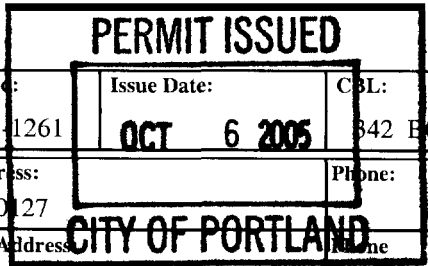


City of Portland, Maine - Building or Use Permit Application

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



Permit No: 05-1261	Issue Date: OCT 6 2005	CBL: 842 E027001
-----------------------	----------------------------------	---------------------

Location of Construction: 56 Ruby Ln <i>lot #9</i>	Owner Name: Oak Ridge Development Inc	Owner Address: Po Box 10127	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 12077728629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home/ Build a 26' x 36' 2 story single family home	Permit Fee: \$1,275.00	Cost of Work: \$130,361.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: IRC-2003	
		Signature:	Signature: JMB 10/6/05	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 08/31/2005	Zoning Approval
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2005-0208</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ Conditions</i> Date: <i>9/23/05</i>	Zoning Appeal <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: _____	Historic Preservation <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: _____
---	---	---	--

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: 05-1261	Date Applied For: 08131/2005	CBL: 342 B027001
------------------------------	--	----------------------------

Location of Construction: 56 Ruby Ln Lot # 9	Owner Name: Oak Ridge Development Inc	Owner Address: Po Box 10127	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Single Famrly	
Proposed Use: Single Family Home/ Build a 26' x 36' 2 story single family home		Proposed Project Description: Build a 26' x 36' 2 story single family home	

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. No rear deck is being shown and no rear deck is being approved with this permit. No daylight basement is being shown and no daylight basement is being approved with this permit.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 1010612005
Note: 9/28/05 spoke w/Dwight B For details from review checklist, he will come in on 9/29 to revise. **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be subrmtted to this office.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/26/2005
Note: **Ok to Issue:**

- 1) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of occupancy
- 2) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822 The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site
- 3) The no-cut vegetative zone shall not be disturbed through construction.
- 4) The 2:1 reinforced turf slope shall be installed as shown on the subdivision plans for lots9 and 10.
- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 09/26/2005
Note: **Ok to Issue:**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 051261
OCT 6 2005
CITY OF PORTLAND

This is to certify that Oak Ridge Development Inc. Light B...
has permission to Build a 26' x 36' 2 story single family ho...
AT 56 Ruby Ln Lot #9 342 B027001

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 when permission is procured before this building or part thereof is started 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.
Health Dept.
Appeal Board
Other Department Name

Signature: Jamie Bourke 10/6/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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]
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 34-B-27 Building Permit #: 05-1261

Permit Number
Checked By/Date



Generated by *REScheck* Package Generator
Compliance Certificate

Project Title: 56 Ruby Ln Lot #9

Energy Code: **2003 IECC**
 Location: **Portland, Maine**
 Construction Type: **Single Family**
 Window-to-Wall Ratio: **0.15**
 Heating Degree Days: **7378**

Report Date:

Date of Plans:

Project Information:

Builder Information:
 Dwight Brackett

Project Notes:

Compliance: Passes

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0	0.0	
Wall:	19.0	0.0	
Window:			0.300
Door:			0.350
Floor:	21.0	0.0	
Slab-on-Grade: , Insulation Depth: 4.0'		8.0	
Furnace: : 85 AFUE			

Statement of Compliance: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

 Builder/Designer

 Company Name

 Date

9/28/05

56 Ruby Lane Lot #9 342-B-27

05-1261

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	4' depth 10x16" 2'x2'x12" pads ? beam@stair	OK 10/6/05 revisions per D.B. (1)
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Damp proof fabric	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" 12" 3' o.c. RA corner	point loads OK
Lally Column Type (Section R407)	3 1/2 Lally (LVL-5x9 1/2 LVL rim-8-7" span 3-2x12 = 3'8" span 2nd PL)	OK per D.B. 3-2x12 main girder
Girder & Header Spans (Table R 502.5(2))	6'-1" span = 1 FL ? garage header, point loads	8' span OK (2)
Built-Up Wood Center Girder Dimension/Type	(3) 2x10 hangers → 7'3" max	OK 1 Floor
Sill/Band Joist Type & Dimensions	2x6 PT 2x10	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 12" & 16" o.c.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c. Garage Floor Trusses	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses 24" o.c. garage truss steel in Garage	Spec OK condition - No steel per DB

