

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 04-0689	Issue Date: JUN 25 2004	CBL: 341-A-35 <del>342-A014001</del>
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<b>Location of Construction:</b> Carriage Lane (Lot #15)	<b>Owner Name:</b> Bono, Inc.	<b>Owner Address:</b> Po Box 10127 CITY OF PORTLAND	<b>Phone:</b> 207-773-4988
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> 2077728629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	<b>Zone:</b> R5
<b>Past Use:</b> Vacant land	<b>Proposed Use:</b> Build duplex on Lot #15 CBL 341-A-035: 30' x 40' two-story two unit dwelling w/2 bulkheads, no decks, no garages	<b>Permit Fee:</b> \$1,311.00	<b>Cost of Work:</b> \$135,000.00
<b>Proposed Project Description:</b> Build 30' x 40' two-story two unit dwelling w/2 bulkheads, no garages <i>two rear stoops</i>		<b>CEO District:</b> 5	<b>INSPECTION:</b> Use Group <i>R-3</i> Type <i>SB</i> <i>BCLA 1999</i>
		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Signature:</b> <i>[Signature]</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

<b>Permit Taken By:</b> kwd	<b>Date Applied For:</b> 05/27/2004	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zmax</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>All approved under #2003-0004</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>5/24/04</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <i>9</i>
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PERMIT ISSUED  
JUN 25 2004  
CITY OF PORTLAND

**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

# 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

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

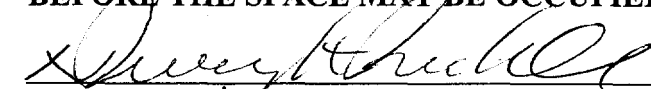
Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

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.

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

  
Signature of Applicant/Designee

Date 6/25/04

  
Signature of Inspections Official

Date

CBL: 342-A-14

Building Permit #: 040689

341-E-1

04-0645

341-G-23

04-0663

341-G-24

04-0665

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 040689

## PERMIT

This is to certify that Bono, Inc./Dwight Brackett

has permission to Build 30' x 34' two-story two unit dwelling w/2 bedrooms, no decks, no garages

AT Carriage Lane (Lot #15) City 342 A014001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is occupied or closed-in. 48 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS  
Fire Dept. W. M. G.  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

PERMIT ISSUED  
JUN 25 2004  
CITY OF PORTLAND

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



Land surveying  
Land Planning

133 Gray Road  
Falmouth, Maine 04105-2029  
(207) 797-9199  
Fax (207) 878-3142

Bath (207) 442-7799  
New Gloucester (207) 926-4699

June 29, 2004

Tammy Munson  
Code Enforcement Officer  
City of Portland  
389 Congress Street  
Portland, ME 04101

**VIA FAX: (207) 874-8716**

re: **Lots 14 & 15, Carriage Lane, Portland**

Dear Ms. Munson:

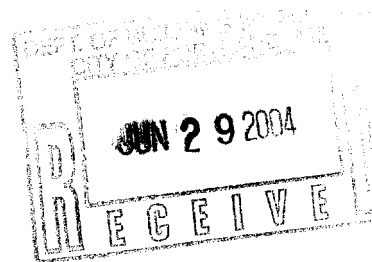
This letter will confirm that Titcomb Associates has staked the locations for the buildings on Lots **14 & 15, Carnage Lane**, in accordance with **the** locations shown on the development plans prepared by Gorrill-Palmer Consulting Engineers.

**The** building locations are in compliance with the City of Portland Setback Requirements. The building locations are based on established property pins.

Please call if you have any further questions.

