

NEED:

- 1) COLUMN SPACING
- 2) ~~FOOT PLANK~~  
BALUSTERS TOO FAR  
APART!

Called Owner - 3/20/02  
@ 12:30 pm

7/16/02 - Checked setbacks + sonar tube depth -  
both OK - OK to continue.

Tom H

12/30/02 - Final on decks - All OK *TH*

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

CUSTOM BUILT HOMES OF MAINE, INC., a Maine Corporation, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine.

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

MIRELA CALA and FOTAQ CALA, with a mailing address of 10 Whitebirch Lane, #1, Portland, Maine 04103 as Joint Tenants

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 12 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.

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 of 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 to Portland Water District dated April 11, 2000 and recorded in Book 15413, Page 104.
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 412.
7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 412.
8. Common Driveway Easement with Lot 13 as shown on said plan. The lot herein conveyed and said Lot 13 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 the Grantees covenant and

agree by acceptance of the herein deed shall be binding upon the Grantees, their heirs and assigns:

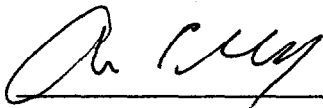
1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purposes.
2. The herein conveyance specifically excludes any rights in 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 12 shall be limited to not more than three (3) 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 the Grantees herein by their acceptance of this deed hereby assume and agree to pay.

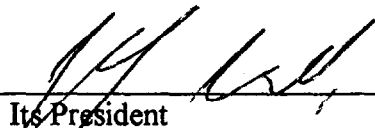
Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by Deed of Maggie Lane Development, LLC, dated November 16, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15859, Page 281.

Witness my hand this 13 day of April, 2001.

CUSTOM BUILT HOMES OF MAINE, INC.

  
\_\_\_\_\_

By:

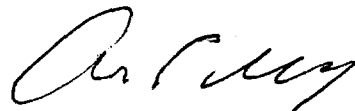
  
\_\_\_\_\_  
Its President

THE STATE OF MAINE

Cumberland, ss.

April 13, 2001

Then personally appeared the above-named Ronald S. Smith, Jr., of Custom Built Homes of Maine, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

  
\_\_\_\_\_

Attorney at Law/Notary Public

Alan C. Wolk

File No: 00031018

### **Exhibit A - Mortgage**

A certain lot or parcel of land with the buildings and improvements thereon situated in Portland, County of Cumberland, and State of Maine and being bounded and described as follows:

Being Lot 12 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 in the Cumberland County Registry of Deeds in Plan Book 200, Page 412.

Meaning and intending to describe and mortgage the same premises conveyed to the mortgagor(s) by deed of near or even date to be recorded herewith.

# 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.

**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.

- Footing/Building Location Inspection:** Prior to pouring concrete
- N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete
- N/A **Foundation Inspection:** Prior to placing ANY backfill
- N/A **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- 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.

N/A **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

J. Fotag Cola

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 341A022 Building Permit #: 020189