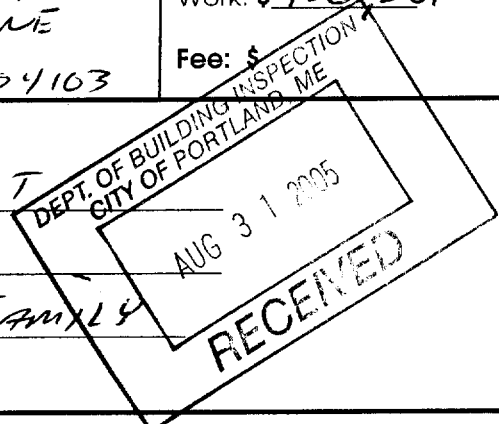
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" + 1/2" Ply, 7/16" APA 5/8"	OK	
Fastener Schedule (Table R602.3(1) & (2))	?	OK 10/6/05	(3)
Private Garage (Section R309) Living Space ? (Above <u>or beside</u>)			
Fire separation (Section R309.2)	5/8" x on wall & ceiling	OK	
Opening Protection (Section R309.1)	1 hr.	OK	
Emergency Escape and Rescue Openings (Section R310)	Egress windows as noted on plans	OK	
Roof Covering (Chapter 9)	Fiberglass 25 yr. / Felt	OK	
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	?	Per D.B. OK 24" x 34"	(4)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))	0-3' = 3-2x6 5'9"-7' = (3) 2x12 3'-1" - 4'6" = (3) 2x8 4'7" - 5'8" = (3) 2x10 ? Garage header	LVL OK	(5)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19, R-38 ? U factor ? Floor	.30 R-21 Floor OK	(6)

Type of Heating System	? FHW oil	OK (7)
Means of Egress (Sec R311 & R312)		
Basement	Bulkhead	
Number of Stairways	2	
Interior	2	OK
Exterior	7 3/4 Rise 10" net	
Treads and Risers (Section R311.5.3)	" "	
Width (Section R311.5.1)		spoke w/ D.B about headroom OK (8)
Headroom (Section R311.5.2)		
Guardrails and Handrails [Section R312 & R311.5.6 - R311.5.6.3)	42" & 34" L 4" space	
Smoke Detectors (Section R313) Location and type/Interconnected	Smokes per code as noted	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	porch Front - 2x8 @ 16" o.c. joists & rafters (3) 2x10 beam span - 6'2" span	OK
	NO Section on 11x17	OK (9)

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 #9 RUBY LANE		
Total Square Footage of Proposed Structure 1872	Square Footage of Lot 7,976	
Tax Assessor's Chart, Block & Lot Chart# 342 Block# D027 Lot# 9	Owner: OAK RIDGE DEVELOPMENT	Telephone: 773-4488
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: DWIGHT BRACKETT 84 COUNTRY LANE PORTLAND ME 04103	Cost Of Work: \$ 130,361 Fee: \$
Current use: VACANT LOT		
If the location is currently vacant, what was prior use: VACANT		
Approximately how long has it been vacant: _____		
Proposed use: 26x36 2 STORY SINGLE FAMILY		
Project description: 3 BEDROOM 2 BATH		
Contractor's name, address & telephone: Who should we contact when the permit is ready: DWIGHT BRACKETT Mailing address: 84 COUNTRY LANE PORTLAND ME 04103		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 772-8629		



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:	Date: 8/30/05
-------------------------	----------------------

