Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 061803

This is to certify that HOME SWEET HOME AP TMENTS LLC /Wayne Hind y

has permission to 28' x 32' two story house w/ tched ga

AT 29 BRAINTREE ST L 336 F023001

provided that the person or persons rm or tion a epting this permit shall comply with all of the provisions of the Statutes of ine and of the O nances of the City of Portland regulating the construction, maintenance and e of buildings and uctures, 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.	ification of inspe on mus e n and w en perm on proc d re this ilding o rt there s ed or osed-in 4 UR NO EQUIRED.	A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

B

WITHDRAW

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:	Issue Date:	CBL:
06-1803		336 F023001

Location of Construction:	Owner Name:	Owner Address:	Phone:
~~29~~ 39 BRAINTREE ST	HOME SWEET HOME APARTME	49 NORTHERN OAKS DR	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Wayne Hinckley	49 Northern Oakes Raymond	2078318505
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Single Family	

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant Lot	Single Family 28' x 32' two story house w/ attatched garage	$1,345.00	$125,000.00	5

FIRE DEPT: ☐ Approved ☐ Denied

Signature:

INSPECTION: Use Group: Type:

Signature:

Proposed Project Description:
28' x 32' two story house w/ attatched garage

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
dmartin	12/15/2006

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☐ Not in District or Landmark
☐ Wetland N/A	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone panel 1 - zone C	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☑ Site Plan 2006-0241	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☑	☐ Denied	☐ Denied
Date:	Date:	Date:

Scanned

WITHDRAW

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

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

Permit No:	Date Applied For:	CBL:
06-1803	12/15/2006	336 F023001

Location of Construction:	Owner Name:	Owner Address:	Phone:
39 ~~29~~ BRAINTREE ST	HOME SWEET HOME APARTME	49 NORTHERN OAKS DR	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Wayne Hinckley	49 Northern Oakes Raymond	(207) 831-8505
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Single Family	

Proposed Use:	Proposed Project Description:
Single Family 28' x 32' two story house w/ attatched garage	28' x 32' two story house w/ attatched garage

WITHDRAW

Dept: Zoning **Status:** **Reviewer:** Ann Machad **Approval Date:**
Note: **Ok to Issue:** ☐

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:** ☐

Comments:

12/20/2006-amachado: Spoke to Wayne Hinckley. Site plan has gaage on right. Building plan has garage on left. Need written legal description of lot. Need elevation plans.

12/27/2006-amachado: Received revised site plan and elevation plans.

1/18/2007-amachado: Received legal description of lot.

1/18/2007-amachado: Permit is on hold until 14-403 application (street improvement) is approved by Public Works, Traffic etc.

6/19/2007-amachado: Received letter and new application from Mark Bergeron at Pinkham & Greer yesterday. Wayne Hinkley is withdrawing the application for two single family house lots. New permit for one single family home (lot 1 of new propsed split of land). The new lot 1 has 149.38 feet of frontage on Braintree Street. Only the first 60 feet of the frontage is paved. I called Mark Bergeron and left him a message. Section 14-403 states that any part of the street that is unimproved and or not permanently paved must be brought up to minimum technical standards for a street according to public works. 89.38 feet of the street would have to be improved.

6/26/2007-amachado: I spoke to Mark Bergeron about lot 1 and he is going to bring in a revised site plan that shows a different configuration for lots one & two.

7/13/2007-amachado: Applicant is not building house. See letter dated June 18, 2007

PINKHAM & GREER
CONSULTING ENGINEERS

G INSPECTION
LAND, ME
8 2007
IVED

We would greatly appreciate you notifying Barbara Barhydt in Planning and Mike Farmer at the Public Works Department of this change. We look forward to issuance of the building permit for Lot 1. Thank you very much in advance for your consideration.

Sincerely,

PINKHAM & GREER

Mark R. Bergeron, P.E.

MRB/s

Enclosures

C: Wayne Hinckley

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: 47-49 BRAINTREE STREET (LOT 2)		
Total Square Footage of Proposed Structure: 1,792 SF±	Square Footage of Lot: 10,500 SF	
Tax Assessor's Chart, Block & Lot — Chart# 336, Block# F, Lot# 23	Owner: HOME SWEET HOME APARTMENTS, LLC	Telephone: 207 831-8505
Lessee/Buyer's Name (If Applicable): -	Applicant name, address & telephone: HOME SWEET HOME APARTMENTS, LLC, 49 NORTHERN OAKS DR, RAYMOND ME 04071	Cost Of Work: $ 125,000; Bldg Fee: $ 1270.00; C of O Fee: $ 75.00

Current Specific use: VACANT
If vacant, what was the previous use? VACANT
Proposed Specific use: SINGLE FAMILY DETACHED HOME

Site Fee 300.00

Project description: ONE SINGLE FAMILY DETACHED HOME 28' X 32' 1 car attached garage 12 1/2 x 20 1/2 1 1/2 baths

Total 1,645.00

Contractor's name, address & telephone: WAYNE HINCKLEY, 49 NORTHERN OAKS DR, RAYMOND ME 04071

Who should we contact when the permit is ready: WAYNE HINCKLEY

Mailing address: 49 NORTHERN OAKS DR, RAYMOND ME 04071

Phone: 207 831-8505

PERMIT ISSUED
CITY OF PORTLAND

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: [signature] Date: 12.7.06

PERMIT ISSUED
DEC
CITY OF PORTLAND

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

Applicant: Home Sweet Home Apartments LLC
Wayne Hinckley

Date: 12/20/06

Address: 29 Braintree St

C-B-L: 336-F-023
permit #- 06-1803

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R2

(*Interior*) *or corner lot* -

Proposed Use/Work - build new 2 story single family home (28'x32') w/ one car garage

Sewage Disposal - city

Lot Street Frontage - 50' min. — 105' given.

Front Yard - 25' min. - ~~37~~ 37' scaled

Rear Yard - 25' min. - ~~29~~ 31' scaled

Side Yard - 1½ story - 12' min. ~~47~~ 32' scaled on right.
2 stories - (14' min.) ~~28~~ 45' scaled on left.

Projections -

Width of Lot - 80' min. - 105' scaled.

Height - 35' max. - 21.25' scaled.

Lot Area - 10,000 ☐ min. - 10,500 ☐

(*Lot Coverage*/ *Impervious Surface* - 20% = 2100 ☐ 28x32 = 896 ☐

Area per Family - 10,000 ☐

Off-street Parking - 2 spaces required - 1 car garage & one space shown

Loading Bays - N/A

Site Plan - minor/minor 2006-0341

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 1 - zone C

* street needs to be built.

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

Marge Schmuckal

2006-0241
Application I. D. Number

12/20/2006
Application Date

Home Sweet Home Apartments LLC
Applicant

49 Northern Oaks Dr, Raymond, ME 04071
Applicant's Mailing Address

27 Braintree
Project Name/Description

Wayne Hinckley
Consultant/Agent

27 - 29 , Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 831-8505 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

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 ☐ Apt **0** ☐ Condo **0** ☐ Other (specify)

Proposed Building square Feet or # of Units | Acreage of Site | Zoning

Check Review Required:

☐ Site Plan (major/minor) ☐ Zoning Conditional - PB ☐ Subdivision # of lots
☐ Amendment to Plan - Board Review ☐ Zoning Conditional - ZBA ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Amendment to Plan - Staff Review ☐ Zoning Variance ☐ Flood Hazard ☐ Site Location
☐ After the Fact - Major ☐ Stormwater ☐ Traffic Movement ☐ Other
☐ After the Fact - Minor ☐ PAD Review ☐ 14-403 Streets Review

Fees Paid: Site Plan **$50.00** Subdivision Engineer Review **$250.00** Date **12/20/2006**

Zoning 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

☐ Performance Guarantee Accepted — date | amount | expiration date
☐ Inspection Fee Paid — date | amount
☐ Building Permit Issue — date
☐ Performance Guarantee Reduced — date | remaining balance | signature
☐ Temporary Certificate of Occupancy — date ☐ Conditions (See Attached) | expiration date
☐ Final Inspection — date | signature
☐ Certificate Of Occupancy — date
☐ Performance Guarantee Released — date | signature
☐ Defect Guarantee Submitted — submitted date | amount | expiration date
☐ Defect Guarantee Released — date | signature

New Residential Single Family Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

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, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

All new two-family residential developments will be required to go through the minor site plan review process.

One (1) complete set of construction drawings must include:

- ☑ Cross sections w/framing details
- ☑ Floor plans and elevations to scale
- ☑ Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- ☑ Window and door schedules
- ☑ Foundation plans w/required drainage and damp proofing (if applicable)
- ☑ Detail egress requirements and fire separation (if applicable)
- ☑ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
- ☑ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ☑ Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- ☑ Proof of ownership is required if it is inconsistent with the assessors records

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

Four (4) copies of the boundary survey/site plan are required and must include:

- ☑ A stamped boundary survey to scale showing north arrow, zoning district & setbacks to a scale of ≥ 1" = 20'. The boundary survey should include the following:
- ☑ The footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches, steps, bow windows, cantilever sections and roof overhangs, sheds, pools, garages, and any other accessory structures and must be shown to scale. Photocopies of the plat or hand drawn footprints not to scale will not be accepted. The footprint should be consistent with the building plan.
- ☑ Location and dimensions of parking areas and driveways
- ☑ Finish floor or sill elevation (based on mean sea level datum)
- ☑ Location of proposed utilities
- ☑ Existing and proposed grades/contours
- ☑ Silt fence (erosion control) locations
- ☑ Location of two required street trees (WAIVER REQUESTED)
- ☑ Separate requirements may apply for lots on unimproved streets
- ☑ A reduced boundary survey/site plan is required if original is larger than 11' x 17"

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: $30.00 for the first $1000.00 construction cost, $10.00 per additional $1000.00 cost

Site plan review fee: $300.00

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

KNOW ALL MEN BY THESE PRESENTS,

THAT, I, Daniel C. McDonald, II, of Naples, Florida in consideration of One Dollar ($1.00) and other good and valuable considerations paid by Wayne E. Hinckley, whose mailing address is 49 Northern Oaks Drive, Raymond, Maine 04071, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said , Wayne E. Hinckley, his heirs and assigns forever,

Certain lots or parcels of land with the improvements thereon, situated in the City of Portland, Maine, which consists of certain of the lots numbered 259-265 as shown on a certain "Plan of Woodfords Gardens" owned by J.W. Wilbur, Co., dated November 16, 1916 and recorded in Cumberland County Registry of Deeds in Plan Book 13 at Page 75. Said lots are commonly known or referred to as 31-41 Braintree Street and 27-29 Braintree Street.

MAINE REAL ESTATE TAX PAID

These lots are a portion of the lots conveyed to said Grantor, by deed of distribution dated March 21, 21, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6409, page 125.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, his heirs and assigns, to their own use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that we/I have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid, and that we/I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I Daniel C. McDonald, II the said Grantor, have hereunto set my hand and seal this 30 day of July, 2004.

SIGNED, SEALED AND DELIVERED
in the presence of,

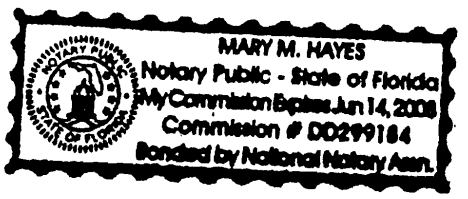
Mary M Hayes

Daniel C McDonald II
Daniel C. McDonald

STATE OF FLORIDA,
COUNTY OF COLLIER, ss. July 30, 2004.

Personally appeared the above-named Daniel C. McDonald, II and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Mary M Hayes
Notary Public

Print: Mary M Hayes

F:\CLIENTS\hinckley wayne\Deed-MacDonald to Hinckley.doc

Received
Recorded Register of Deeds
Aug 27,2004 02:52:55P
Cumberland County
John B OBrien

Return to: Perkins Olson
PO Box 449
Portland, ME
04112

QUIT-CLAIM DEED
With Covenant

KNOW ALL MEN BY THESE PRESENTS, THAT I, **WAYNE E. HINCKLEY** of Raymond, County of Cumberland, and State of Maine, in consideration of One Dollar and other valuable consideration, paid by **HOME SWEET HOME APARTMENTS, LLC** , whose mailing address is: 49 Northern Oaks Drive, Raymond, Maine 04071 the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Home Sweet Home Apartments, LLC, its heirs and assigns forever, a certain lot or parcel of land, with any buildings thereon, situated in the Town of Portland, County of Cumberland, and State of Maine, being further described as follows:

Certain lots or parcels of land with the improvements thereon, situated in the city of Portland, Maine, which consists of certain of the lots numbered 259-265 as shown on a certain "Plan of Woodfords Gardens" owned by J.W. Wilbur, Co., dated November 16, 1916 and recorded in Cumberland County Registry of Deeds in Plan Book 13 at Page 75. Said lots are commonly known or referred to as 31-41 Braintree Street and 27-29 Braintree Street.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Being the same premises conveyed to Wayne E. Hinckley by deed from Daniel C. McDonald, II dated July 30, 2004, and recorded in the Cumberland County Registry of Deeds in Book 21717, Page 217.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Home Sweet Home Apartments, LLC, its successors and assigns, to their own use and behoof forever.