Sincerely,

David E. Titcomb, PLS  
President, Titcomb Associates



cc: Dwight Brackett

\\LP\99057\lots14&15.ir

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 04-0689	<b>Date Applied For:</b> 05/27/2004	<b>CBL:</b> 341 A035001
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<b>Location of Construction:</b> 0 Carriage Ln (lot #15)	<b>Owner Name:</b> Wa One	<b>Owner Address:</b> Po Box 10127	<b>Phone:</b> 207-773-4988
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	

<b>Proposed Use:</b> Build duplex on Lot #15 CBL 341-A-035: 30 x 40' two-story two unit dwelling w/2 bulkheads, no decks, no garages	<b>Proposed Project Description:</b> Build 30' x 40' two-story two unit dwelling w/2 bulkheads, no decks, no garages
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/11/2004  
**Note:** 6/11/04 D.B. Amended plans to show one 5' x 8' front entry way instead of two smaller separate ones      **Ok to Issue:**

- 1) It is also understood that there will be one front porch entry which is 5' x 8'
- 2) NO DAYLIGHT BASEMENT is being shown. NO DAYLIGHT BASEMENT is being approved with this permit.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently only two rear 5' x 6' bulkheads and two rear 3' x 4' stoops are being approved with the issuance of this permit. NO full rear decks are being shown or approved with this permit.
- 4) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of revised plans submitted on 6/11/04. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 06/25/2004  
**Note:**      **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) A copy of the chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 4) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 5) A copy of the recorded deed must be submitted to this office prior to the issuance of the Certificate of Occupancy stating the following: There will be no municipal trash pickup, snow plowing, and street lighting provided to the property by the City of Portland unless and until Carriage Lane is accepted by the City of Portland.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/24/2004  
**Note:**      **Ok to Issue:**

- 1) the sprinkler system shall be tested to the NFPA 13R standard and the results submitted to the Portland Fire Department
- 2) the sprinkler system shall be installed in accordance with NFPA 13R standards

**Dept:** DRC      **Status:** Approved      **Reviewer:** Jay Reynolds      **Approval Date:** 06/04/2004  
**Note:**      **Ok to Issue:**

<b>Location of Construction:</b> O Carriage Ln (lot #15)	<b>Owner Name:</b> Wa One	<b>Owner Address:</b> Po Box 10127	<b>Phone:</b> 207-773-4988
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	

**Note:** **Ok to Issue:**   
1) street name has to approved thru Jon Giles, engineering department

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Sebago Technic      **Approval Date:** 02/24/2004  
**Note:** **Ok to Issue:**   
1) see Planning conditions

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Kandi Talbot      **Approval Date:** 02/24/2004  
**Note:** **Ok to Issue:**

- 1) xii. that the developer shall submit a performance guarantee for each lot's development, which will include driveways, landscaping and erosion control, in addition to the performance guarantee which will be required for the development of the subdivision including roadway, stormwater management, lighting, etc.
- 2) xi. that a typical lot deed showing the 10 ft. wide drainage easement language shall be submitted to Corporation Counsel for review and approval. All required easements to the City shall be executed and provided to the City prior to issuance of the first building certificate of occupancy.
- 3) x. that the developer deed Lot 13 to the City at the time of the submission of the performance guarantees, which deed shall be accepted by the City Council as a public park. Additionally, the developer shall contribute \$7,500.00 to the Department of Parks and Recreation to install such playground equipment as they deem appropriate.
- 4) ix. that the landscape plan be revised to show minimum areas for foundation plantings. The plans shall also be revised to increase the esplanade on the easterly side of Carriage Lane, between the street pavement and sidewalk to a 6 ft. width and install the street trees within this esplanade. The landscape plan shall be reviewed and approved by the City Arborist prior to establishment of performance guarantees.
- 5) viii. A drainage maintenance agreement shall be provided to the City for the drainage easement areas shown on Lots 15 and 17 as shown on the plans, including specifically Drawing No. 4A and 6.
- 6) vii. the applicant shall provide an easement (from the owner of Lot 22 of the Maggie Lane Subdivision) for a 10ft. public pedestrian easement to and across the existing sidewalk located on Lot 22 of the Maggie Lane Subdivision to the current northerly terminus of "Maggie Lane" as a public street.
- 7) vi. that Bono Inc. d/b/a Broadway Development, Inc. contribute \$5,000 towards the City's CSO effort to remove the storm drain culvert connection into the sanitary sewer in Forest Avenue near Avalon Road prior to issuance of a building permit. If the separation of the downstream culvert does not take place within five (5) years of the date of approval of the subdivision plan, then the money shall be returned to the Developer.
- 8) v. that the plans be revised to address Public Works' memo dated February 20, 2004 regarding street monuments, construction specifications and sewer manhole #3, and shall be reviewed and approved by Public Works.
- 9) iv. That Bono Inc. D/b/a Broadway Development Inc. Execute a 10 ft. Wide public pedestrian easement acceptable to Corporation Counsel, prior to issuance of the first building permit and to construct a 5 ft. Paved walking path from the proposed sidewalk on Carriage Lane to the existing Lot 22 Maggie Lane sidewalk, prior to issuance of the first certificate of occupancy. The plans shall be revised to show a painted crosswalk over the parking pavement and a walkway along the easterly edge of the parking lot on Lot 12.
- 10) iii. That the applicant revise the plans to reflect the comments listed in Section IV - Staff Review of Planning Report #2-04, to be reviewed and approved by staff.
- 11) ii. The applicant's request for a sidewalk waiver on the westerly side of the roadway be granted, subject to the condition that a sidewalk connecting between Lot #13 and the Maggie Lane foot path be provided (to the extent this sidewalk connection is outside of the public right of way the City shall be granted an easement for such area.)
- 12) i. That the plans be revised in accordance with the DRC's memo dated February 19, 2004 regarding certification of design, snow removal, as-built plans, and foundation drain laterals, to be reviewed and approved by the DRC.

