

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

Please Read  
Application And  
Notes, if Any,  
Attached

## INSPECTION PERMIT

Permit Number: 060754

**PERMIT ISSUED**  
AUG 30 2006  
CITY OF PORTLAND

This is to certify that Royal River Development, Inc. Custom Built Homes of Maine, Inc.

has permission to New 24' x 32' Single Family Build w/ 24' Garage

AT 30 RUBY LN (Willow Hill #3) L 342 B043001

provided that the person or persons firm or person 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 procured before this building or part thereof is laid or closed-in. 4 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]*  
8/30/06  
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

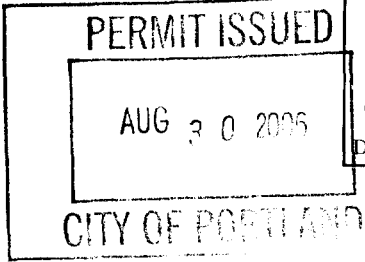
|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>06-0754 | Issue Date: | CBL:<br>342 B043001 |
|-----------------------|-------------|---------------------|

|   |   |   |                        |
|---|---|---|------------------------|
| Location of Construction:<br>RUBY LN - Willow Knoll - Lot 3 | Owner Name:<br>Royal River Development, Inc           | Owner Address:<br>35 Main Street              | Phone:<br>207-310-0079 |
| Business Name:  | Contractor Name:<br>Custom Built Homes of Maine, Inc. | Contractor Address:<br>35 Main Street Windham | Phone:<br>2073100079   |
| Lessee/Buyer's Name   | Phone:  | Permit Type:<br>Single Family                 | Zone:<br>R3            |

|   |  |   |                               |   |
|---|--|---|-------------------------------|---|
| Vacant Land   | Single Family Home/ New 24' x 32'<br>Single Family- Build w/ 16' x 24'<br>Garage | Permit Fee:<br>\$1,896.00   | Cost of Work:<br>\$200,000.00 | CEO District:<br>5  |
| Proposed Project Description:<br>New 24' x 32' Single Family- Build w/ 16' x 24' Garage<br><i>See amended plans</i> |  | FIRE DEPT: <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><i>N/A</i>  |                               | INSPECTOR:<br>Use Group: <i>R-3</i> Type: <i>SB</i><br><i>IRC 2003</i><br>Signature: <i>[Signature]</i> |
|   |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |                               |   |

|                             |                                 |                        |  |  |
|-----------------------------|---------------------------------|------------------------|--|--|
| Permit Taken By:<br>Idobson | Date Applied For:<br>05/19/2006 | <b>Zoning Approval</b> |  |  |
|-----------------------------|---------------------------------|------------------------|--|--|

| Special Zone or Reviews  | Zoning Appeal   | Historic Preservation  |
|--|---|--|
| <input type="checkbox"/> Shoreland <i>N/A</i><br><input type="checkbox"/> Wetland <i>N/A</i><br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan<br><input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM<br><i>panel 3-zone x</i><br><i>2006-0096</i><br><i>OK w/ conditions</i><br><i>Date: 6/7/06 ARM</i> | <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><i>ABN</i><br>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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>06-0754 | <b>Date Applied For:</b><br>05/19/2006 | <b>CBL:</b><br>342 B043001 |
|------------------------------|--|----------------------------|

|   |  |  |                                 |
|---|--|--|---------------------------------|
| <b>Location of Construction:</b><br>20 RUBY LN (Willow Knoll Lot 3) | <b>Owner Name:</b><br>Royal River Development, Inc           | <b>Owner Address:</b><br>35 Main Street              | <b>Phone:</b><br>207-310-0079   |
| <b>Business Name:</b>   | <b>Contractor Name:</b><br>Custom Built Homes of Maine, Inc. | <b>Contractor Address:</b><br>35 Main Street Windham | <b>Phone:</b><br>(207) 310-0079 |
| <b>Lessee/Buyer's Name</b>  | <b>Phone:</b>  | <b>Permit Type:</b><br>Single Family                 |                                 |

|  |  |
|--|--|
| <b>Proposed Use:</b><br>Single Family Home/ New 24' x 32' Single Family- Build w/ 16' x 24' Garage | <b>Proposed Project Description:</b><br>New 24' x 32' Single Family- Build w/ 16' x 24' Garage |
|--|--|

noted on plans.

