

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080760

This is to certify that CARD KATHLEEN M/M sewer

has permission to Interior Remodel

AT 85 LESTER DR

371 A02400

PERMIT ISSUED

JUL 17 2008

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 loaded or enclosed-in. 24 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

Thomas H. Mackley 7/17/08
 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: 08-0760	Issue Date:	CBL: 371 A024001
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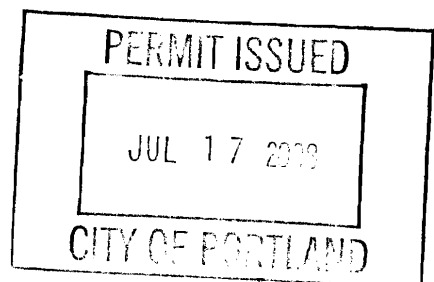
Location of Construction: 85 LESTER DR	Owner Name: Matthew Brewer CARD KATHLEEN M	Owner Address: 85 LESTER DR	Phone: 207-939-8853
Business Name:	Contractor Name: M R Brewer	Contractor Address: 91 Bell St Portland	Phone: 2077977534
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Interior Remodel - door and window replacement	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 5	18,192 ⁺
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		

Proposed Project Description: Interior Remodel - door and window replacement	Signature:	Signature: <i>Jm</i> 7/17/08
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 06/24/2008	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>9/7/3/08</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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: _____
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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

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.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

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.

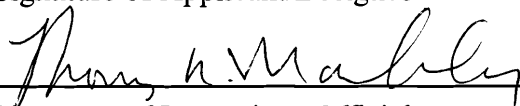
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

8/15/08

Date



Signature of Inspections Official

7/17/08

Date

X

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0760	Date Applied For: 06/24/2008	CBL: 371 A024001
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Location of Construction: 85 LESTER DR	Owner Name: CARD KATHLEEN M	Owner Address: 85 LESTER DR	Phone: 207-939-8853
Business Name:	Contractor Name: M R Brewer	Contractor Address: 91 Bell St Portland	Phone: (207) 797-7534
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Interior Remodel - door and window replacement	Proposed Project Description: Interior Remodel - door and window replacement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/03/2008

Note:**Ok to Issue:**

- 1) A review of the microfiche indicates that the rear 10' x 12' deck was never reviewed or approved under a building permit. It will be necessary for the owner to legalize the deck at this time. A separate letter will be written emphasizing that requirement.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a single 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 plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/17/2008

Note:**Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

6/27/2008-mes: no plot plan submitted - called applicant

6/30/2008-lmd: 6/26/08 permit card submitted to zoning, card modified by MES.

7/3/2008-mes: Applicant still did not submit a plot plan - the builder e-mailed me some pictures. I researched the microfiche and found a plot plan which indicated that no permit was ever issued for the 10'x12' deck. It will be necessary for the owner to correct that at this time. I will write a letter



Residential 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>85 Lester Drive</u>		
Total Square Footage of Proposed Structure <u>N/A</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Matthew & Kerry Brewer</u>	Telephone: <u>939-8853</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Matthew Brewer</u> <u>85 Lester Drive</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>10,000.-</u> Fee: \$
Current Specific use: <u>Primary Residence</u>	JUN 24 2008	
Proposed Specific use: <u>Primary Residence</u>		
Project description: <u>Project consists of the removal of one window and two exterior doors and the addition of four new windows and one patio door. Also the removal of a lead bearing interior wall that is to be replaced by a steel I-beam.</u>		
Contractor's name, address & telephone: <u>M.R. Brewer Eric Woodworking</u>		
Who should we contact when the permit is ready: <u>Matthew Brewer</u>		
Mailing address: <u>91 Bell Street</u> <u>Portland, ME 04103</u>		
		Phone: <u>747-7534</u>

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: <u>[Signature]</u>	Date: <u>6/24/08</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

VISA

371-A-024

 **M. R. BREWER**
FINE WOODWORKING, INC.
91 BELL ST.
PORTLAND, ME 04103

FACSIMILE TRANSMITTAL SHEET

TO:	Building Inspections	FROM:	Matthew Brewer
COMPANY:	City of Portland	DATE:	6/26/08
FAX NUMBER:	874-8716	TOTAL NO. OF PAGES INCLUDING COVER:	3
PHONE NUMBER:	874-8703	SENDER'S REFERENCE NUMBER:	
RE:	85 Lester Drive Building Permit	YOUR REFERENCE NUMBER:	

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Please call with any questions or concerns.