Print  Text#3  0 Constr Type  New Num1  40689

Permit Nbr  04-0689 Location of Construction  0 Carriage Ln (lot #15) Appl. Date  05/27/2004  
Status  Hold Permit Type  Duplex Issue Date   
CSL  341 A036001 District Nbr  Estimated Cost  \$135,000.00 Date Closed

Comment Date  Comment

06/22/2004 need to go over a few items w/builder - left message w/Dwight to meet:  
Name  imm Follow Up Date  Completed

06/03/2004 Dwight left new plans this date.:MAN  
Name  mjh Follow Up Date  Completed

CreatedBy  kwd CreateDate  05/27/2004 ModBy  imm ModDate  06/22/2004

**city of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 04-0689	<b>Date Applied For:</b> 05/27/2004	<b>CBL:</b> 341 A035001
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<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	

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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/11/2004  
**Note:** 6/11/04 D.B. Amended plans to show one 5' x 8' front entry way instead of two smaller separate ones      **Ok to Issue:**

1) It is also understood that there will be one front porch entry which is 5' x 8'

2) NO DAYLIGHT BASEMENT is being shown. NO DAYLIGHT BASEMENT is being approved with this permit.

3) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently only two rear 5' x 6' bulkheads and two rear 3' x 4' stoops are being approved with the issuance of this permit. NO full rear decks are being shown or approved with this permit.

4) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

5) This permit is being approved on the basis of revised plans submitted on 6/11/04. Any deviations shall require a separate approval before starting that work.

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

**Note:**

**Dept:** DRC      **Status:** Approved      **Reviewer:** Jay Reynolds      **Approval Date:** 06/04/2004  
**Note:**      **Ok to Issue:**

**Comments:**  
5/3/04-mjn: Dwight left new plans this date..MJN



04-0689

# 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 LOT 15 CARRIAGE LANE

Total Square Footage of Proposed Structure 24 X 30 = 2040 SQ.FT. Square Footage of Lot 6508 SQ.FT.

Tax-Assessor's Chart, Block & Lot  
Chart# 341 Block# A/35 Lot# 15 Owner: Bona Inc. Telephone 773-4988

Lessee/Buyer's Name (If Applicable) \_\_\_\_\_ Applicant name, address & telephone: Bona Inc. 773-4988  
P.O. Box 10127  
Portland, ME. 04104 Cost Of Work: \$ 135,000<sup>00</sup>  
Fee: \$ pd 1281

Current use: MULTI UNIT owes \$ 30.00  
If the location is currently vacant, what was prior use: VACANT LAND  
Approximateley how long has it been vacant: \_\_\_\_\_  
Proposed use: MULTI UNIT - 2 UNIT  
Project description: 30x34 2 STORY - 2 UNIT

Contractor's name, address & telephone: DWIGHT BRACKETT  
84 COUNTRY LANE  
Who should we contact when the permits ready: 7728629  
Mailing address: 84 COUNTRY LANE  
PORTLAND ME 04103 Phone: 7728629