AND I do COVENANT with the Grantee, its successors and assigns, that I shall and will WARRANT AND DEFEND the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I the said Wayne E. Hinckley, as Grantor, have hereunto set my hand and seal this 14 day of the month of Feb, 2005.

SIGNED, SEALED AND DELIVERED
in presence of,

Wayne E. Hinckley
Print Name: Wayne E. Hinckley

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. February 14, 2005

Then personally appeared the above-named Wayne E. Hinckley and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public Attorney at Law
Print: RICHARD P. OLSON

\hinckley wayne\Quit claim deed with cov-ind.doc

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641 – 4641N

PLEASE TYPE OR USE A BALL POINT PEN. FILE BOTH COPIES WITH THE COUNTY REGISTRY OF DEEDS. DO NOT USE STAPLES OR TAPE AND DO NOT DETACH!

1. MUNICIPALITY OR TOWNSHIP	COUNTY	BOOK/PAGE (REGISTRY USE ONLY)
Portland	Cumberland	

GRANTEE (BUYER)

2. IDENTITY: NAME(S) – LAST, FIRST, MIDDLE OR CORPORATE NAME(S)	ENTER SSN OR FED ID HERE
Home Sweet Home Apartment,s LLC	35-2205693

3. NUMBER AND STREET	CITY OR TOWN	STATE AND ZIP CODE
49 Northern Oaks Drive	Raymond	ME 04071

GRANTOR (SELLER)

4. IDENTITY: NAME(S) – LAST, FIRST, INITIAL OR CORPORATE NAME(S)	ENTER SSN OR FED ID HERE
Hinckley, Wayne E.	014-52-7663

5. NUMBER AND STREET	CITY OR TOWN	STATE AND ZIP CODE
49 Northern Oaks Drive	Raymond	ME 04071

PROPERTY

6. TAX MAP & LOT NUMBER: Map 336, Block F, Lots 25-29 and 27-29

7. DATE OF TRANSFER: MO 2 | DAY 14 | YEAR 05

WARNING TO BUYER!
If the property is classified as Farmland, Open Space or Tree Growth, a substantial financial penalty could be triggered by Development, subdivision, partition or change in use.
☐ Classified ☒ Not Classified

CONSIDERATION

8. Tax will be collected at the registry when the deed is recorded. The tax rate is $2.20 per $500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller. See reverse for instructions.

FAIR MARKET VALUE $ 12,000 .00 for

CONSIDERATION $ 0 for .00 (ACTUAL PRICE PAID OR REQUIRED TO BE PAID)

EXEMPTION

9. If one or more parties are exempt from the real estate transfer tax, please explain the basis for exemption pursuant to Title 36, M.R.S.A., Section 4641-C. Complete only if the transfer is claimed to be fully or partially exempt.

☐ GRANTEE Reason Transfer is exempt pursuant to 35 M.R.S.A.

☐ GRANTOR Reason Section 4641-C Section 16 and 19 as a deed to an LLC by its sole member

SPECIAL CIRCUMSTANCES

10. Were there any special circumstances in the transfer which suggests that the price of the property was either more or less than its fair market value? (IF YES, PLEASE EXPLAIN) member to LLC

NO ☐ YES ☒

INCOME TAX WITHHELD

11. ☐ Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.

☒ Buyer(s) not required to withhold Maine income tax because:

- ☒ Seller has qualified as a Maine resident
- ☐ A waiver has been received from the State Tax Assessor
- ☒ Consideration for the property is less than $50,000
- ☐ Foreclosure sale: exempt per 36 MRSA §5250-A, sub 3-A

OATH

12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.

GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
HSH by Wayne E. Hinckley	2/14/05	Wayne E. Hinckley	2/14/05

PREPARER

13. Name, address and phone number of person or firm preparing this form. Richard P. Olson, Esq., Perkins Olson, P.A., 30 Milk St. Portland, ME 04101

PTS520 (REV 12/03) INSTRUCTIONS ON REVERSE TO ORDER FORMS CALL 287-2013 OR E-MAIL prop.tax@maine.gov

Official Receipt for Recording in:

Cumberland County Registry Of Deeds
142 Federal Street
PORTLAND, MAINE 04101

Issued To:
PERKINS & OLSON
PO BOX 449

PORTLAND ME 04112-

Recording Fees

Document Description	Number	Volm	Page	Recording Amount
DEED	10903	22337	93	$13.00
1-HINCKLEY, WAYNE 2-HOME SWEET HOME APARTMENTS LLC 12:22:34p				
T-TAX 12:22:34p				$.00
				$13.00

Collected Amounts

Payment Type	Check Number	Amount
CHECK	110	$13.00
		$13.00

Total Received :	$13.00
Less Total Recordings:	$13.00
Change Due :	$.00

Thank You
JOHN B OBRIEN - Register of Deeds

By - Jayne Jordan

Receipt#	Date	Time
0206317	02/18/2005	12:23p

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 18 2007
RECEIVED

January 17, 2007

Proposed description
Lot 2
Braintree Street
Portland, Maine

A certain lot or parcel of land lying on the easterly side of Braintree Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point in the easterly sideline of said Braintree Street at the northwesterly corner of land now or formerly of Michael J. Constantine and Barbara J. Constantine as described in a deed recorded in the Cumberland County Registry of Deeds in Book 11525, Page 143. Thence:

1) N 00°47'30" E by said Braintree Street a distance of One Hundred Five and 00/100 (105.00) feet to a point.

2) S 89°12'30" E a distance of One Hundred and 00/100 (100.00) feet to a point and land now or formerly of Cynthia A. McGovern as described in a deed recorded in said Registry in Book 14760, Page 306.

3) S 00°47'30" W by said land of Cynthia A. McGovern and land now or formerly of John T. McGovern, Jr. and Cynthia A. McGovern as described in a deed recorded in said Registry in Book14837, Page 302 a distance of One Hundred Five and 00/100 (105.00) feet to a point and the northeasterly corner of said land of Constantine.

4) N 89°12'30" W by said land of Constantine a distance of One Hundred and 00/100 (100.00) feet to the point of beginning.

Bearings are referenced to magnetic north 1919.

The above described parcel contains 10,500 square feet. Meaning and intending to describe a portion of the property conveyed to Home Sweet Home Apartments, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 22337, Page 93.

Reference is herein made to a plan entitled "Plan of Boundary Survey" made for Pinkham & Greer by Titcomb Associates dated September 30, 2004.

G/LP/204072/Lot 2.dsc

PINKHAM & GREER
CONSULTING ENGINEERS

380 U.S. Route One
Falmouth, Maine 04105
Tel: (207)781-5242
Fax: (207)781-4245

Date: 12/22/06	
Job No: 04103	
Attention: Ann Machado/Marge Schmuckal	
Re: Braintree Street Lots for Wayne Hinckley	

TO: City of Portland
Building Inspections Office, Room 315
Portland, ME 04101

LETTER OF TRANSMITTAL

WE ARE SENDING YOU ☒ **Attached** ☐ **Under separate cover via** **the following items**:

Copies	Date	Description	Action
2	12/22/06	Revised minor minor site plan for Lot 2	For approval

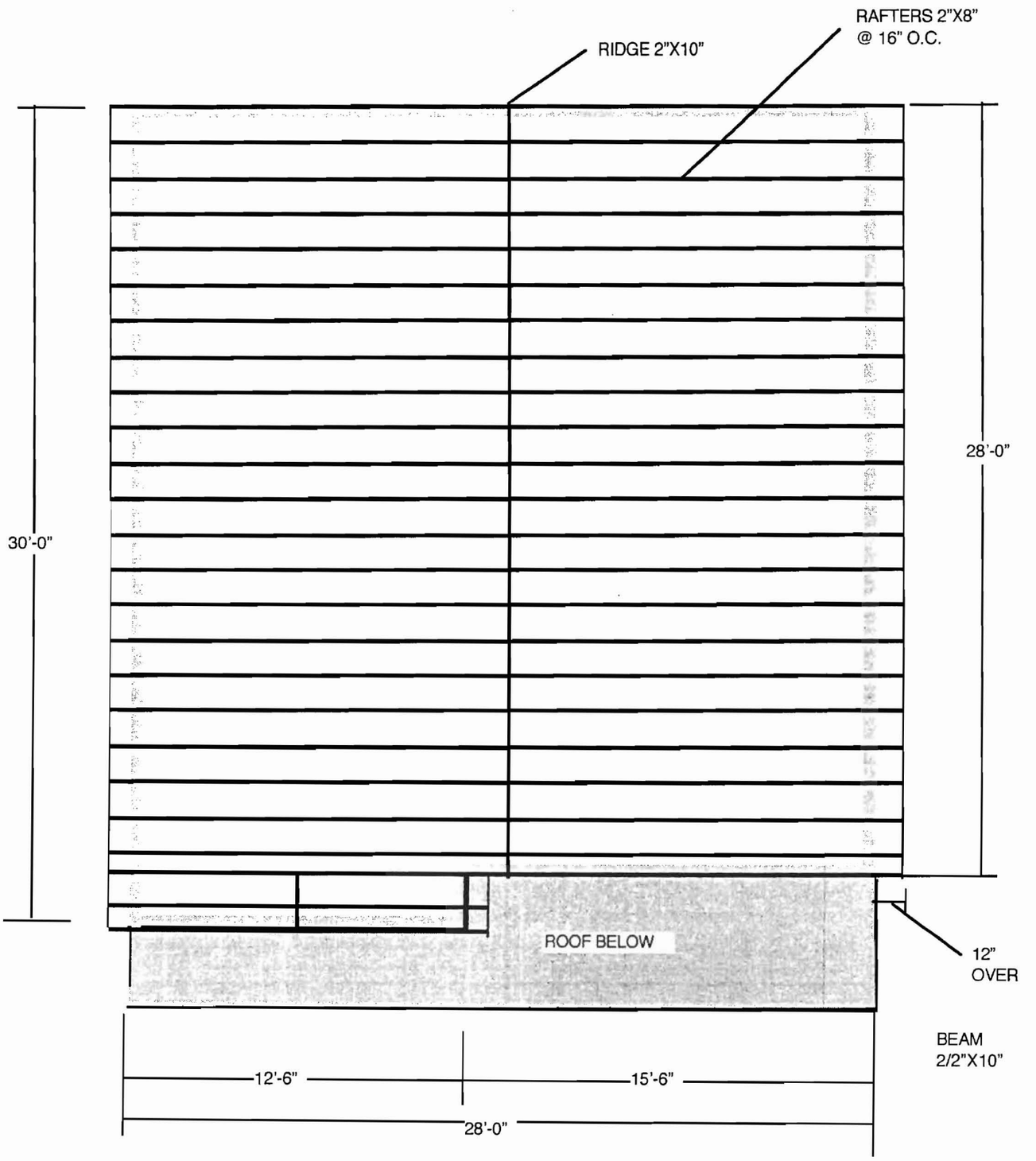
IF TRANSMITTALS ARE NOT AS INDICATED, PLEASE NOTIFY US AT ONCE.

REMARKS:Hi Ann- Here is a revised minor minor site plan for Lot #2 for the Braintree Street lots for Wayne Hinckley. This site plan now matches the building floor plans you have. Please call if you have any questions. Happy Holidays!