- 4) As discussed, the "den" located on the front left side of the basement is not permitted. The "Rec" is not allowed to be closed in with



|   |  |  |                                 |
|---|--|--|---------------------------------|
| <b>Location of Construction:</b><br>20 RUBY LN (Willow Knoll Lot 3) | <b>Owner Name:</b><br>Royal River Development, Inc           | <b>Owner Address:</b><br>35 Main Street              | <b>Phone:</b><br>207-310-0079   |
| <b>Business Name:</b>   | <b>Contractor Name:</b><br>Custom Built Homes of Maine, Inc. | <b>Contractor Address:</b><br>35 Main Street Windham | <b>Phone:</b><br>(207) 310-0079 |
| <b>Lessee/Buyer's Name</b>  | <b>Phone:</b>  | <b>Permit Type:</b><br>Single Family                 |                                 |

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 0610512006  
**Note:**      **Ok to Issue:**

**Comments:**

8114106-tmm: spoke w/ Ted - went over items missing and faxed copy.

8129106-tmm: reviewed re-submitted item - went over w/Ted still missing a lot of info

616106-amachado: Need steps on site plan & building plans to match. Left message with Ted.

617106-amachado: Spoke to Ted. He said steps to grade off both the front porch and the back sliders. Site plan and building plans have been adjusted accordingly.

Print

Text93

0

Constr Type

New

Num1

60754

Permit Nbr 06-0754 Location of Construction 20 RUBY LN (Willow Knoll Lot 3) Appl. Date 05/19/2006  
 Status Hold Permit Type Single Family Issue Date  
 CBL 342 B043001 District Nbr 5 Estimated Cost \$200,000.00 Date Closed

Comment Date

Comment

08/14/200

spoke w/ Ted - went over items missing and faxed copy.

Name tmm

Follow Up Date

Completed

06/07/200

Spoke to Ted. He said steps to grade off both the front porch and the back sliders. Site plan and building plans have been adjusted accordingly.

Name amachado

Follow Up Date

Completed

06/06/200

Need steps on site plan & building plans to match. Left message with Ted.

Name amachado

Follow Up Date

Completed

CreatedBy Idobson CreatedDate 05/19/2006 ModBy tmm ModDate 08/24/2006  
 Time 3:50 PM Time 10:46 AM

20 Ruby Ln Lot #3 342-B-43 Teed 310-0079

| ONE AND TWO FAMILY                                |  | PLAN REVIEW                              | CHECKLIST               |
|---|--|--|-------------------------|
| Soil type/Presumptive Load Value (Table R401.4.1) |  |  |                         |
| Component   |  | Submitted Plan                           | Findings Revisions Date |
| 1   | <b>STRUCTURAL</b><br>Footing Dimensions/Depth<br>(Table R403.1 & R403.1(1),<br>(Section R403.1 & R403.1.4.1)                         | Need footing dimensions -<br>7'-10" deep |                         |
| 2   | Foundation Drainage, Fabric, Damp proofing<br>(Section R405 & R406)  | not shown                                |                         |
| 3   | Ventilation/Access (Section R408.1 & R408.3)<br>Crawls Space ONLY  | N/A                                      |                         |
|   | Anchor Bolts/Straps, spacing (Section R403.1.6)  | size & spacing?                          |                         |
|   | Lally Column Type (Section R407)   | 3-2x10's - 6" spacing -<br>OK            |                         |
|   | Girder & Header Spans (Table R 502.5(2))   | "  |                         |
|   | Built-Up Wood Center Girder<br>Dimension/Type  | not shown                                |                         |
| 4   | Sill/Band Joist Type & Dimensions<br>First Floor Joist Species<br>Dimensions and Spacing<br>(Table R502.3.1(1) & Table R502.3.1(2) ) | 2x8 - 16" oc                             |                         |
|   | Second floor joist species<br>Dimensions and Spacing (Table R502.3.1(1) &<br>Table R502.3.1(2) )                                     | 2x8-16" oc                               |                         |
|   | Attic or additional floor joist species<br>Dimensions and Spacing (Table R802.4(1)<br>and R802.4(2))                                 | Trusses - 24 oc                          |                         |

|   |                                       |                 |
|---|---------------------------------------|-----------------|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))<br>Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | Trusses                               |                 |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))   | 5/8 Roof / 1/2" walls / 3/4" floor    |                 |
| Fastener Schedule (Table R602.3(1) & (2))   | per IRC                               |                 |
| Private Garage (Section R309)<br>Living Space? Attic (Above or beside)  | Need better details                   |                 |
| Fire separation (Section R309.2) - Shows 1 hour   |                                       |                 |
| Opening Protection (Section R309.1) - Not shown   | Not shown                             |                 |
| Emergency Escape and Rescue Openings (Section R310)   | Not shown                             |                 |
| Roof Covering (Chapter 9)   | asphalt                               |                 |
| Safety Glazing (Section R308)   | N/A                                   |                 |
| Attic Access (Section R807)   | Not large enough - need 22x30"        |                 |
| Chimney Clearances/Fire Blocking (Chap. 10)   | Not shown                             |                 |
| Header Schedule (Section 502.5(1) & (2))  | 3-2x6 - 36" Max<br>3-2x8 - 57" Max    |                 |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration                          | Roof - R-38<br>wall - R-19<br>floors? | U-Value windows |