**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: 5/24/04

**This is not a permit, you may not commence ANY work until the permit is issued**  
MAY 27 2004

Applicant:

Date: 6/10/04

Address:

Carriage Lane (lot #15)

C-B-L: 341-A-035

CHECK-LIST AGAINST ZONING ORDINANCE

Permit # 04-0689

Date - New Development

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to construct Duplex 30' x 40' - No garages

No rear full decks (only rear stoops)

Sevage Disposal - City

Lot Street Frontage - 50' req - 60' shown

Front Yard - 20' req ~~direct front~~ 20' to bldg

5 x 8 front steps within front setback OK per 14-425 - less than 50'

Rear Yard - 20' req - 43' scaled

Side Yard - 12' req 2 story

- can reduce one side to no less than 8' if add the amount taken off to other side - 10' & 18.5' shown OK

Projections - 2 rear 5' x 6' bulkheads - 2 rear 3' x 4' stoops

front porch 5 x 8

Width of Lot - 60' req - 60' scaled

Height - 35' MAX - 23.5' scaled

revised 6/11/04 D.B

Lot Area - 6,000<sup>#</sup> min - 6,508<sup>#</sup>

Lot Coverage/ Impervious Surface - 40% MAX of 2603.2<sup>#</sup>

Area per Family - 3,000<sup>#</sup> OR 6,000<sup>#</sup> / 6,508<sup>#</sup> shown

Off-street Parking - 4 SPAUS req. 4 SPA

Loading Bays - N/A

Site Plan - on original #2003-0004

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

$$\begin{aligned}
 30' \times 40' &= 1200\# \\
 (5 \times 6) \times 2 &= 60 \\
 (3 \times 4) \times 2 &= 24 \\
 5 \times 8 &= 40
 \end{aligned}$$

1324<sup>#</sup>

No Daylight basements shown - No Daylight basements Approved

**From:** Jay Reynolds  
**To:** Doug Reynolds; James Wolf  
**Date:** Thu, Jun 3, 2004 9:28 AM  
**Subject:** Lot 15, Carriage Lane Review

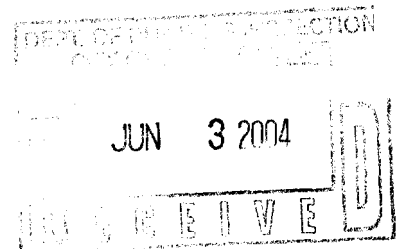
Doug, Jim:

Comments:

1. There is some question whether sufficient right, title, and interest has been provided by Dwight **Brackett**, the applicant. I will defer to our legal dept. on this item.
2. The entry ways don't match on the Building elevations and Site plan.
3. The zoning administrator indicated that the rear steps should be shown on the site plan.

Jay Reynolds  
Development Review Coordinator  
City of Portland  
Planning and Development  
**(207) 874-8632**  
[jajjr@portlandmaine.gov](mailto:jayjr@portlandmaine.gov)

**CC:** Sarah Hopkins



lot 15

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

KNOW ALL BY THESE PRESENTS, that W.A. ONE, a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine ("Grantor"), for consideration paid, grants to BONO, INC., doing business under its assumed name of BROADWAY DEVELOPMENT, a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 10127, Portland, Maine ("Grantee"), with warranty covenants, the land located in Portland, Cumberland County, Maine, described as follows:

SEE EXHIBIT A, ATTACHED HERETO

IN WITNESS WHEREOF, W.A. ONE has caused this deed to be executed in its name by James M. Wolf, President of W.A. One, on this 26<sup>th</sup> day of April, 2004.

W.A. ONE:

Joyce M. Yates  
Witness

By: James M. Wolf  
James M. Wolf  
Its duly authorized President

STATE OF MAINE  
Cumberland, ss.

APRIL 26, 2004

Then personally appeared before me the above-named, James M. Wolf, President of W.A. ONE 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 the corporation.