COPIES TO: Wayne Hinckley

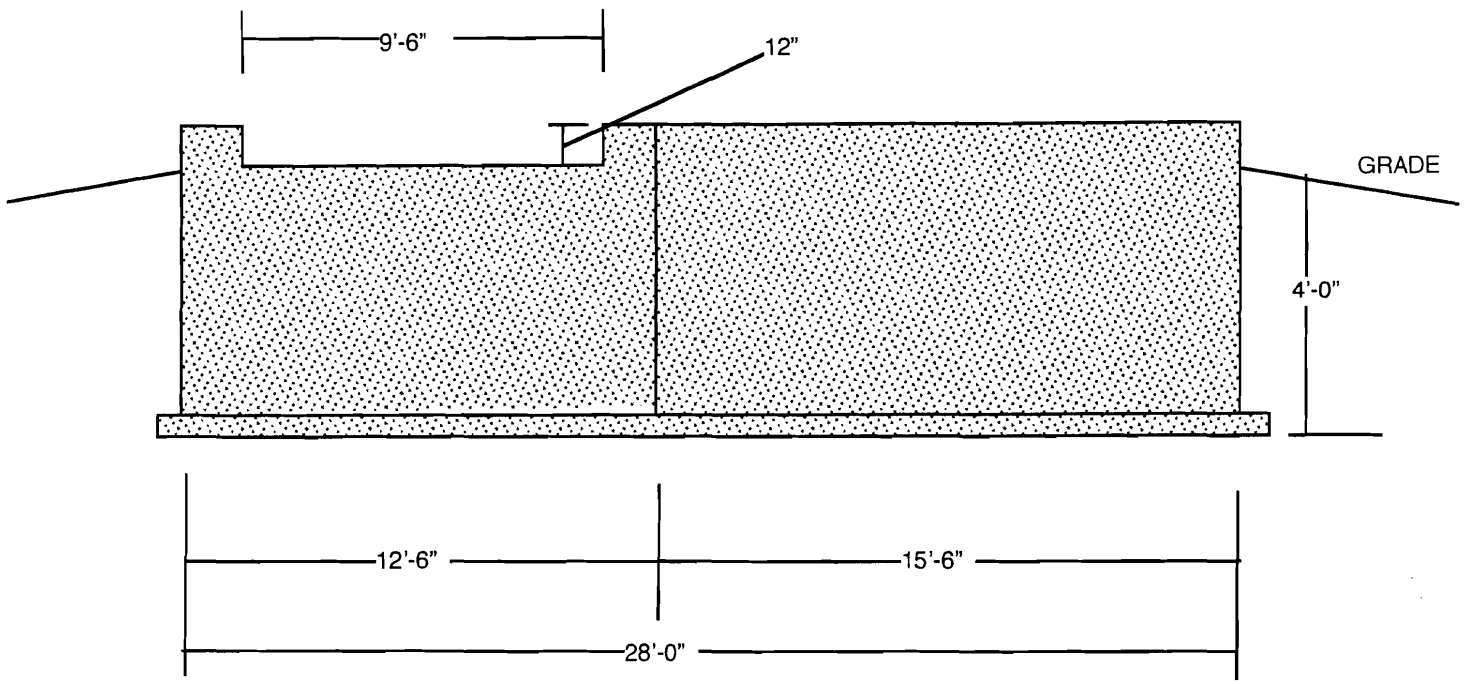
Signed: [signature]