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

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

Zoning Copy

2005-0208

Application I. D. Number

8/30/2005

Application Date

Marge Schmuckal

Oak Ridge Development Inc

Applicant

Po Box **10127**, Portland, ME **04104**

Applicant's Mailing Address

Single Family Home **Lot#9**

Project Name/Description

Consultant/Agent

Applicant Ph: (207) 773-4988

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

56 - 56 Ruby Ln , Portland, Maine

Address of Proposed Site

342 BO27001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1872

7976

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 8/31/2005

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

- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

9/22/05

From: Kandi Talbot
To: Mike Nugent
Date: 9/21/2005 3:33:35 PM
Subject: Re: Oak Ridge Development

Mike,

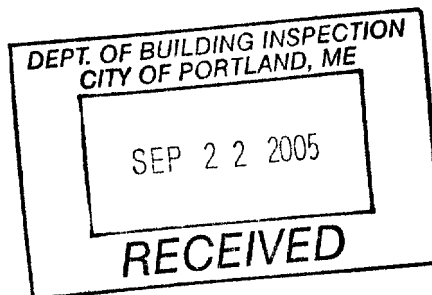
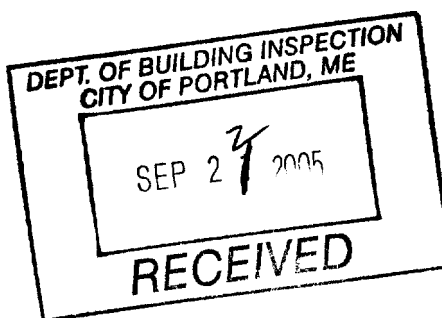
The items required of Oak Ridge by the Planning Board have been submitted and building permits may now be issued. If you have any questions, just let me know. Thanks.

Kandi

>>> "Jim Wolf" <jmw1@maine.rr.com> 09/21/2005 1:50:19 PM >>>

Kandi Thank you for confirming that Jim Seymour has found the submitted alternative drainage plan and estimate satisfactory. As discussed we have faxed you copies of the executed Railroad Service Agreement and supplemental deed from Oak Ridge to D A Brackett. I believe we have satisfied the conditions placed on the project by the Board. Please confirm this and contact the building inspection department accordingly. Thank you for your help and cooperation. Jim

CC: Alex Jaegerman ; Ben Grover; Jay Reynolds; Jim Wolf; Penny Littell ; Sarah Hopkins ; Tony Lombardo



Applicant: OAK Ridge Dev / Dought Brackett Date: 2/23/05

Address: 56 Ruby Lane lot #9 C-B-L: 342-B-027

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development #05-1261

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct 26' x 36' 2 Story single family with attached garage

Sewage Disposal - City NO REAR DECK

Lot Street Frontage - 50' min - 85' shown (12' x 12' rear patio only shown)

Front Yard - 25' min - 37' scaled

Rear Yard - 25' req - 25' exactly shown

Side Yard - 14' min - 16' & 16' shown

Projections - 2 story REAR 5.33' x 6' bulkhead - rear stairs - front porch & stairs

Width of Lot - 65' MAX - 75' shown

Height - 35' MAX - 26.5' scaled

Lot Area - 6,500 sq ft 7,976 sq ft given

Lot Coverage / Impervious Surface - 35% of 2791.6 sq ft MAX

Area per Family - 6,500 min

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - #2005-0208

Shoreland Zoning / Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

No daylight basement

$21.5' \times 20' = 430$
 $14.33' \times 15' = 215$
 $20.5' \times 31.25' = 640.63$
 $1 \times 8.5 = 8.50$
 $5.33 \times 6 = 32$

1326.13

Plymouth

STATUTORY WARRANTY DEED

DIVERSIFIED PROPERTIES, INC., a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

OAK RIDGE DEVELOPMENT, INC., a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine and a mailing address of P.O. Box 10127, Portland, Maine 04104

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

BEGINNING at a 5/8" capped iron rod on the easterly sideline of said Plymouth Street at the southeasterly corner of land now or formerly of John M. Anda and Sada K. Kubari, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 21150, Page 95, thence by the following courses and distances:

1. S 73° 46' 52" W by land of said Anda and Kubari, a distance of One Hundred Ten and 66/100 (110.66') feet to a point at the southwest-
erly corner of land of said land Anda and Kubari.
2. N 16° 06' 59" W by land of said Anda and Kubari, and by land now
or formerly of Adam Development Company, as described in a deed
recorded in the Cumberland County Registry of Deeds in Book
11464, Page 201, a distance of Two Hundred and 28/100 (200.28')
feet to a point at the southwesterly corner land now or formerly of
St. Joseph's Convent and Hospital, as described in a deed recorded
in said Registry in Book 17785, Page 170, and also at the southeast-
erly corner of "Lot A", as shown on a plan entitled "Standard
Boundary Survey, Plymouth Street, Portland, Maine made for Oak
Ridge Development, Inc" prepared by Titcomb Associates,
Falmouth, Maine, dated December, 2003, revised April 28, 2004,
and recorded in said Registry in Plan Book 204, Page 265.
3. S 73° 46' 52" W by the southerly line of said "Lot A", a distance of
Two Hundred Sixteen and 79/100 (216.79') feet to a 5/8" capped

iron rod at the southwesterly corner of said "Lot A" on the easterly sideline of land now or formerly of Portland Terminal Company

4. S 04° 22' 11" E by land of said Portland Terminal Company, a distance of Eight Hundred Ninety-Two and 98/100 (892.98') feet to a 5/8" capped iron rod bearing the stamp "PLS 2002-BH2M" at the northwesterly corner of land now or formerly of Paula Coppersmith as described in a deed recorded in said Registry in Book 19927, Page 307 and in Book 15411, Page 163.
5. N 55° 57' 41" E along land of said Coppersmith, a distance of One Hundred Eighty-Seven and 78/100 (187.78') to a 5/8" capped iron rod.
6. N 42° 18' 25" E along land of said Coppersmith and along land now or formerly of Irving M. Small, Charlotte I. Small and Wilma Small, as described in a deed recorded in said Registry in Book 15635, Page 97, a distance of Three Hundred Twenty and 161/100 (320.16') feet to a 5/8" capped iron rod at an angle point at land now or formerly of Judith Bavey as described in a deed recorded in said Registry in Book 15396, Page 317.
7. N 34° 59' 27" W by land of said Havey, by land of Katherine D. Farmer, Trustee, Katherine D. Farmer Revocable Trust (Book 11479, Page 136), and Scott M. Patashnik and Teresa L. Patashnik (Book 13285, Page 119), all as recorded in said Registry, a distance of One Hundred Sixty-Three and 42/100 (163.42') feet to a 5/8" capped iron rod at an angle point in land of said Patashnik,
8. N 16° 06' 59" W by land of said Patashnik, by land now or formerly of Judy A. Wheeler (Book 7180, Page 320), and by land now or formerly of William H. Marshall, Jr. (Book 11365, Page 261 and Book 8677, Page 2), all as described and recorded in said Registry, a distance of Two Hundred Forty-Four and 26/100 (244.26') feet to a point at the northwesterly corner of land of said Marshall
9. N 73° 46' 52" E by land of said Marshall, a distance of One Hundred Thirteen and 07/100 (113.07') feet to a point at the north-easterly corner of land of said Marshall on the easterly sideline of said Plymouth Street
10. N 18° 52' 44" W by the easterly line of said Plymouth Street, a distance of Fifty and 12/100 (50.12') feet to the point of beginning.

Description is based on a plan and survey entitled "Standard Boundary Survey, Plymouth Street, Portland, Maine made for Oak Ridge Development, Inc" prepared by Titcomb Associates, Falmouth, Maine, dated December, 2003, revised April 28, 2004, and recorded in said Registry in Plan Book 204, Page 265.

The above-described parcel contains 246,870.26 square feet.

Bearings are based on magnetic north, 1948.

