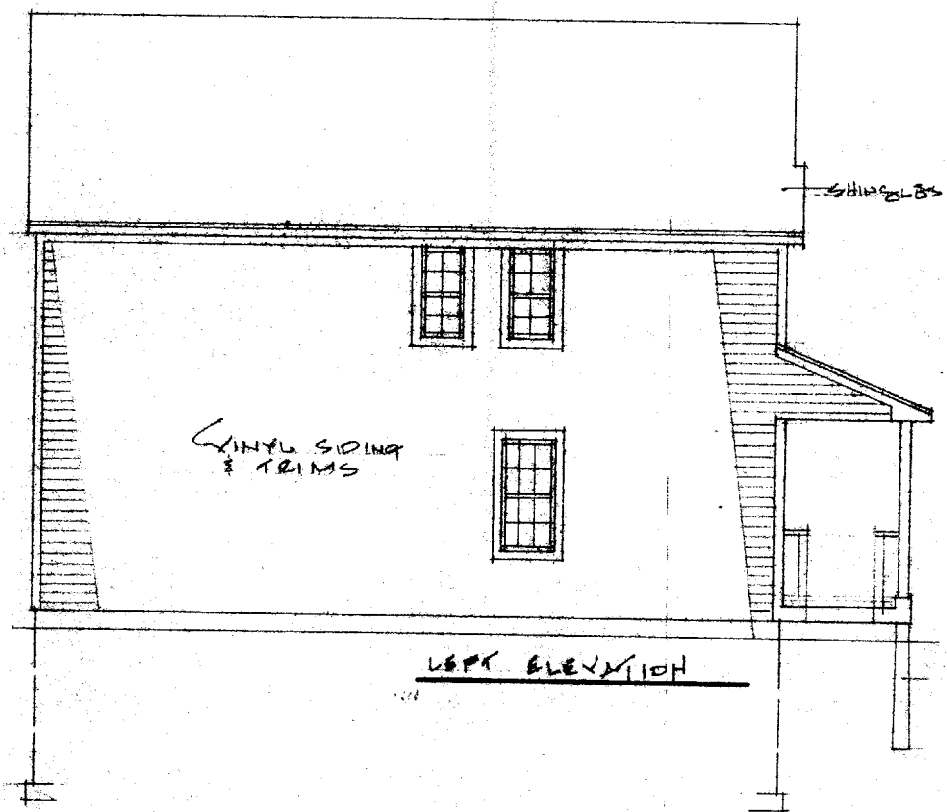
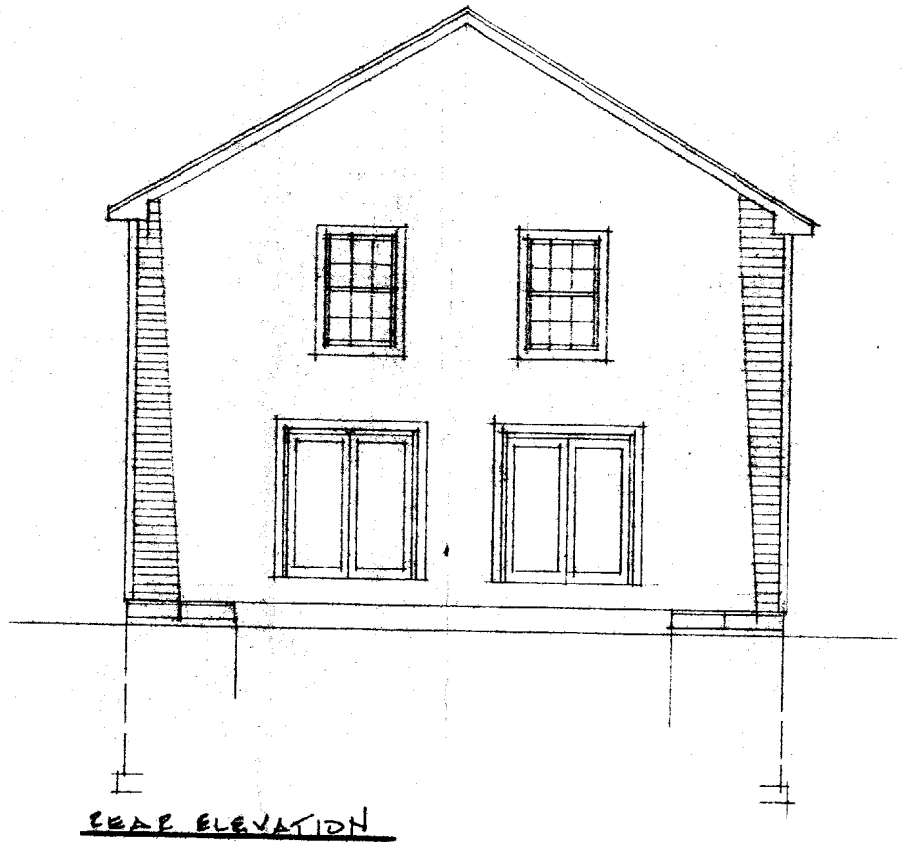
SECTION

2ND FLOOR PLAN



1ST FLOOR PLAN

1ST FLOOR PLAN



02-0344 permit #

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.

DR **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

DR **Footing/Building Location Inspection:** Prior to pouring concrete

DR **Re-Bar Schedule Inspection:** Prior to pouring concrete

DR **Foundation Inspection:** Prior to placing ANY backfill

DR **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

DR **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

_____ 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]
Signature of applicant/designee

8/13/07
Date

[Signature]
Signature of Inspections Official

5/13/02
Date

CBL: 2926004 Building Permit #: 02 0344