INSPECTION
PORTLAND, ME
DEC 27 2006



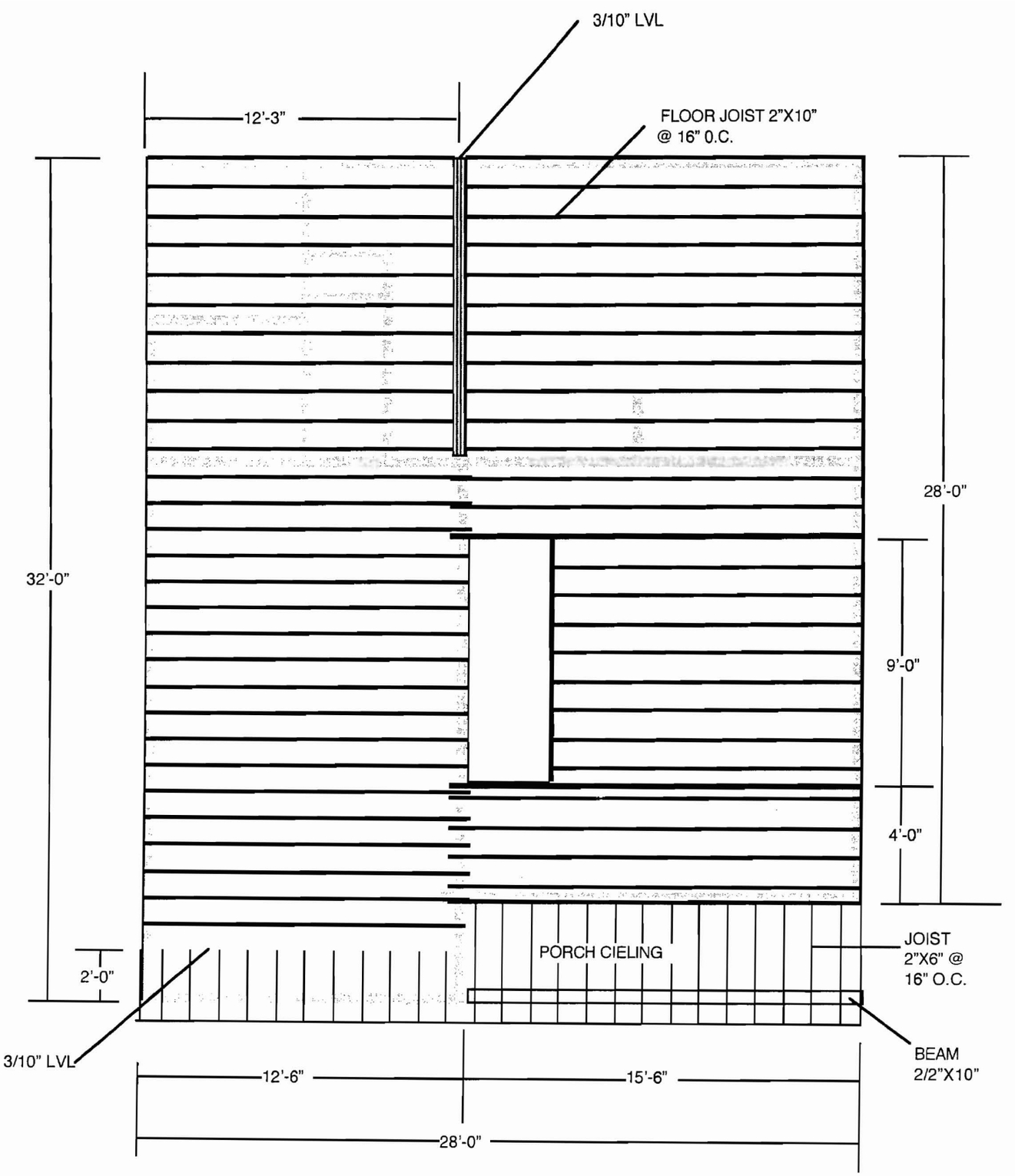
RAFTER PLAN

CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1FT



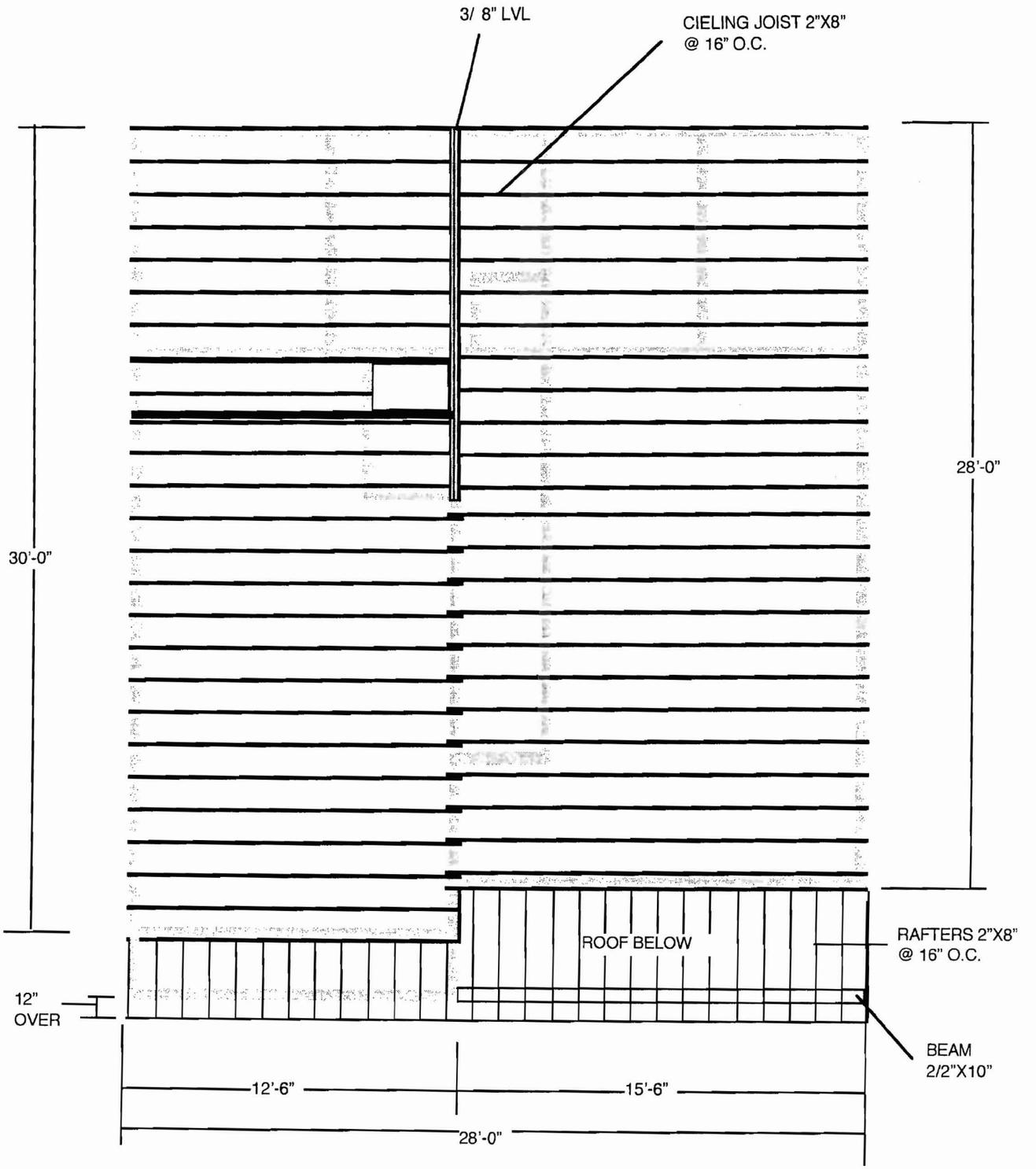
FOUNDATION ELEVATION

CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1FT



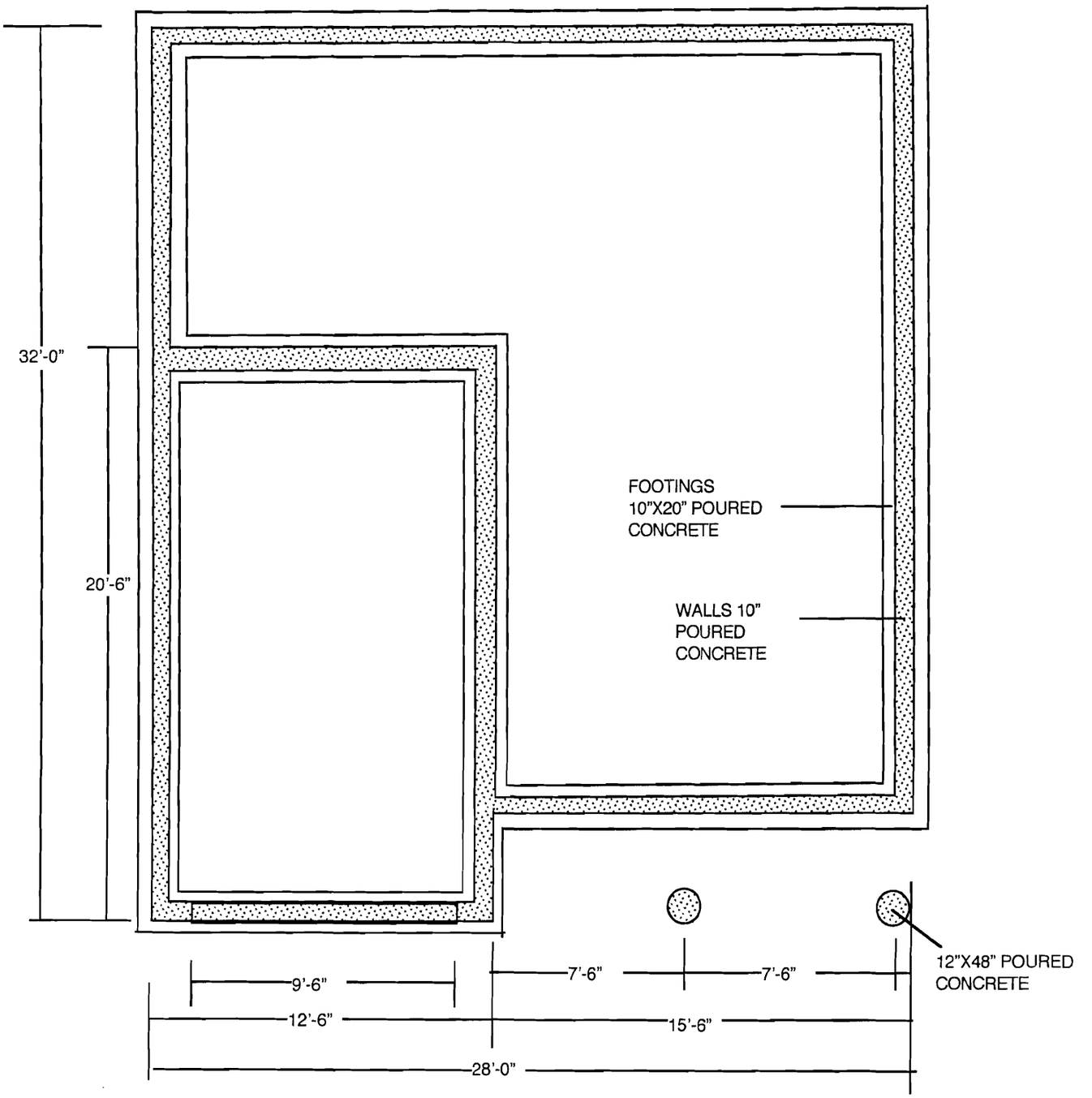
SECOND FLOOR FRAME PLAN

CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1FT



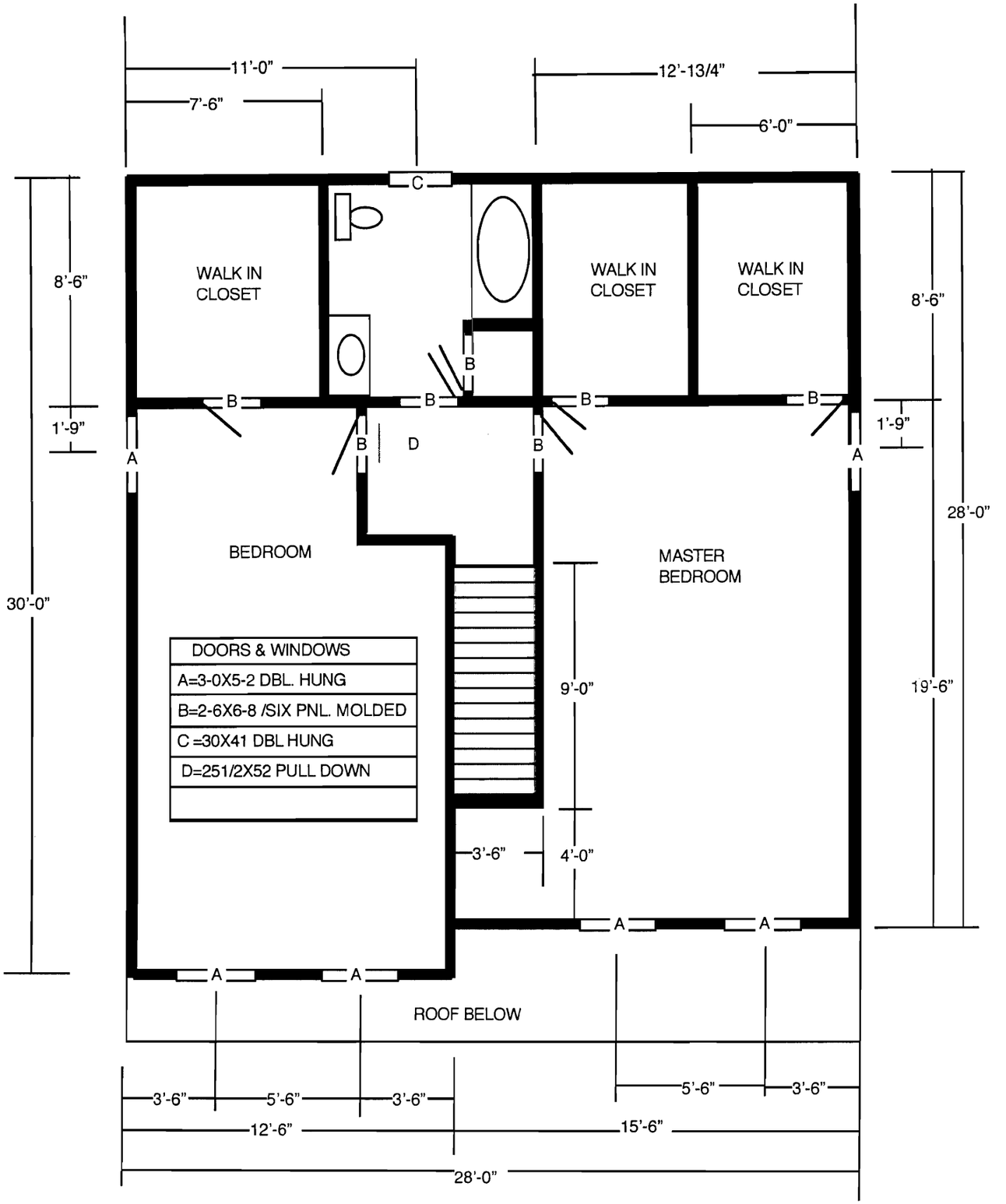
CIELING JOIST PLAN

CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1FT



FOUNDATION PLAN

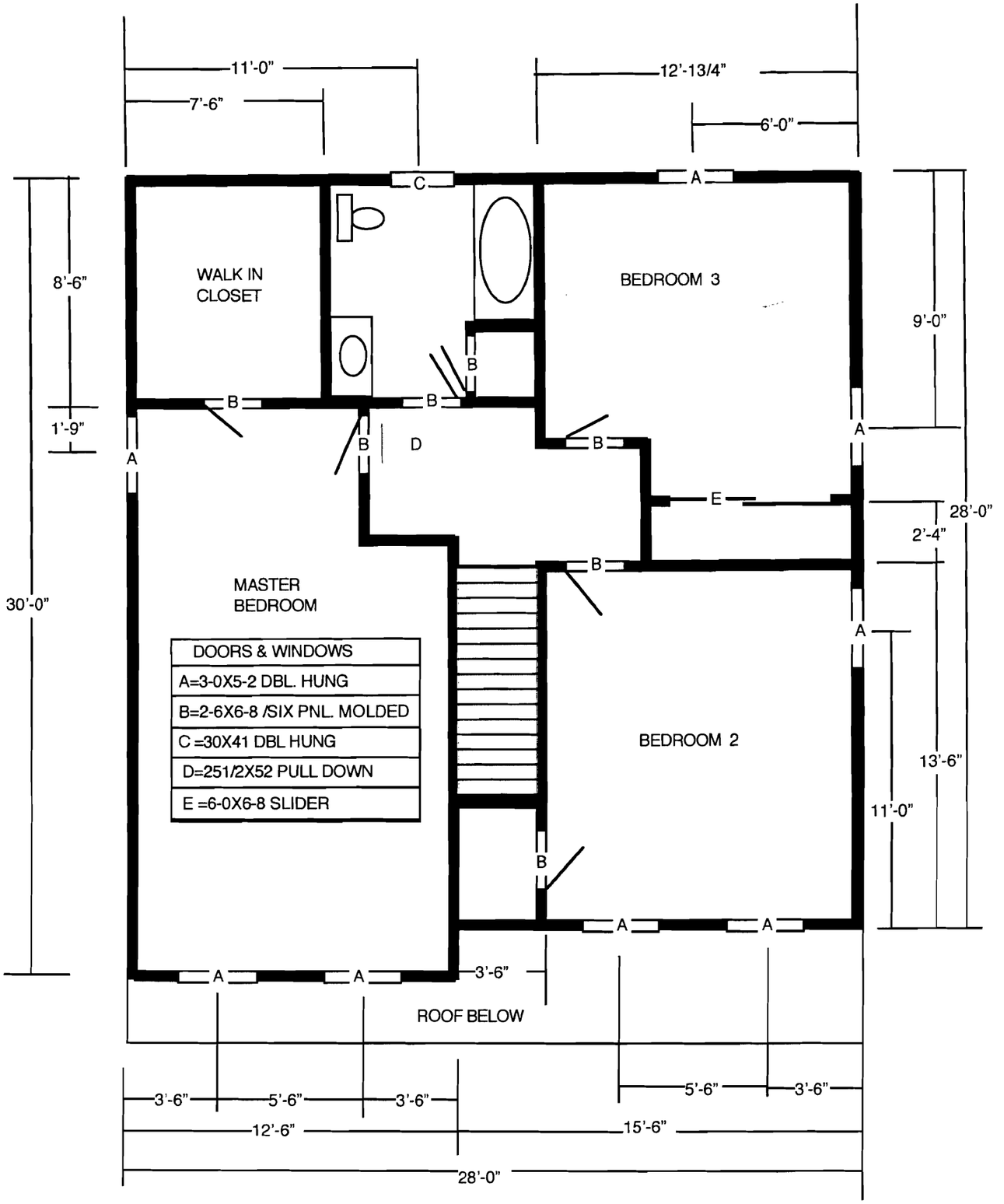
CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1FT



SECOND FLOOR PLAN

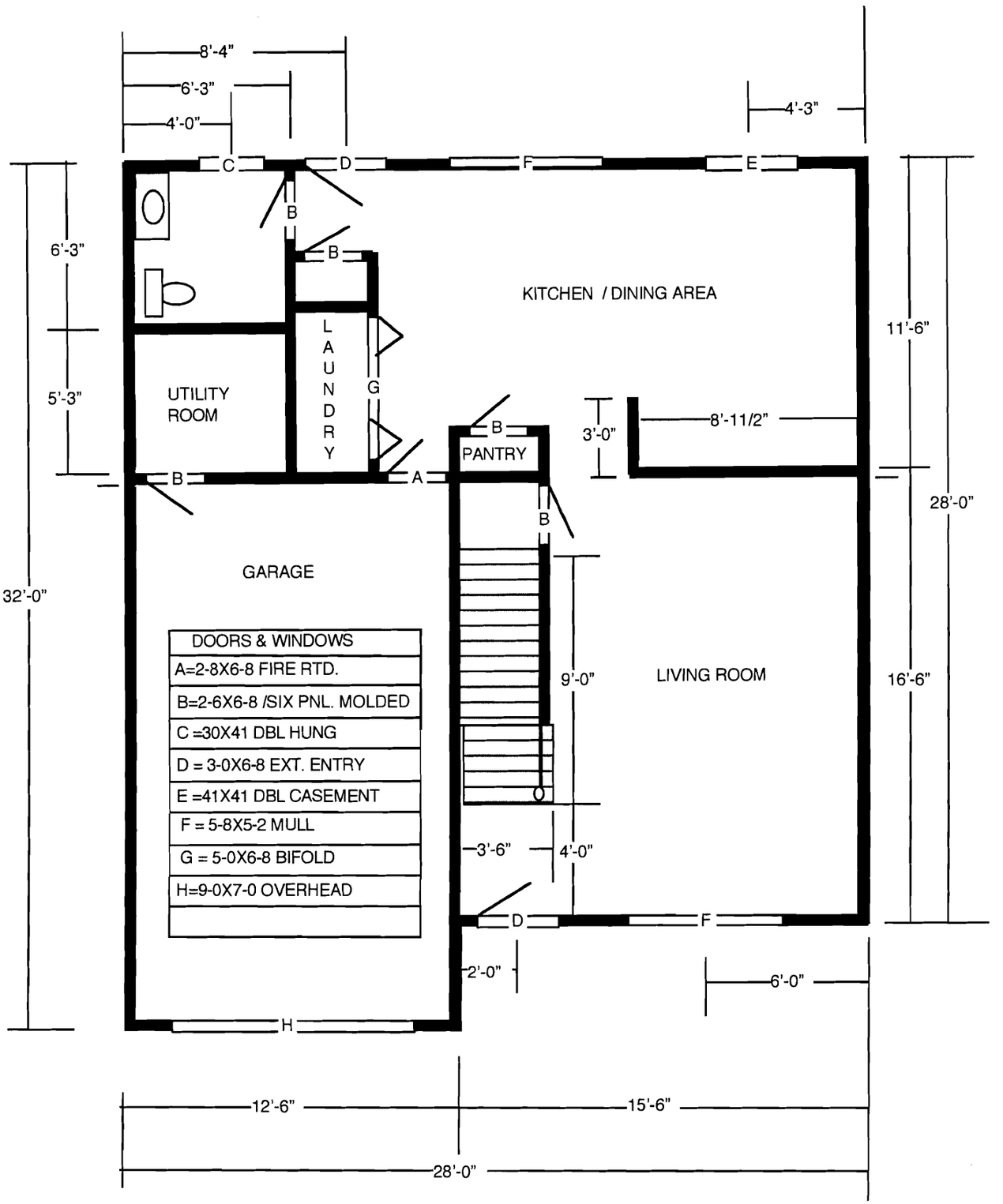
CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1FT

lot 2 garage is on right.
on this lot.