Being a portion of the premises conveyed to the Grantor herein by deed of Portland Terminal Company dated November 20, 2003, recorded at the Cumberland County Registry of Deeds in Book 20692, Page 260 and deed from Oak Ridge Development Corporation dated April 20, 2004 and recorded at said Registry of Deeds in Book 21134, Page 279.

IN WITNESS WHEREOF, the said DIVERSIFIED PROPERTIES, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President thereunto duly authorized this 21st day of May, 2004.

DIVERSIFIED PROPERTIES, INC.

Joyce M. Yates

By: James M. Wolf
Its President

STATE OF MAINE
CUMBERLAND, SS.

5/21, 2004

Then personally appeared the above-named James M Wolf, President of DIVERSIFIED PROPERTIES, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation,

Before me,

Received
Recorded Register of Deeds
May 21, 2004 02:20:20P
Cumberland County
John B O'Brien

Joyce M. Yates
Attorney at Law/Notary Public

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

DWIGHT A, BRACKETT & CO., INC.

84 Country Lane
Portland, ME 04103
Phone: (207) 772-8629

HOME CONSTRUCTION CONTRACT

1. Parties To This Contract:

A. Contractor

D.A. BRACKETT INC.
Name

772-8629
Phone

84 COUNTRY LANE PORTLAND ME 04103
Address

B. Homeowner
or Lessee

OAK RIDGE DEVELOPMENT
Name

BEN GROVER
Phone

CUMBERLAND ME
Address

2. Location of Work:

LOT #9 RUBY LANE

3. Completion Dates:

A. Estimated date of commencement

9/10/05

B. Estimated date of completion

12/1/05

4. Contract Price (if a "cost-plus" formula the cost of labor and materials must be estimated):

5. Method of Payment (initial down payment is limited to no more than 1/3 of the total contract price):

\$130,361.00 - ONE HUNDRED AND THIRTY THOUSAND
THREE HUNDRED SIXTY ONE DOLLARS

6. Description of the Work:

26x36 2 STORY HOUSE (SEE PLAN)

NOT INCLUDED: DECK OR PATIO - EXCAVATION OR HOT TOP

INCLUDED: STEEL DOOR IN BASEMENT

2 ZONES FOR HEAT

8 FOOT BAS BOARD IN BASEMENT

7. **Warranties:** The contractor provides the following express warranty: 1 YEAR

In addition to any additional express warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

8. **Resolution of Disputes:** If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

- (1) Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision (_____);
- (2) Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit (_____);
- (3) Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences ();

The parties are *not* required to select one of these dispute resolution methods. They are optional. If the parties do not select one of these dispute resolution options, check here _____

9. **Change Orders:** Any alteration or deviation from the above contractual specifications that involve extra cost will be executed *only upon* the parties entering into a written change order.

10. **Additional Provisions:**

ALLOWANCES: KITCHEN VANITIES	2,400 ⁰⁰
LIGHTS	250
FLOORING	7,158 ⁰⁰
APPLIANCES	1,400 ⁰⁰
ENGINEERING	1,000 ⁰⁰

11. **Contract Acceptance:**

Signature: Benjamin C. Thayer Date: 9/1/05
(Homeowner or Lessee)

Signature: [Handwritten Signature] Date: 8/30/05
(Contractor)

EACH PARTY MUST RECEIVE A COPY OF THIS SIGNED CONTRACT BEFORE WORK CAN BE STARTED.

DP45 154359



National Fenestration Rating Council

CERTIFIED

ALSIDE WINDOW COMPANY

MODEL 0172 - N.C. 2-LITE CASEMENT

CPD* ALS-A-31-002

SOLID VINYL - WELDED - DOUBLE GLZD

13/16" IG. DS LO-E. ARGON. GRIDS < 1

RES97

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)

0.30

Solar Heat Gain Coefficient

0.26

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.43

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. Consult manufacturer's literature for other product performance information.

www.nfrc.org

OSP, AREA MIT
LOT 16
LOT 12
RUBY 16