Regards,

Matthew Brewer
Project Manager / Estimator

JUN 26 2008

96
12
12

PHONE - 207-797-7534 FAX - 207-797-0973

PURCHASE AND SALE AGREEMENT

4/26/08

4/29/08	Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.	

1. PARTIES: This Agreement is made between Matt Brewer, Kerry Brewer ("Buyer") and Kathleen Card ("Seller").

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 of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 85 Lester Dr and described in deed(s) recorded at said County's Registry of Deeds Book(s) 8120, Page(s) 309.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: n.a.

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: n.a.

4. PERSONAL PROPERTY: The following items of personal property as viewed on April 24, 2008 are included with the sale at no additional cost, in "as is" condition with no warranties:

Seller represents that such items shall be operational at the time of closing, except: n.a.

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 219,000.00. Buyer has delivered; or will deliver to the Agency within 1 days of the date of this offer, a deposit of earnest money in the amount \$ 1,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ _____ will be delivered n.a. Failure by Buyer to deliver this 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.

This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY/ACCEPTANCE: Keller Williams ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until April 30, 2008 (date) 5:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly 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.

7. 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 execute all necessary papers on June 20, 2008 (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 calendar 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.

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

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. 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.

January 2008 Page 1 of 4-P&S Buyer(s) Initials MB Seller(s) Initials KC
 Benchmark Residential & Investment 2,235 India Street, 2nd Floor, Portland ME 04101 Phone (207) 775-8848 Fax (207) 775-6688 Matt and Kerry
 Money Brog Produced with ZipForm™ by RE FormNet, LLC 18025 Pines Mill Road, Clinton Township, Michigan 48026 www.zipform.com

10. **RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE:** Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. **PRORATIONS:** The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) n.a.. The day of closing is counted as a Seller day. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Fuel in tank shall be paid by Buyer at cash price of company that delivered fuel as of date of closing. Real estate taxes shall be prorated as of the date of closing (based on municipality's 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 reapportionment 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.

12. **DUE DILIGENCE:** Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

TYPE OF INVESTIGATION	RESULTS REPORTED TO SELLER			TYPE OF INVESTIGATION	RESULTS REPORTED TO SELLER		
	YES	NO	RESULTS REPORTED TO SELLER		YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 10 days	j. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 10 days	k. Arsenic Treated Wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	l. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
d. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	m. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
e. Water Quality (including but not limited to radon, arsenic, lead, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	n. Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	o. Habitat Review/Waterfowl	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
g. Air Quality (including but not limited to asbestos, radon, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	p. Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
h. Square Footage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	q. Code Conformance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
i. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	r. Insurance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
				s. Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days

All investigations will be done by persons chosen and paid for by Buyer in Buyer's sole discretion. If the result of any investigation 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 investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so in full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of investigation(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

13. **HOME SERVICE CONTRACTS:** At closing, the property will will not be covered by a Home Warranty Insurance Program to be paid by Seller Buyer at a price of \$ n.a.

14. **FINANCING:** This Agreement is is not subject to Financing. If subject to Financing:

- This Agreement is subject to Buyer obtaining a conventional loan of 85,000 % of the purchase price, at an interest rate not to exceed 7.000 % and amortized over a period of 30 years.
- Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within 2 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- Buyer to provide Seller with loan commitment letter from lender within 20 days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
- Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's licensee.
- After (b) or (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ n.a. toward Buyer's actual pre-paid points and/or closing costs, but no more than allowable by Buyer's lender.
- Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .
- Buyer may choose to pay cash instead of obtaining financing. If so, buyer shall notify seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

15. **BROKERAGE DISCLOSURE:** Buyer and Seller acknowledge they have been advised of the following relationships:

Monny Hanes of Benchmark Properties & Investment R.E. Agency is a Seller Agent Buyer Agent
 Disc Dual Agent Transaction Broker
 Licensee Agency

Deborah Coward of Keller Williams Agency is a Seller Agent Buyer Agent
 Disc Dual Agent Transaction Broker
 Licensee Agency

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. **PROPERTY DISCLOSURE FORM:** Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention (formerly Maine Bureau of Health) regarding arsenic in private water supplies and arsenic in treated wood.