3

6

7

8

9

10

|   |                               |
|---|-------------------------------|
| Type of Heating System  |                               |
| Means of Egress (Sec R311 & R312)<br>Basement 2                           |                               |
| Number of Stairways 2   |                               |
| Interior 1  |                               |
| Exterior 1  |                               |
| Treads and Risers (Section R311.5.3)<br>T-10"<br>R-7 9/16"                |                               |
| Width (Section R311.5.1) 36" T  |                               |
| Headroom (Section R311.5.2) not shown                                     |                               |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) not shown |                               |
| Smoke Detectors (Section R313)<br>Location and type/Interconnected        | Shows - SD in right locations |
| Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)        |                               |
| Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)     | N/A                           |
| Deck Construction (Section R502.2.1)                                      | we'd better details           |

13 Shows finished space in bsmt - need emergency egress in each room

14

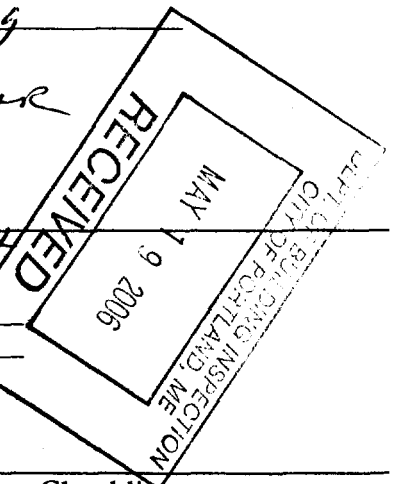




# General Building Permit Application

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: <u>Lot 3 Willow Knoll Lane</u>                      |  |  |
| Total Square Footage of Proposed Structure<br><u>1536</u>                             |  | Square Footage of Lot<br><u>7</u>  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>342</u> Block# <u>B</u> Lot# <u>43</u> | Owner: <u>Royal River Development Inc.</u>   | Telephone: <u>892-3149</u>   |
| Lessee/Buyer's Name (If Applicable)   | Applicant name, address & telephone:<br><u>Custom Built Homes of Maine Inc</u><br><u>35 Main St</u><br><u>Norwich ME 04062</u> | Cost Of Work: \$ <u>200,000</u><br>Fee: \$ _____<br>C of O Fee: \$ _____ |
| Current Specific use: <u>1 ANN</u>  |  |  |
| If vacant, what was the previous use?   |  |  |
| Proposed Specific use: <u>new single family dwelling</u>                              |  |  |
| Project description: <u>24x32 colonial w/ 16x24 gar</u>                               |  |  |
| Contractor's name, address & telephone: <u>same as applicant</u>                      |  |  |
| Who should we contact when the permit is ready: <u>Ted</u>                            |  |  |
| Mailing address:  |  | Phone: <u>3100079</u>  |



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](http://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: | Date: <u>5/19/06</u> |
|-------------------------|----------------------|

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

Applicant: Royal River Development, Inc.

Date: 6/6/06

Address: 20 Ruby Lane (Willow Knoll Lot #3)

C-B-L: 342-B-043  
perm. # - 06-0754

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build 2 story 24'x32' single family w/ 16'x24' garage.

Sewage Disposal - City

Lot Street Frontage - 50' min. - 65.08' given

Front Yard - 25' min. - 53' scaled

Rear Yard - 25' min. 64' scaled

Side Yard - 1 1/2 story 8' 14' on right to steps  
2 " 14' 17' on left

Projections - 6x20 porch, 45x15 steps, 6x5 bulkhead, 7x4 steps

Width of Lot - 65' min - 65' scaled

Height - 35' max. - 22.75 scaled

Lot Area - 6,500<sup>#</sup> min - 12992.09 given

Lot Coverage Impervious Surface - 35% 4547.23

Area per Family - 6,500<sup>#</sup>

Off-street Parking - 2 spaces required - one in garage  
one in front of garage

Loading Bays - N/A

Site Plan - minor/ minor 2006-0096

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - zone X

133  
422.5  
3"  
28  
768  
384

13525

Ok.