SECOND FLOOR PLAN

CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1FT



FIRST FLOOR PLAN

ON CONCRETE SLAB

CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1FT

From: Michael Farmer
To: Machado, Ann
Date: 8/23/2007 1:21:55 PM
Subject: Re: 39 Braintree Street - Plan titled SEPTIC SYSTEM LOCATION, dated 8-17-2007

Ann:

My reading of 14-403 is that it applies to lots with frontage on unimproved or improved but not permanently paved streets. In this case the proposed lot would abut the improved and accepted part of Braintree Street, not the unimproved and unaccepted part. Therefore, I see no basis in 14-403 for requiring the applicant to improve or extend Braintree Street. This conclusion applies only to the referenced plan.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Ann Machado 08/23 9:59 AM >>>
Mike -

I was just wondering if you had a chance to look at the lot on Braintree Street and make sure that it meets section 14-403.

Thanks,

Ann Machado
Zoning Specialist
874-8709

CC: Earley, Katherine

From: Penny Littell
To: Ann Machado; Barbara Barhydt; Marge Schmuckal; Michael Farmer; Philip DiPierro
Date: 8/6/2007 10:25:04 AM
Subject: Maine Plumbing Code

for a subsurface wastewater disposal system the Maine Plumbing Code states:

400.7 Location of the system: A system should be located entirely on property owned or controlled by the owner of the system.

400.7.1 Private property: The owner of the proposed system may locate the system or components partially or completely on other private property, provided the property owners execute an easement in perpetuity for the construction, operation, replacement, and maintenance of the system, giving the system's owner authorization to cross any land or right-of-way between the two parcels. The easement shall be filed and cross-referenced in the Registry of Deeds and the municipality's office prior to issuance of a disposal system permit. The easement shall provide sufficient buffer around the disposal field and fill material extensions for future replacement and maintenance of the system.

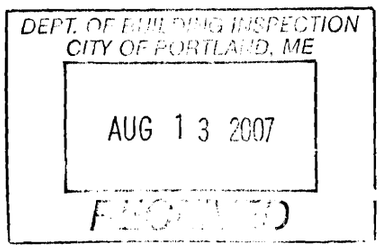
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 13 2007
RECEIVED

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division

M E M O

TO: Ann Machado
FROM: Michael Farmer, Project Engineer
DATE: August 11, 2007
RE: Braintree Street Single Family House Lot Proposal

I understand that the Code Enforcement and Inspections Department is considering a requirement for this project that Braintree Street would have to be extended to the end of the septic system drain field. If the street is extended, DPW recommends that a turnaround be required. If the turnaround cannot be built on top of the drain field, DPW would not object to constructing the turnaround between the proposed driveway and the proposed drain field, provided there is enough room for proper drainage and to meet appropriate setbacks.



From: Barbara Barhydt
To: DiPierro , Philip; Littell , Penny; Machado, Ann; Schmuckal, Marge
Date: 8/1/2007 1:46:03 PM
Subject: Fwd: Re: Braintree St. House Lot

some more info

>>> Michael Farmer 08/01 1:37 PM >>>
A quick estimate is that the sewer would have to be extended about 350 feet from Newton St. to the lot. However, it may not be feasible to extend a gravity sewer from Newton to the lot because the lot might be too low in elevation. You may want to ask the applicant to investigate the feasibility of extending the sewer from Newton Street.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Barbara Barhydt 08/01 1:17 PM >>>
Thanks Mike. Could you tell us how far away the sewer line is from this site? I wonder if it is cost effective for them to bring the sewer line up the accepted portion of Braintree, rather than build the street for the full length of their lot to develop or accommodate the septic system.

Second question: Do you know how other towns address the building of homes on unaccepted streets? Is there a cost sharing or reimbursement as other lots are developed to the person who extends or improves a substandard city street?

Thanks.

Barbara

>>> Michael Farmer 08/01 1:08 PM >>>
I checked the our sewer records with regards to this lot. The closest public sewer is in Newton Street, which is more than 200 feet from the proposed lot, as stated by Mark Bergeron. We would have no basis in this case for requiring that the builder connect to the public sewer instead of building a subsurface waste water disposal system.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

PINKHAM & GREER
CONSULTING ENGINEERS

380 US Route One
Falmouth Maine 04105
Tel 207 781 5242
Fax 207 781 4245

July 12, 2007
File: 04103

Ms. Ann Machado
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RE: BRAINTREE STREET HOUSE LOT

Dear Ann:

Attached to this letter is a revised set of plans for the proposed house lot at the end of Braintree Street for Wayne Hinckley. Based on your recent comment, we have revised the lot layout to show only 60 feet of frontage on Lot 1. This matches the portion of the Braintree Street right-of-way that the City maintains, so no road improvements are required, other than extending the water main.

Because of the new lot layout the septic system for Lot 1 ends up on Lot 2, so we have shown an easement from Lot 2 to Lot 1 for that purpose. The septic system cannot be located anywhere else due to unsuitable soils. Wayne will keep Lot 2 for his own use, and no improvements can be made on Lot 2 without extending and improving Braintree Street. Also if the street is ever extended, public sewer will be constructed to serve the two lots and the septic system will be removed. We believe this is an acceptable method of handling wastewater from Lot 1.

We look forward to issuance of the building permit for Lot 1. Thank you very much in advance for your consideration.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 13 2007
RECEIVED

Sincerely,

PINKHAM & GREER

Mark R. Bergeron, P.E.

Enclosures

C: Wayne Hinckley

KNOW ALL MEN BY THESE PRESENTS,

THAT, I, Daniel C. McDonald, II, of Naples, Florida in consideration of One Dollar ($1.00) and other good and valuable considerations paid by Wayne E. Hinckley, whose mailing address is 49 Northern Oaks Drive, Raymond, Maine 04071, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said , Wayne E. Hinckley, his heirs and assigns forever,

Certain lots or parcels of land with the improvements thereon, situated in the City of Portland, Maine, which consists of certain of the lots numbered 259-265 as shown on a certain "Plan of Woodfords Gardens" owned by J.W. Wilbur, Co., dated November 16, 1916 and recorded in Cumberland County Registry of Deeds in Plan Book 13 at Page 75. Said lots are commonly known or referred to as 31-41 Braintree Street and 27-29 Braintree Street.

MAINE REAL ESTATE TAX PAID

These lots are a portion of the lots conveyed to said Grantor, by deed of distribution dated March 21, 21, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6409, page 125.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, his heirs and assigns, to their own use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that we/I have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid, and that we/I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I Daniel C. McDonald, II the said Grantor, have hereunto set my hand and seal this 30 day of July, 2004.

SIGNED, SEALED AND DELIVERED
in the presence of,

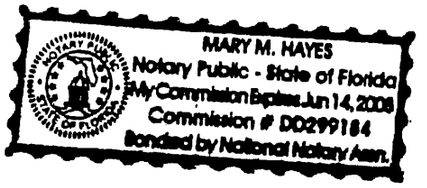
Mary M Hayes

Daniel C McDonald II
Daniel C. McDonald

STATE OF FLORIDA,
COUNTY OF Collier, ss. July 30, 2004.

Personally appeared the above-named Daniel C. McDonald, II and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Mary M Hayes
Notary Public

Print: Mary M Hayes

F:\CLIENTS\hinckley wayne\Deed-MacDonald to Hinckley.doc

Received
Recorded Register of Deeds
Aug 27,2004 02:52:55P
Cumberland County
John B OBrien

Return to: Perkins Olson
PO Box 449
Portland, ME
04112

QUIT-CLAIM DEED
With Covenant

KNOW ALL MEN BY THESE PRESENTS, THAT I, **WAYNE E. HINCKLEY** of Raymond, County of Cumberland, and State of Maine, in consideration of One Dollar and other valuable consideration, paid by **HOME SWEET HOME APARTMENTS, LLC** , whose mailing address is: 49 Northern Oaks Drive, Raymond, Maine 04071 the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Home Sweet Home Apartments, LLC, its heirs and assigns forever, a certain lot or parcel of land, with any buildings thereon, situated in the Town of Portland, County of Cumberland, and State of Maine, being further described as follows:

Certain lots or parcels of land with the improvements thereon, situated in the city of Portland, Maine, which consists of certain of the lots numbered 259-265 as shown on a certain "Plan of Woodfords Gardens" owned by J.W. Wilbur, Co., dated November 16, 1916 and recorded in Cumberland County Registry of Deeds in Plan Book 13 at Page 75. Said lots are commonly known or referred to as 31-41 Braintree Street and 27-29 Braintree Street.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Being the same premises conveyed to Wayne E. Hinckley by deed from Daniel C. McDonald, II dated July 30, 2004, and recorded in the Cumberland County Registry of Deeds in Book 21717, Page 217.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Home Sweet Home Apartments, LLC, its successors and assigns, to their own use and behoof forever.

AND I do COVENANT with the Grantee, its successors and assigns, that I shall and will WARRANT AND DEFEND the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I the said Wayne E. Hinckley, as Grantor, have hereunto set my hand and seal this 14 day of the month of February, 2005.

SIGNED, SEALED AND DELIVERED
in presence of,

Wayne E. Hinckley
Print Name: Wayne E. Hinckley

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. February 14, 2005

Then personally appeared the above-named Wayne E. Hinckley and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public Attorney at Law
Print: Richard P. Olsen

\hinckley wayne\Quit claim deed with cov-ind.doc

MAINE REVENUE SERVICES

REAL ESTATE TRANSFER TAX DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641 – 4641N

PLEASE TYPE OR USE A BALL POINT PEN. FILE BOTH COPIES WITH THE COUNTY REGISTRY OF DEEDS. DO NOT USE STAPLES OR TAPE AND DO NOT DETACH!

1. MUNICIPALITY OR TOWNSHIP	COUNTY	BOOK/PAGE (REGISTRY USE ONLY)
Portland	Cumberland	

GRANTEE (BUYER)

2. IDENTITY: NAME(S) – LAST, FIRST, MIDDLE OR CORPORATE NAME(S)	ENTER SSN OR FED ID HERE
Home Sweet Home Apartment,s LLC	35-2205693

3. NUMBER AND STREET	CITY OR TOWN	STATE AND ZIP CODE
49 Northern Oaks Drive	Raymond	ME 04071

GRANTOR (SELLER)

4. IDENTITY: NAME(S) – LAST, FIRST, INITIAL OR CORPORATE NAME(S)	ENTER SSN OR FED ID HERE
Hinckley, Wayne E.	014-52-7663

5. NUMBER AND STREET	CITY OR TOWN	STATE AND ZIP CODE
49 Northern Oaks Drive	Raymond	ME 04071

PROPERTY

6. TAX MAP & LOT NUMBER: Map 336, Block F, Lots 25-29 and 27-29

7. DATE OF TRANSFER: MO 2 | DAY 14 | YEAR 05

WARNING TO BUYER!
If the property is classified as Farmland, Open Space or Tree Growth, a substantial financial penalty could be triggered by Development, subdivision, partition or change in use.
☐ Classified ☒ Not Classified

CONSIDERATION

8. Tax will be collected at the registry when the deed is recorded. The tax rate is $2.20 per $500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller. See reverse for instructions.

FAIR MARKET VALUE $ 12,000 .00 ▶ CONSIDERATION $ 0 .00 (ACTUAL PRICE PAID OR REQUIRED TO BE PAID)

EXEMPTION

9. If one or more parties are exempt from the real estate transfer tax, please explain the basis for exemption pursuant to Title 36 M.R.S.A., Section 4641-C. Complete only if the transfer is claimed to be fully or partially exempt.

☐ GRANTEE Reason Transfer is exempt pursuant to 35 M.R.S.A. Section 4641-C Section 16 and 19 as a deed

☐ GRANTOR Reason to an LLC by its sole member

SPECIAL CIRCUMSTANCES

10. Were there any special circumstances in the transfer which suggests that the price of the property was either more or less than its fair market value? (IF YES, PLEASE EXPLAIN) member to LLC

▶ NO ☐ YES ☒

INCOME TAX WITHHELD

11. ☐ Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.

☒ Buyer(s) not required to withhold Maine income tax because:
- ☒ Seller has qualified as a Maine resident
- ☐ A waiver has been received from the State Tax Assessor
- ☒ Consideration for the property is less than $50,000
- ☐ Foreclosure sale: exempt per 36 MRSA §5250-A, sub 3-A

OATH

12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.

GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
HSH by Wayne E. Hinckley	2/14/05	Wayne E. Hinckley	2/14/05

PREPARER

13. Name, address and phone number of person or firm preparing this form. Richard P. Olson, Esq., Perkins Olson, P.A., 30 Milk St., Portland, ME 04101

Official Receipt for Recording in:

Cumberland County Registry Of Deeds
142 Federal Street
PORTLAND, MAINE 04101

Issued To:
PERKINS & OLSON
PO BOX 449

PORTLAND ME 04112-

Recording Fees

Document Description	Number	Vol#	Page	Recording Amount
DEED	10903	22337	93	$13.00
1-HINCKLEY, WAYNE 2-HOME SWEET HOME APARTMENTS LLC 12:22:34p				
T-TAX 12:22:34p				$.00
				$13.00

Collected Amounts

Payment Type	Check Number	Amount
CHECK	110	$13.00
		$13.00

Total Received :	$13.00
Less Total Recordings:	$13.00
Change Due :	$.00

Thank You
JOHN B OBRIEN - Register of Deeds

By - Jayne Jordan

Receipt#	Date	Time
0206317	02/18/2005	12:23p

04103
CUSTOMER SE
OFFICE H
8:30 A.M. - 4:30

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

April 21, 2005

JUN 18 2007

Mark Bergeron, PE
Pinkham & Greer
170 US Route One
Falmouth, Me. 04105

Re: Braintree St. house lots

Mark:

This letter is to notify you the two lots you have referenced on your drawing do not have frontage to where there is a water main. In order to serve the two lots with public water a water main extension would be necessary of about 125' of 8"DI water main. As far as going under the District's 48" concrete distribution main with a sewer that should not be a problem and your option "A" would be the best choice. Please contact Norman Twaddel our Right of Way agent at 774-5961 extension 3057 and he should be able to answer any of your questions concerning the right of way requirements.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.761.8310 FAX: 207.879.5837 E-MAIL: CUSTOMERHELP@PWD.ORG WEB: WWW.PWD.ORG

04103

322

BRAINTREE STREET

BRAINTREE STREET

From Newton Street

N'ly 375.33'

Accepted by Order of the City Council passed November 1, 1965
City of Portland Records, Volume 81, Page 170

Beginning at a point in the northerly side line of Newton Street, said point being distant 388.85 feet northeasterly from the first angle on the northerly side line of Newton Street, northeasterly from Forest Avenue;

thence northerly and making an included angle of 120°03½' through the west with the southwesterly direction of the said northerly side line of Newton Street, a distance of 375.33 feet to a point.

Said street to be fifty (50) feet wide and to lie wholly on the easterly side of the above described line.

* *

AVALON TERRACE

From Avalon Road

N'ly, S'ly,

and S'ly 175'

Post-it® Fax Note 7671 | Date 5/8/07 | # of pages ▶ 1
To Mark Bergeron | From Rex
Co./Dept. | Co. Titcomb
Phone # | Phone # 797-9144
Fax # 781-42-45 | Fax #

point being
om its intersec-

st described

dius of 50.00 feet
of 235.62 feet

wale] to the course above described as being tangent to the circle of 50.00 foot radius, a distance of 135.00 feet to a point and an intersection with the northerly side line of Avalon Road;

thence southwesterly along the said northerly side line of Avalon Road and making an included angle of 90° with the last described course, a distance of 50.00 feet to the point of beginning.

Said street to lie wholly within the above described lines and to be 50.00 feet wide except in the curved portions.

* *

LUDLOW STREET

LUDLOW STREET

From N'ly

Terminus N'ly

742.00'

Accepted by Order of the City Council passed January 3, 1966
City of Portland Records, Volume 82, Page 27

Beginning at a point in the center line of Ludlow Street distant northwesterly 414.00 feet along the said center line of Ludlow Street from the second angle therein northwesterly of Fuller Street, said point of beginning also being the northwesterly terminus of Ludlow Street as laid out and accepted by order of the City Council, February 17, 1964;

thence northwesterly on a prolongation in a straight line of the said center line of Ludlow Street a distance of 742.00 feet to a point.

Said street to be fifty (50) feet wide and to lie equally on either side of the above described line.

* *

SONNET LANE

SONNET LANE

From Ludlow Street

S'ly, W'ly, N'ly, S'ly, W'ly, NW'ly, SW'ly 459.97'

Accepted by Order of the City Council passed January 3, 1966
City of Portland Records, Volume 82, Page 27

Beginning at a point in the southerly side line of Ludlow Street, said point being distant 269.45 feet northwesterly along said southerly side line of Ludlow Street from its intersection with the westerly side line of Ludlow Terrace;

thence on a curve to the southwest with a radius of 20.00 feet and tangent to the said southerly side line of Ludlow Street, a distance measured on the arc of 31.42 feet to a point;

thence southwesterly on a course tangent to the last described curve, a distance of 149.24 feet to a point;

thence westerly on a curve to the northwest with a radius of 70.00 feet and tangent to the last described course, a distance measured on the arc of 93.44 feet to a point;

thence northwesterly on a course tangent to the last described curve, a distance of 128.60 feet to an angle in the southerly side line of Sonnet Lane;

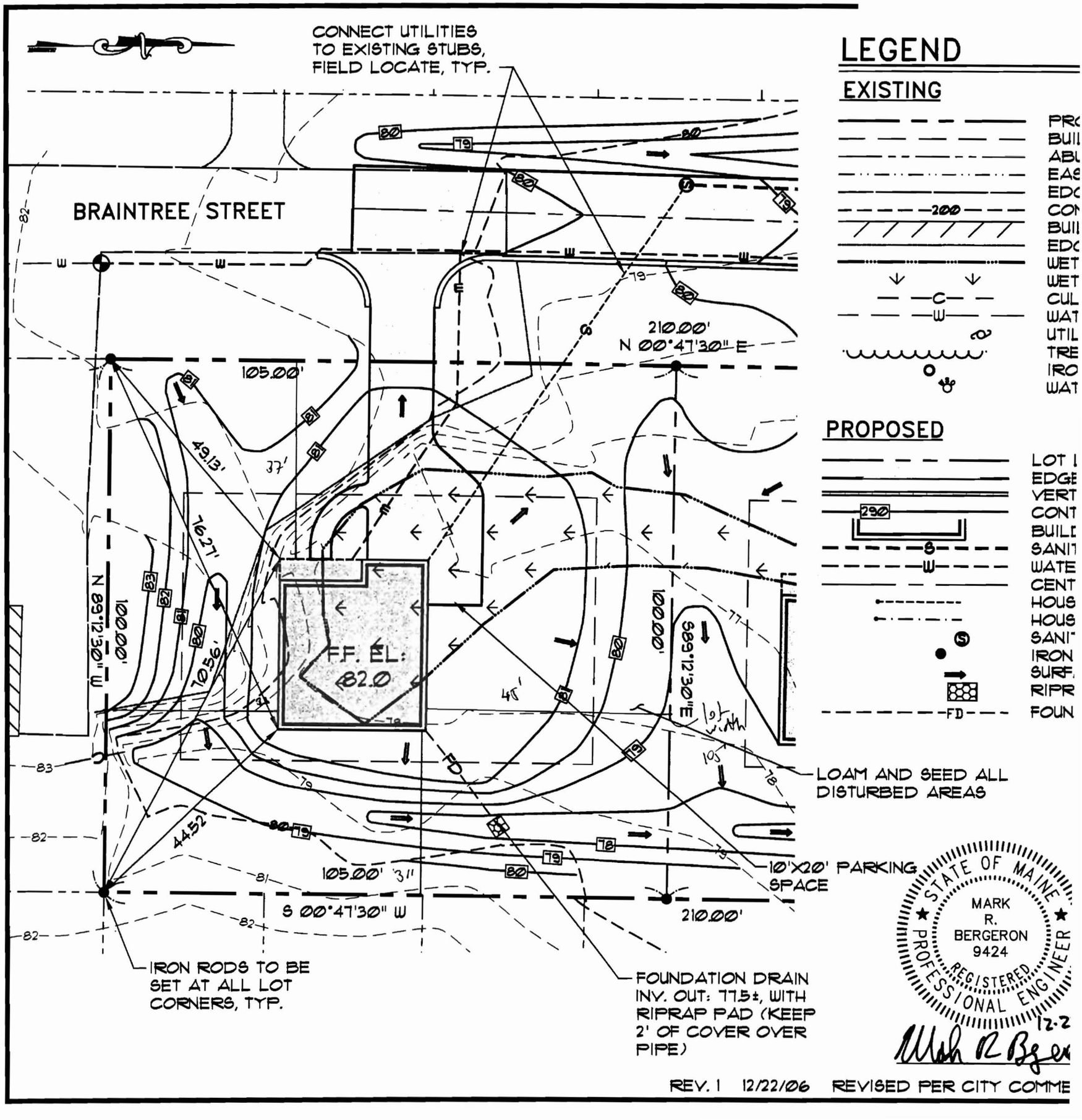
thence southwesterly and making an included angle of 146°15' through the south with the southeasterly direction of the last described course, a distance of 25.76 feet to a point;

thence southerly on a curve with a radius of 20.00 feet and tangent to the last described course, a distance measured on the arc of 31.42 feet to a point, and an intersection with the easterly side line of Four Winds Road, so called;

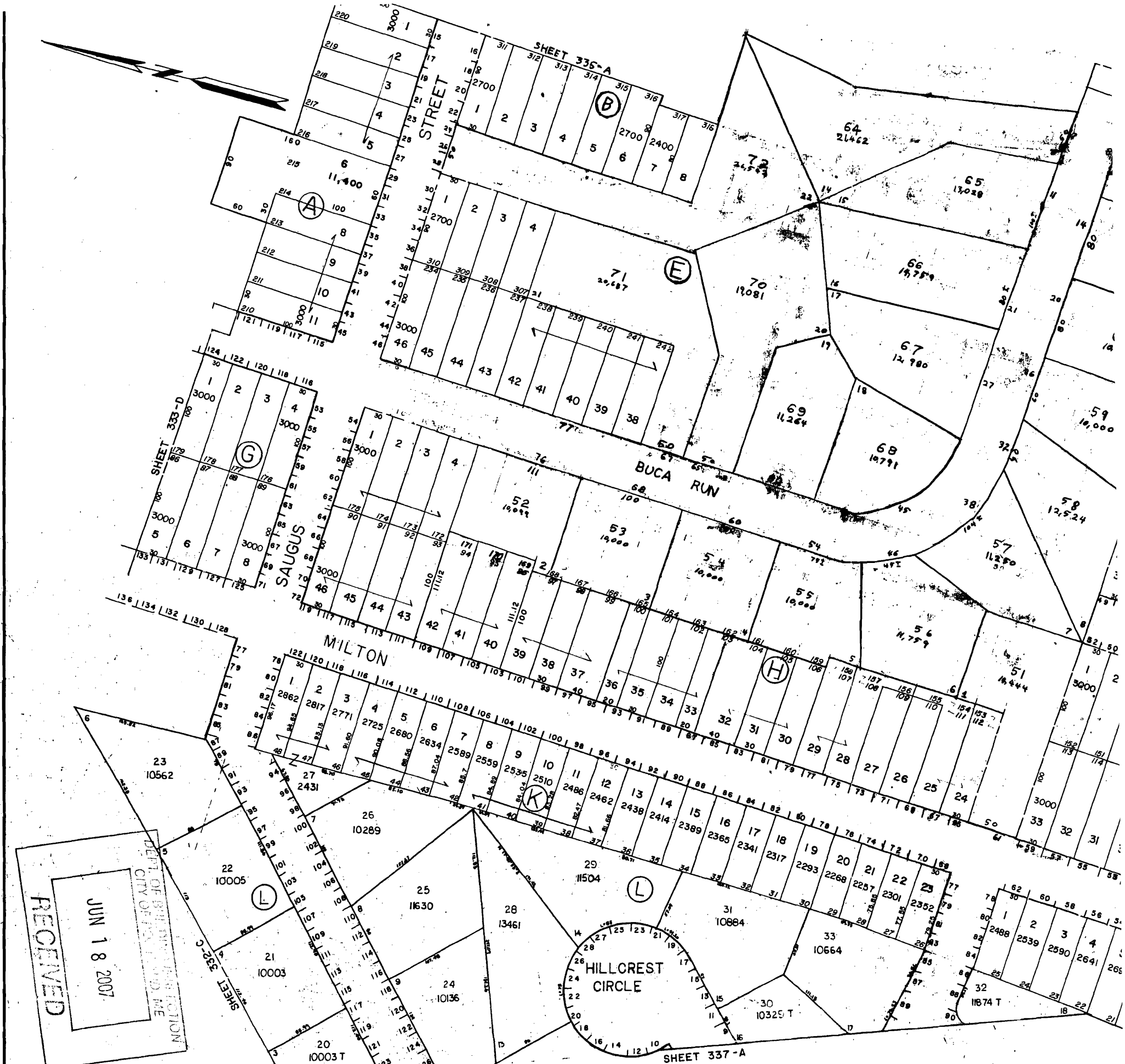
Continued on next page -

781-4245

8 DI 1978
1523
8 DI 1978
1802
8 DI 1978
2 CAST 1922
HAMPTON AVE
HARRIS AVE
NEWTON ST
8 DI 1988
8 DI 1983
1 PLA 1987
DEDHAM ST
8 DI 1998
BUCA RUN
48 CONG 1954
FALMOUTH FEEDER
1206
8 DI 1998
BRAINTREE ST
1818
16 CAST 1965
BRAINTREE ST
8 DI 1973
HARMONY RD
8 DI 1988
MILTON ST
HALCREST CIR
ST NNS
ST JOHNS