SEAL

Joyce M. Yates  
Notary Public/Attorney at Law  
Printed Name: \_\_\_\_\_

**JOYCE M. YATES**  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES SEPTEMBER 16, 2010

**EXHIBIT A**

Conveyance from W.A. One to Bono Inc.  
Carriage Lane Subdivision  
Broadway, Portland

Beginning at the southeasterly terminus of Broadway as accepted by order of the City Council on December 21, 1964 and recorded in the City of Portland Records in Volume 81, Page 7. Thence:

1) N 26° 22' 56" W by said Broadway a distance of Ninety-Five and 51/100 (95.51) feet to a capped 5/8" rebar set at the southerly corner of a parcel of land now or formerly of Gordon Winchell and Catherine Whitney as described in a deed recorded in the Cumberland County Registry of Deeds in Book 15167, Page 82.

2) N 61' 26' 04" E by said land of Winchell and Whitney a distance of Seventy-Three and 45/100 (73.45) feet to a capped 5/8" rebar set.

3) N 06' 49' 45" W by said land of Winchell and Whitney a distance of Eighty and 79/100 (80.79) feet to a capped 5/8" rebar set.

4) N 04' 33' 40" W by land of said Winchell and Whitney, and by land now or formerly of Harold A. McLean and Audrey P. McLean as described in a deed recorded in said Registry in Book 3019, Page 64, and by the terminus of Fourth Street, and by land now or formerly of Jaimie L. Worster and Braeme B. Thurrell as described in a deed recorded in said Registry in Book 17239, Page 24, and by land now or formerly of Harold P. Flint and Theresa R. Flint as described in a deed recorded in said Registry in Book 4259, Page 139 and by land now or formerly of Lillian V. Stinson and Robert L. Stinson as described in a deed recorded in said Registry in Book 12259, Page 15, and by the terminus of Fifth Street, and by land now or formerly of Philomena M. Toderico as described in a deed recorded in said Registry in Book 2914, Page 296 a distance of Six Hundred and 23/100 (600.23) feet to a 5/8" rebar found at remaining land now or formerly of W.A. One as described in a deed recorded in the Cumberland County Registry of Deeds in Book 9424, Page 120, said property being encumbered by an easement to New England Telephone and Telegraph Company as described in Book 8977, Page 293.

5) N 61' 26' 30" E by said remaining land of W.A. One a distance of Fifty and 00/100 (50.00) feet to a capped 5/8" rebar to be set.

6) N 04° 33' 40" W by said remaining land of **W.A. One** a distance of Fifty-One and 15/100 (51.15) to a capped 5/8" rebar to be set at land now or formerly of Central Maine Power Company **as** described in a deed recorded in said Registry in Book 1480, Page 341.

7) N 61° 26' 30" E by said land of Central Maine Power Company a distance of Eighty-six and 83/100 (86.83) feet to a capped 5/8" rebar to be set at land of Maine Central Railroad.

8) S 04° 33' 40" E by said land of Maine Central Railroad a distance of One Thousand Eight Hundred **Thirty-Six** and 48/100 (1836.48) feet to a capped 5/8" rebar to be set at the northerly corner **of** land formerly of Content Bailey.

9) S 33° 39' 40" W by said land of Content Bailey a distance of Fifty-Two and 44/100 (52.44) feet to a capped 5/8" rebar to be set at the easterly corner of the Maggie Lane Subdivision as shown on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 498.

10) N 40° 28' 00" W by said Maggie Lane Subdivision and by land now or formerly of New Portland Properties Group **as** described in a deed recorded in said Registry in Book 7194, Page 309 a distance of Seven Hundred Thirty-Seven and 45/100 (737.45) feet to a point at the centerline of Second Street and land of said New Properties Group. Said Second Street having been vacated by the City of Portland as described in a deed recorded in said Registry in Book 13326, Page 19.

11) N 61° 26' 30" E along said centerline of Second Street and by said land of New Portland Properties Group a distance of Three Hundred Twenty-Eight and 30/100 (328.30) feet to a point on the westerly sideline of the unaccepted portion of Broadway.

12) N **85°** 26' 20" E a distance of Twenty and 00/100 (20.00) feet to the centerline of the unaccepted portion of Broadway.

13) N 04° 33' 40" W along said centerline a distance of One Hundred Fifty-Two and 33/100 (152.33) feet to a point.