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

**Zoning Copy**

**2006-0096**

Application I. D. Number

**511912006**

Application Date

**Custom Built Homes**

Applicant

**27 Main Street, Portland, ME**

Applicant's Mailing Address

**Ted**

Consultant/Agent

**Applicant Ph: (207) 892-1383 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

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

**Ruby Ln , Portland, Maine**

Address of Proposed Site

**342 B043001**

Assessor's Reference: Chart-Block-Lot

**Single Family Home**

Project Name/Description

**Willowknoll-Lot3**

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBNPB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **511912006**

**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 \_\_\_\_\_

**From:** Jay Reynolds  
**To:** Single Family Signoff  
**Date:** 6/5/2006 2:30:22 PM  
**Subject:** 0 Ruby Lane, Willow Knoll Subdivision Lot #3

Cbl # 3428043,  
Approvals with conditions have been entered in urban insight for this application.

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

Wendell Rose Estate 133 Westlake Way, Seaside ME 04084  
Phone: (207) 310-0079 Fax: (207) 892-1383  
Ted Westlake  
Produced with ZipForm™ by RE FormNet, LLC 18025 Filbert Hill Road, Clinton Township, Michigan 48035 www.reform.com

2006 Page 1 of 4 - RES-LO Buyer(s) Initials JD Seller(s) Initials JS

9. PROVISIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a re-apportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

6. DEED: The property shall be conveyed by a deed, and shall be free and clear of all encumbrances except covenants, conditions, assessments and restrictions of record which do not materially and adversely affect the continued current use of the property.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and excise all necessary papers on March 20, 2006 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

4. EARNEST MONEY/ACCEPTANCE: REMAX BY THE BAY shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until March 21, 2006 (date) to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

This Purchase and Sale Agreement is subject to the following conditions:  
3/22/06  
2/21/06

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 375,000.00. Buyer  has made; or  will make within 9 business days of the date of this offer, a deposit of earnest money in the amount of \$ 35,000.00. If said deposit is to be made after the submission of this offer and is not made by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being made will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ 0 will be paid. Failure by Buyer to make the additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (  all  part of ) if "part" or see para. 22 for explanation (the property situated in municipality of Portland County of Cumberland, State of Maine, located at Lots 3, 4, 6, 7, 8 Willow Knoll and described in deed(s) recorded at said County's Registry of Deeds Book(s) 22928, Page(s) 70 and 71).

1. PARTIES: This Agreement is made between DB Thresh Mgmt LLC ("Buyer") and REMAX BY THE BAY ("Agency")

March 20, 2006  
Effective Date is defined in Paragraph 20 of this Agreement

PURCHASE AND SALE AGREEMENT - LAND ONLY

Produced with ZipForm™ by RE FormNet, LLC 18225 Pines Mile Road, Clinton Township, Michigan 48038 www.reformnet.com

2006

Page 2 of 4 - PLS-10 Buyer(s) Initials Seller(s) Initials

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspections) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

Further specifications regarding any of the above: of occupancy to be completed by Seller prior to closing.

Purpose: All items required by City in order to issue building permits and certificates

| CONTINGENCY                       | YES                                 | NO                       | DAYS FOR COMPLETION | OBTAINED BY | TO BE PAID FOR BY |
|-----------------------------------|-------------------------------------|--------------------------|---------------------|-------------|-------------------|
| 1. SURVEY                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3                   | Seller      | Seller            |
| 2. SOILS TEST                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 3. SEPTIC SYSTEM DESIGN           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 4. LOCAL PERMITS                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 5. HAZARDOUS WASTE REPORTS        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 6. UTILITIES                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 7. WATER                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 8. SUB-DIVISION APPROVAL          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 9. DEPLURC APPROVALS              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 10. ZONING VARIANCE               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 11. MDOT DRIVEWAY/ENTRANCE PERMIT | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 12. DEED RESTRICTION              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3                   | Seller      | n/a               |
| 13. TAX EXEMPT STATUS             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     |             |                   |
| 14. OTHER                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                     | Seller      | Seller            |

Purpose: Receipt and satisfactory review of deed restrictions.

Agent makes no warranties regarding the condition, permitted use or value of Seller's real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer.

11. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern and is not part of this Agreement. Information from professionals regarding any specific issue or concern. The disclosure is not a warranty of the condition of the property.

10. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern. The disclosure is not a warranty of the condition of the property.