REV. 1 12/22/06 REVISED PER CITY COMME



RECEIVED
JUN 18 2007
DEPT OF BUILDING INSPECTION
CITY OF CLEVELAND, OHIO

Z VENT INC SHINGLE VENT

PHALT SHINGLE ROOF OVER 15# LT. & GOLD MIDE BITUTHANE @ VED & VALLEYS

P OF PLATE

EK FASCIA OF 1x8 & 1x4

WIDE VINYL SHUTTERS

RCH ROOF

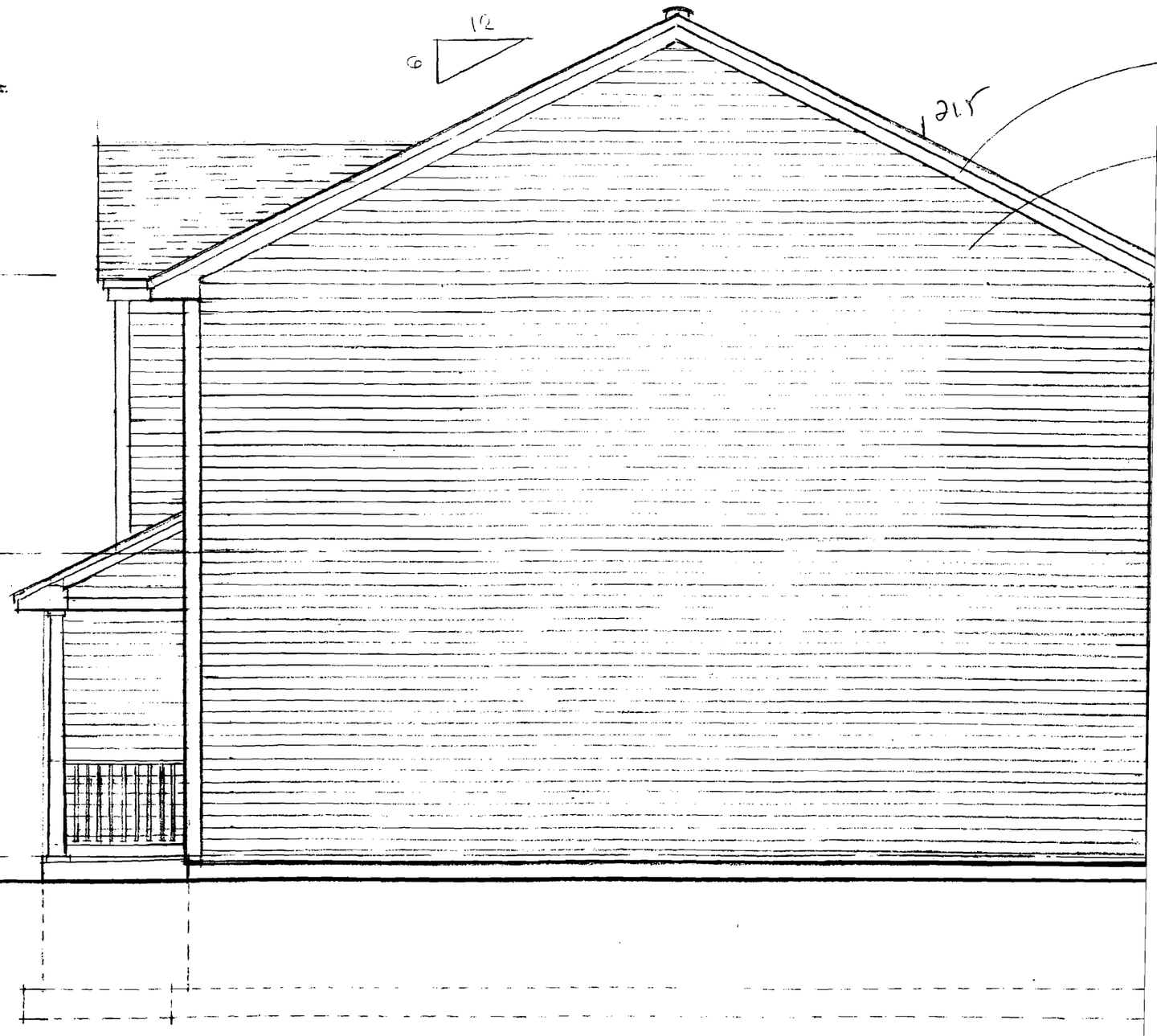
D. FLOOR LINE

RN CRAFT 6" DIAM. DEL CLASSIC FIBERGLASS TSCAN TAPERED COLUMN CAP & BASE (TWO TOTAL)

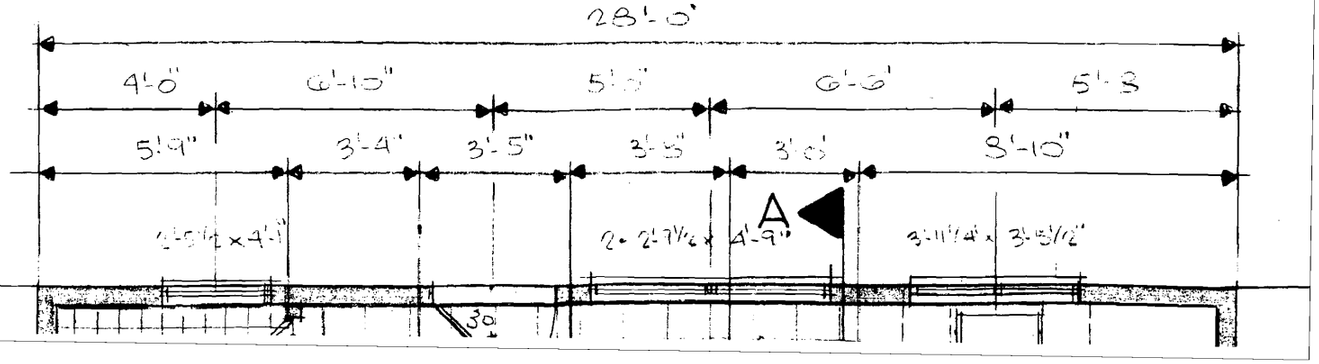
HOGANY 2x6 CAP & TOP RAIL & BOTTOM RAIL & 1 1/4" x 1 1/4" LINGS

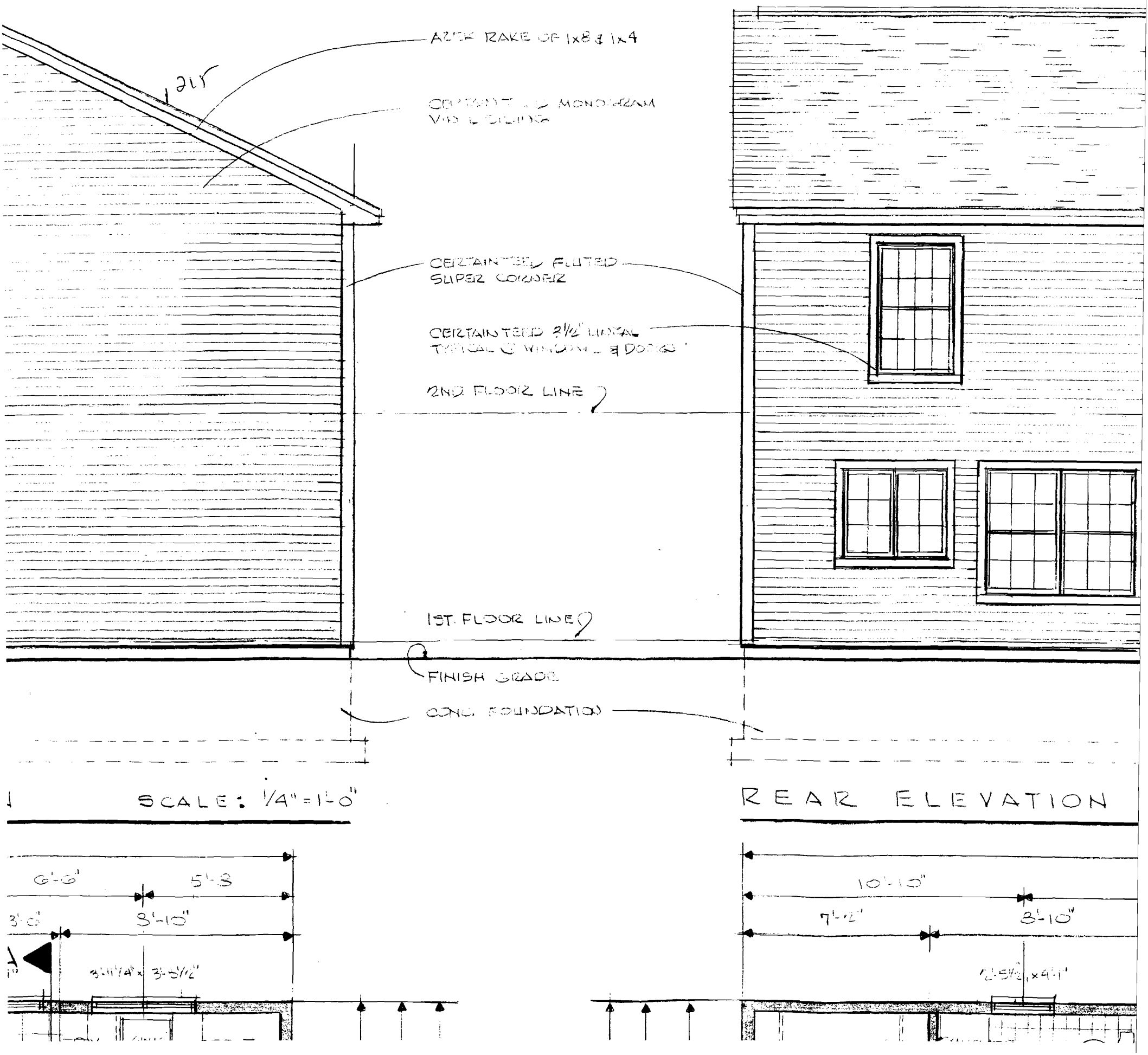
T. FLOOR LINE

NC. FOUNDATION



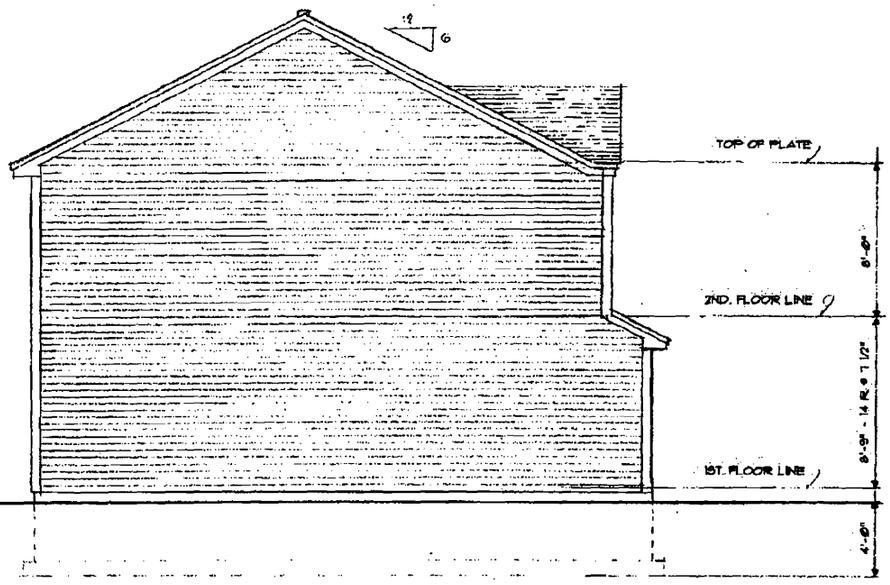
RIGHT END ELEVATION SCALE: 1/4" = 1'