14) N 26° 22' 56" W along said centerline a distance of Eighty-Four and 07/100 (84.07) feet to the southerly terminus of said accepted portion of Broadway.

15) N 61° 26' 04" E by said southerly terminus a distance of Twenty and 01/100 (20.01) feet to the sideline of the unaccepted portion of Broadway.

**16)** N 61° 26' 04" E by said southerly terminus a distance of Five and 00/100 (5.00) feet to the point of beginning.

The above described parcel of land contains 338,583 square feet (7.77 acres) and being made up of parcels described in the following deeds recorded in the Cumberland County Registry of Deeds: Book 15480, Page 321; Book 9424, Page 120 (Property 2, Parcels 1,2 and 3); Book 9424, Page 120 (remaining portion of Property 1, Parcel 111); Book 15135, Page 193 and Book 13326, Page 19 (vacation of First Street, Second Street and portion of Third Street). Said property also includes a portion of the unaccepted and undeveloped portion of Broadway.

Subject, however to private rights as they may exist in Broadway, First Street, Second Street and Third Street.

Parcel is subject to and benefits from easements and encumbrances as shown on said plan of Carriage Lane.

Bearings are referenced to Magnetic North 1967.

Reference is made to a plan entitled "Subdivision Plan Carriage Lane," made for Broadway Development by Titcomb Associates dated June 24, 1999 and revised to March 9, 2004.

Received  
Recorded Register of Deeds  
Apr 28, 2004 10:51:29A  
Cumberland County  
John B O'Brien

SEAL



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

lot 15  
CARRIAGE Lane  
whst msp. Service  
received with Permit

KNOW ALL BY **THESE PRESENTS**, that W.A. ONE, a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine ("Grantor"), for consideration paid, grants to BONO, INC., doing business under its assumed name of BROADWAY DEVELOPMENT, a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 10127, Portland, Maine ("Grantee"), with warranty covenants, the land located in Portland, Cumberland County, Maine, described as follows:

**SEE EXHIBIT A**, ATTACHED HERETO

IN WITNESS WHEREOF, W.A. **ONE** has caused this deed to be executed in its name by James M. Wolf, President of W.A. One, on this 26<sup>th</sup> day of APRIL, 2004.

W.A. ONE:

Joyce M. Yates  
Witness

By: [Signature]  
James M. Wolf  
Its duly authorized President

STATE OF MAINE  
Cumberland, ss.

APRIL 26, 2004

Then personally appeared before me the above-named, James M. Wolf, President of W.A. **ONE** 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 the corporation.

**SEAL**  
Joyce M. Yates  
Notary Public/Attorney at Law  
Printed Name: \_\_\_\_\_

**JOYCE M. YATES**  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES SEPTEMBER 16, 2010



**EXHIBIT A**

Conveyance from **W.A. One** to Bono Inc.  
Carriage Lane Subdivision  
Broadway, Portland

Beginning at the southeasterly terminus of Broadway as accepted by order of the City Council on December 21, 1964 and recorded in the City of Portland Records in Volume 81, Page 7. Thence:

- 1) N 26° 22' 56" W by said Broadway a distance of Ninety-Five and 51/100 (95.51) feet to a capped 5/8" rebar set at the southerly corner of a parcel of land now or formerly of Gordon Winchell and Catherine Whitney as described in a deed recorded in the Cumberland County Registry of Deeds in Book 15167, Page 82.
- 2) N 61° 26' 04" E by said land of Winchell and Whitney a distance of Seventy-Three and 45/100 (73.45) feet to a capped 5/8" rebar set.
- 3) N 06' 49' 45" W by said land of Winchell and Whitney a distance of Eighty and 79/100 (80.79) feet to a capped 5/8" rebar set.
- 4) N 04' 33' 40" W by land of said Winchell and Whitney, and by land now or formerly of Harold A. McLean and Audrey P. McLean as described in a deed recorded in said Registry in Book 3019, Page 64, and by the terminus of Fourth Street, and by land now or formerly of Jaimie L. Worster and Braeme B. Thurrell as described in a deed recorded in said Registry in Book 17239, Page 24, and by land now or formerly of Harold P. Flint and Theresa R. Flint as described in a deed recorded in said Registry in Book 4259, Page 139 and by land now or formerly of Lillian V. Stinson and Robert L. Stinson as described in a deed recorded in said Registry in Book 12259, Page 15, and by the terminus of Fifth Street, and by land now or formerly of Philomena M. Toderico as described in a deed recorded in said Registry in Book 2914, Page 296 a distance of Six Hundred and 23/100 (600.23) feet to a 5/8" rebar found at remaining land now or formerly of W.A. One as described in a deed recorded in the Cumberland County Registry of Deeds in Book 9424, Page 120, said property being encumbered by an easement to New England Telephone and Telegraph Company as described in Book 8977, Page 293.
- 5) N 61° 26' 30" E by said remaining land of W.A. One a distance of Fifty and 00/100 (50.00) feet to a capped 5/8" rebar to be set.