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Page 4 of 4 - RES-LO

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BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

EXTENSION: The time for the performance of this Agreement is extended until \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

The Buyer hereby accepts the counter offer set forth above.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

*[Handwritten signature]*  
3/21/06  
9:04 AM

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) 03/22/06

COUNTER-OFFER: Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:  
*See terms and initial dated 3/21/06*

SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

*[Handwritten signature]*  
3/21/06

Seller's Mailing address is \_\_\_\_\_

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

*[Handwritten signature]*  
3-20-06

Buyer's Mailing address is \_\_\_\_\_

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

22. OTHER CONDITIONS: subject to receipt and satisfactory review of disclosure within 3 days.



| ONE AND TWO FAMILY  | PLAN REVIEW   | CHECKLIST |
|---|---|-----------|
| Soil type/Presumptive Load Value (Table R401.4.1)   | Submitted Plan  | Findings  |
| Component   | Revisions   | Date      |
| <b>STRUCTURAL</b><br>Footing Dimensions/Depth<br>(Table R403.1 & R403.1(1),<br>(Section R403.1 & R403.1.4.1)                        | <i>Need footing dimensions -<br/>           7'-10" deep</i> |           |
| Foundation Drainage, Fabric, Damp proofing<br>(Section R405 & R406)   | <i>not shown</i>  |           |
| Ventilation/Access (Section R408.1 & R408.3)<br>Crawls Space ONLY   | <i>N/A</i>  |           |
| Anchor Bolts/Straps, spacing (Section R403.1.6)   | <i>Size &amp; spacing?</i>                                  |           |
| Lally Column Type (Section R407)  | <i>3-2x10's - 6" spacing -<br/>           OK</i>            |           |
| Girder & Header Spans (Table R 502.5(2))  | <i>"</i>  |           |
| Built-Up Wood Center Girder<br>Dimension/Type   | <i>not shown</i>  |           |
| Sill/Band Joist Type & Dimensions<br>First Floor Joist Species<br>Dimensions and Spacing<br>(Table R502.3.1(1) & Table R502.3.1(2)) | <i>2x8 - 16" oc</i>   |           |
| Second Floor Joist Species<br>Dimensions and Spacing (Table R502.3.1(1) &<br>Table R502.3.1(2))                                     | <i>2x8 - 16" oc</i>   |           |
| ATTIC OR ADDITIONAL FLOOR JOIST SPECIES<br>Dimensions and Spacing (Table R802.4(1)<br>and R802.4(2))                                |   |           |

1

2

3

4

lot 3

|  |                                       |  |
|--|---------------------------------------|--|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))  | Trusses                               |  |
| Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)   | 5/8 Roof / 1/2" walls / 3/4" floor    |  |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))  | Per IRE                               |  |
| Fastener Schedule (Table R602.3(1) & (2))  |                                       |  |
| <b>Private Garage</b><br>(Section R309)<br>Living Space? Attic<br>(Above or beside)                          | Need better details                   |  |
| Fire separation (Section R309.2) - Shows 1 hour  |                                       |  |
| Opening Protection (Section R309.1) - Not shown  |                                       |  |
| Emergency Escape and Rescue Openings (Section R310)  | Not shown                             |  |
| Roof Covering (Chapter 9)  | asphalt                               |  |
| Safety Glazing (Section F308)  | N/A                                   |  |
| Attic Access (Section R8(7))   | Not large enough - need 22x30"        |  |
| Chimney Clearances/Fire Blocking (Chap. 10)  | Not shown                             |  |
| Header Schedule (Section 502.5(1) & (2))   | 3-2x6 - 36" Max<br>3-2x8 - 57" Max    |  |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | Roof - R-38<br>wall - R-19<br>floors? |  |

3

6

7

8

9

10

U-Value windows

Lot 3

| Type of Heating System  |                               |  |
|---|-------------------------------|--|
| <b>Means of Egress</b> (Sec R311 & R312)                              |                               |  |
| Basement 2  |                               |  |
| Number of Stairways 2   |                               |  |
| Interior 1  |                               |  |
| Exterior 1  |                               |  |
| Treads and Risers (Section R311.5.3)                                  | T-10"<br>R-7 9/16"            |  |
| Width (Section R311.5.1)  | 36" T                         |  |
| Headroom (Section R311.5.2)   | not shown                     |  |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)       | not shown                     |  |
| Smoke Detectors (Section R313)  | Shows - SD in right locations |  |
| Location and type/Interconnected                                      |                               |  |
| Draftstopping (Section R502.12) and Fireblocking (Section R602.8)     | 11/4                          |  |
| Dwelling Unit Separation (Section R317) and IRC - 2003 (Section 1207) |                               |  |
| Deck Construction (Section R502.2.1)                                  | weel better details           |  |

13

14 Shows finished space in bsmt - need emergency egress in each room

City of Portland

**INSPECTION SERVICES**

Room 315

389 Congress Street

Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693

Facsimile: 207-874-8716

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