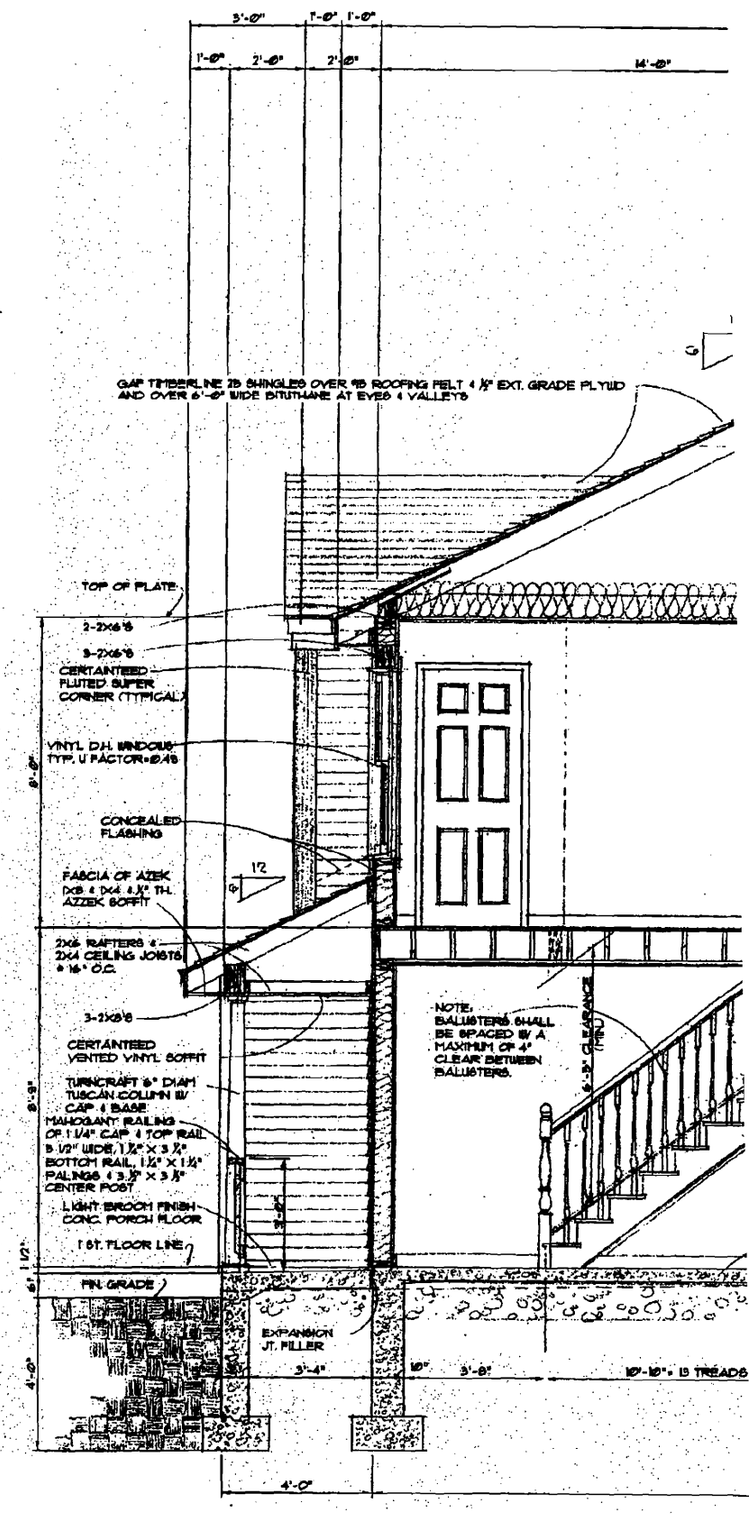


SCALE: 1/4" = 1'-0"

REAR ELEVATION



LEFT END ELEVATION SCALE: 1/4" = 1'-0"



CROSS SECTION A-

GENERAL NOTES

1. WINDOW SIZES SHOWN ON FLOOR PLANS BASED ON VICON VINYL WINDOWS.
2. INTERIOR DOORS SHALL BE 6 PANEL MOLDED HARDBOARD FACE, HOLLOW CORE.
3. CASINGS @ WINDOWS & DOORS SHALL BE BROSCO N°6125 OR N°6153 (11/16"x2 1/2").
4. DUAL-PANE GLASS (AIR-FILLED) U FACTOR= .48 IN ALL WINDOWS.
5. EXTERIOR DOORS SHALL BE INSULATED STEEL DOORS.

REVISIONS

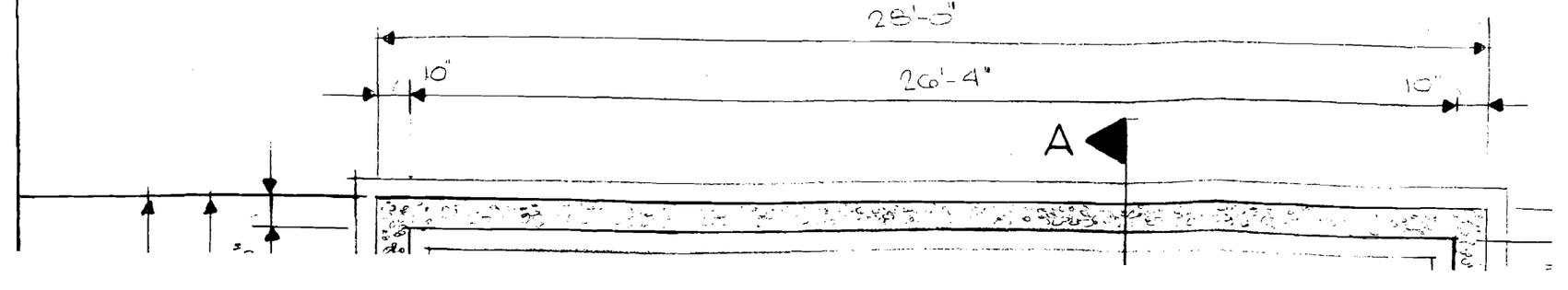
NO.	DATE	LOCATION
1	JULY 18, 2006	WINDOWS U FACTOR, STAIR BALUSTERS

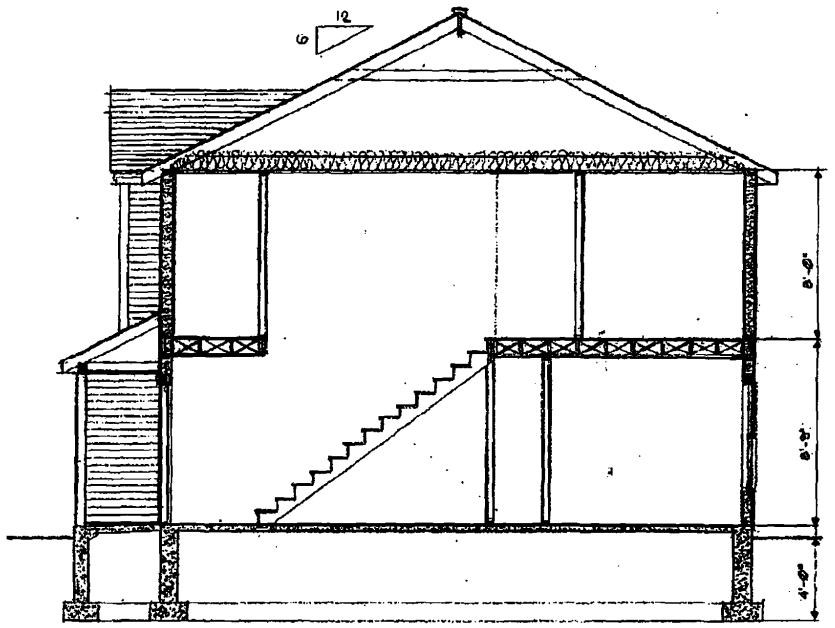
THE S

E. J. REMPELAKIS A

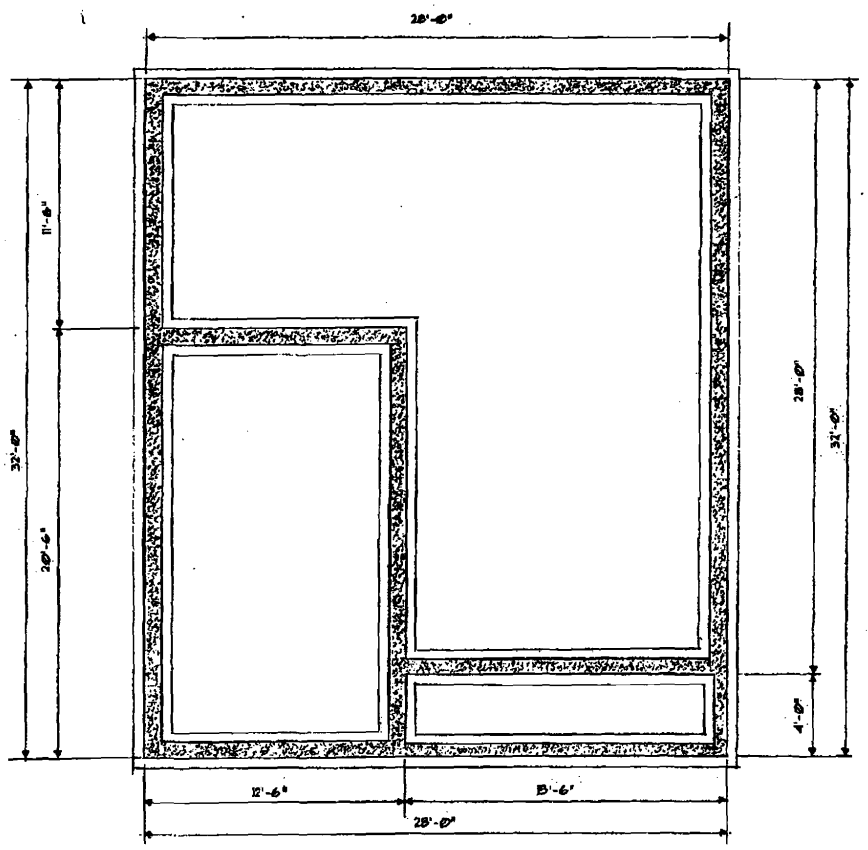
SUITE 201 179 GREAT R

FRONT ELEVATION SCALE: 1/4" = 1'-0"

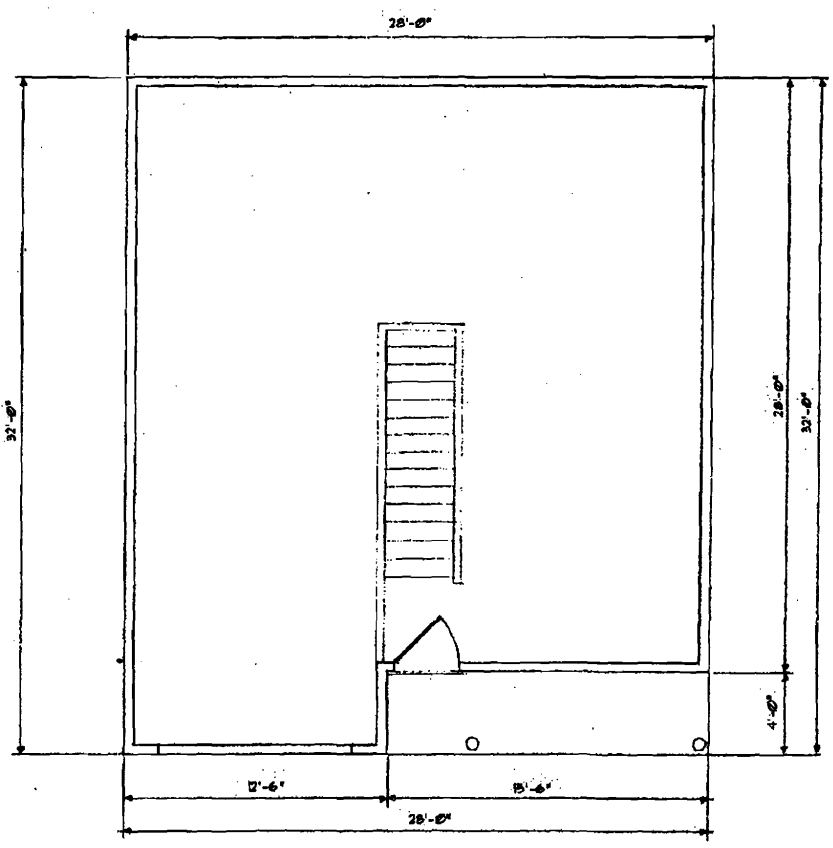




CROSS SECTION AT STAIR SCALE: 1/4"=1'-0"



FOUNDATION PLAN SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

REVISIONS		
No	DATE	LOCATION

E. J. REMPELAKIS A

SUITE 201 179 GREAT R