17. **MEDIATION:** Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. **DEFAULT:** In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

19. **PRIOR STATEMENTS:** Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

20. **HEIRS/ASSIGNS:** This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

21. **COUNTERPARTS:** This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

22. **ADDENDA:** Lead Paint - Yes No ; Other - Yes No

Explain: n.a.

The Property Disclosure Form is not an addendum and not part of this Agreement.

23. **SHORELAND ZONE SEPTIC SYSTEM:** Seller represents that the property does does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

24. **EFFECTIVE DATE/NOTICE:** Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any State/Federal holidays (including but not limited to Patriots Day, Columbus Day, Martin Luther King Holiday, etc.) Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

25. **CONFIDENTIALITY:** Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

26. OTHER CONDITIONS:

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.

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.

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.

Buyer's Mailing address is _____

BUYER
Matt Brewer

4/26/08
DATE

BUYER
Kerry Brewer

4/26/08
DATE

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.

Seller's Mailing address is _____

SELLER Kathleen Card

Kathleen Card 4/29/08
DATE

SELLER

DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and this offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

SELLER

DATE

SELLER

DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER

DATE

BUYER

DATE

EXTENSION

The time for the performance of this Agreement is extended until _____

DATE

BUYER

DATE

SELLER

DATE

BUYER

DATE

SELLER

DATE



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Matt and Kerry

TOTAL P. 04



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

July 3, 2008

Matthew Brewer
85 Lester Drive
Portland, ME 04103

RE: 85 Lester Drive – 371-A-024 – R-2 Zone - #08-0760

Dear Matthew,

During a microfiche search of this property concerning the recent permit application, I found the original permit to construct the building and garage in 1985. That permit does not mention nor show the rear 10' x 12' deck. It will be necessary at this time to get an after-the-fact building permit to legalize that deck.

Please apply for this permit within 30 days of receipt of this letter.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: file

From: "matt" <matt@mrbrewerfinewoodworking.com>
To: <mes@portlandmaine.gov>
Date: 7/1/2008 12:13:44 PM
Subject: 85 Lester

Marge, I guess I am a little confused on the question in regards to a new patio or deck. The work that I am doing at 85 Lester does not consist of a new deck or patio, the only thing that I am doing to the exterior is adding a few windows and a new patio door which should be represented in detail on the plan. The new patio door is to replace the existing sliding patio door maybe that is where the confusion is. I attached a picture of the patio door that is to be replaced as well as the deck that is not to be touched. Please call with any questions or concerns.

Regards,

Matthew Brewer

Project Manager / Estimator

M.R. Brewer Fine Woodworking, Inc.