6) N 04° 33' 40" W by said remaining land of **W.A. One** a distance of Fifty-One and 15/100 (51.15) to a capped 5/8" rebar to be set at land now or formerly of Central Maine Power Company as described in a deed recorded in said Registry in Book 1480, Page 341.

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Subject, however to private rights as they may exist in Broadway, First Street, Second Street and Third Street.

Parcel is subject to and benefits from easements and encumbrances as shown on said plan of Carriage Lane.

Bearings are referenced to Magnetic North 1967.

Reference is made to a plan entitled "Subdivision Plan Carriage Lane," made for Broadway Development by Titcomb Associates dated June 24, 1999 and revised to March 9, 2004.

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Cumberland County  
John B OBrien

SEAL

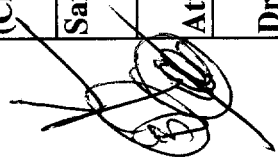
Lot 15 Carriage Dwight @ 772-8629  
 Permit # 04-0689

Soil type/Presumptive Load Value (Table 401.4.1)	Plan Review	Inspector/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK Shows 8'-7 1/2"	W/mt over foot v   DWIGHT
Foundation Drainage Damp proofing (Section 406)	OK Note #1 sheet A2	- Shows drainage - need filter fabric
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section 403.1.4)	5/8" @ 3'0" - OK	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK - 3- <del>2x12's</del> 5 1/2' largest span 3-2x12's OK	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	OK →	
Sill/Band Joist Type & Dimensions	2x6 PT - OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x12 - 12" OC <del>2x12's</del>	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x12's - 12" OC <del>2x12's</del>	OK - OK -

2x12" - 12" MAX CANTILEVER  
 3-2x8's under Bearing walls

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1) )	Trussed - OK
Roof Rafter Pitch, Span, Spacing & Dimension (Table 802.3.2(7) )	11"
Sheathing; Floor, wall and roof (Table 503.2.1(1))	OK
Fastener Schedule (Table 602.3(1) & (2) )	
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A
Fire separation Fire rating of <del>door to living space</del> <del>Door Separator (407 BOCA)</del>	Separating wall - Vent over w/ Dwyght - Ridge to Bsmnt
Egress Windows (Section 310)	OK
Roof Covering (Chapter 9)	OK
Safety Glazing (Section 308)	OK shows Temp in baths
Attic Access (BOCA 1211.1)	Size ? 22" x 30" Min OK Rev. w/ Dwyght
Draft Stopping around chimney	<del>OK</del> N/A

OK  

No Chimney system?  
Heating Direct vent  
OK

Header Schedule	OK	
Type of Heating System	<del>Direct vent</del>	<del>Direct vent</del>
Stairs		
Number of Stairways		
Interior	4	
Exterior		
Treads and Risers (Section 314)	10" T * 7 1/2 to 7 3/4" Rise - OK	
Width	3-6 finished - OK	
Headroom	6'-8" OK	
Guardrails and Handrails (Section 315)	Enclosed	Stairs - handrail detail OK
Smoke Detectors Location and type/Interconnected		Not shown - OK - went over w/Dwight
Plan Reviewer Signature		

(A)

OK (A)

See Chimney Summary Checklist

OK - re wall.  
H sec #2  
OK - will get state approval & LOCAL approval  
Sprinklers? (7) Framing of  
~~Start over framing.~~  
OK