91 Bell Street

Portland, ME 04103

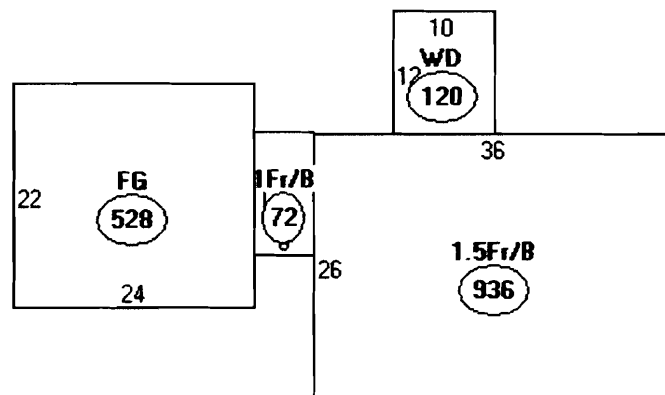
Tel: 207-797-7534

Fax: 207-797-0973

www.mrbrewer.com







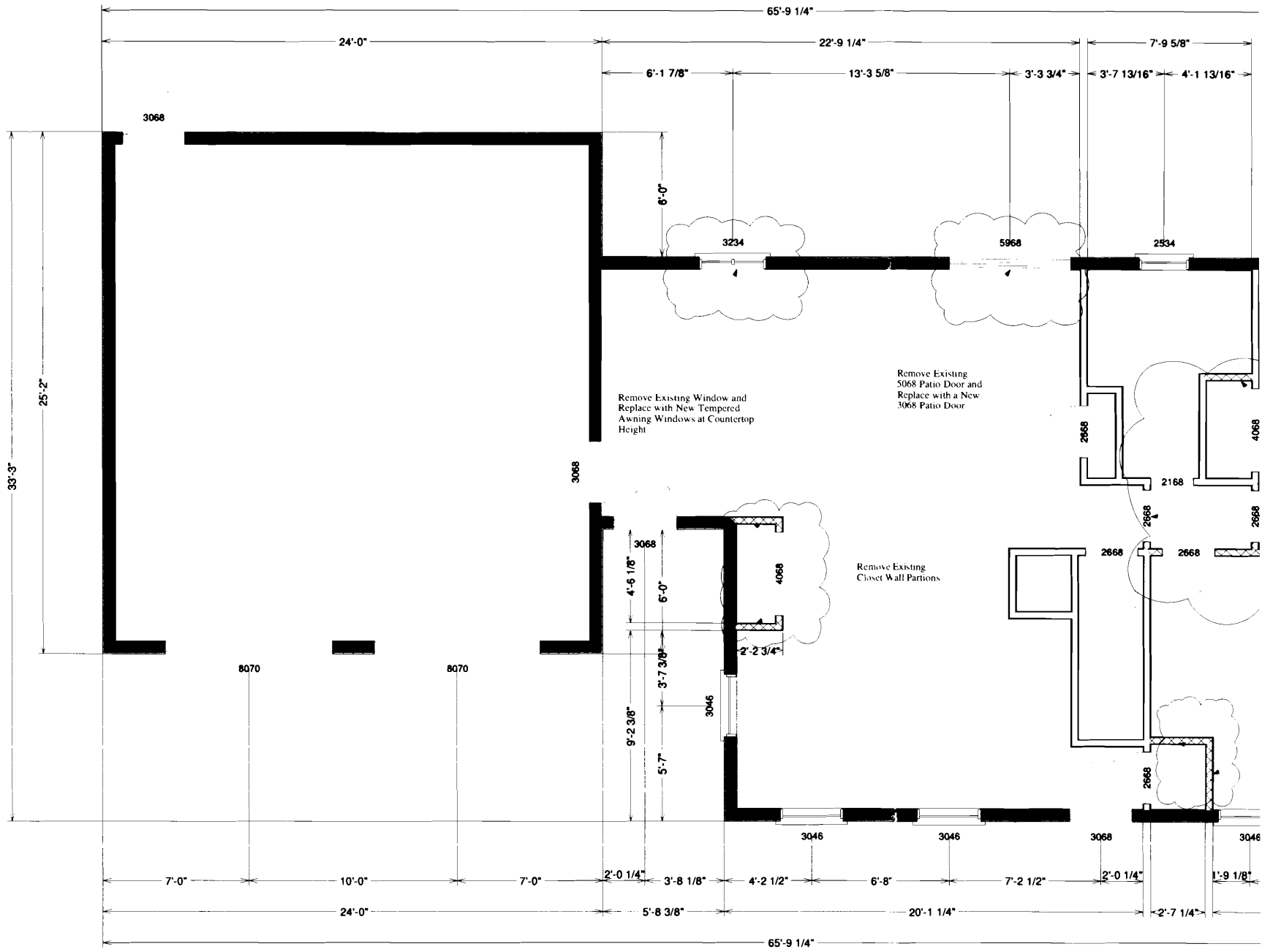
Descriptor/Area

A: 1.5Fr/B
936 sqft

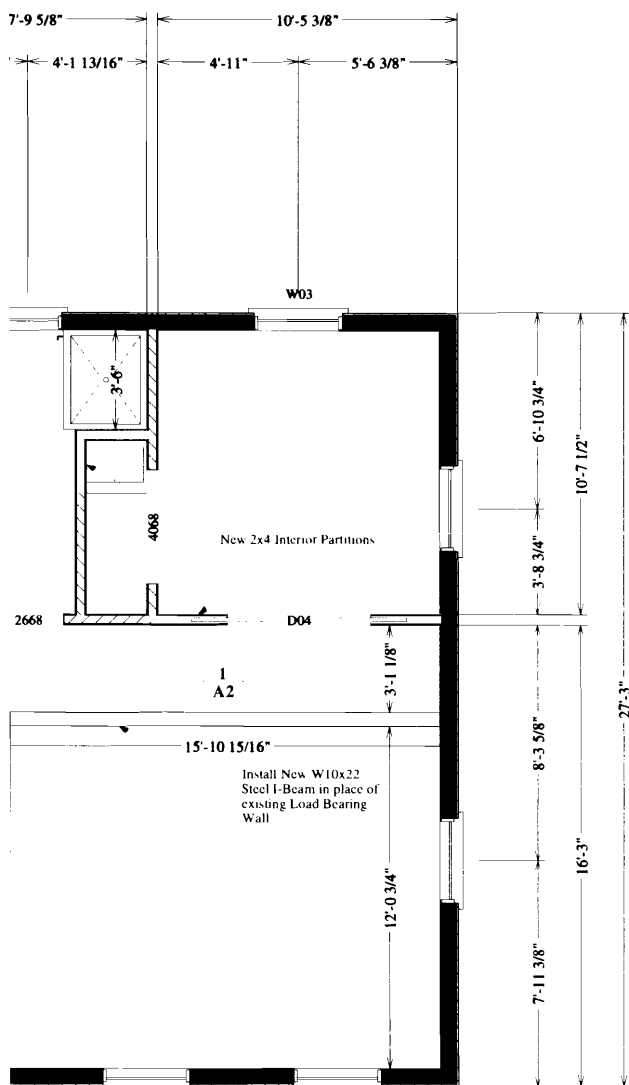
B: 1Fr/B
72 sqft

C: FG
528 sqft

D: WD
120 sqft



DEMOLITION PLAN



DOOR & WINDOW SCHEDULE

DOOR SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	THICKNESS	CODE
D03	1	1	3068	37X81 1/2	FRENCHWOOD HINGED PATIO DOOR	2X5X40 (3)	1 3/4	FWH3168AR
D04	1	1	5068	61X81 1/2	PRIMED POCKET DOORS	2X5X64 (3)	1 3/8	B-1515-P

WINDOW SCHEDULE												
NUMBER	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	GLAZING	DIVIDED LIGHT PATTERN	CODE	MANUFACTURER	
W03	2	3145	36 5/8" X 52 7/8"	36 5/8"	52 7/8"	37 5/8	DOUBLE HUNG	2X6X40 5/8 (3)	ACCESSORY	1 OVER 1	TW3042	ANDERSEN
W04	2	4015	48" X 17"	48"	17"	49X18 1/2	AWNING	2X8X52 (3)	TEMPERED	NO GRILLS	AR41	ANDERSEN

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DRAWINGS THIS SHEET:

Proposed Floor Plan

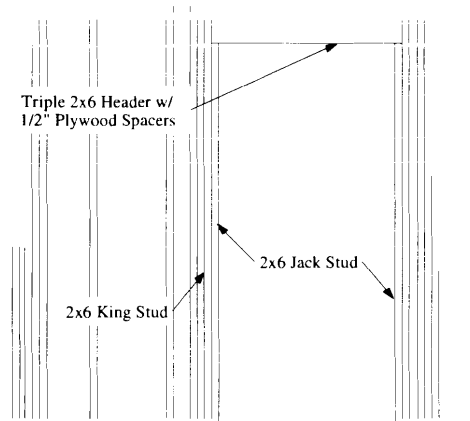
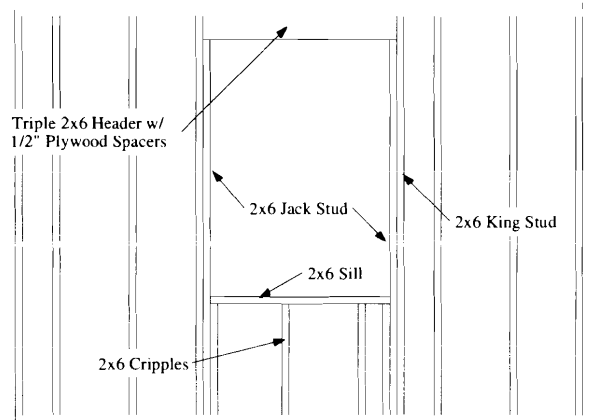
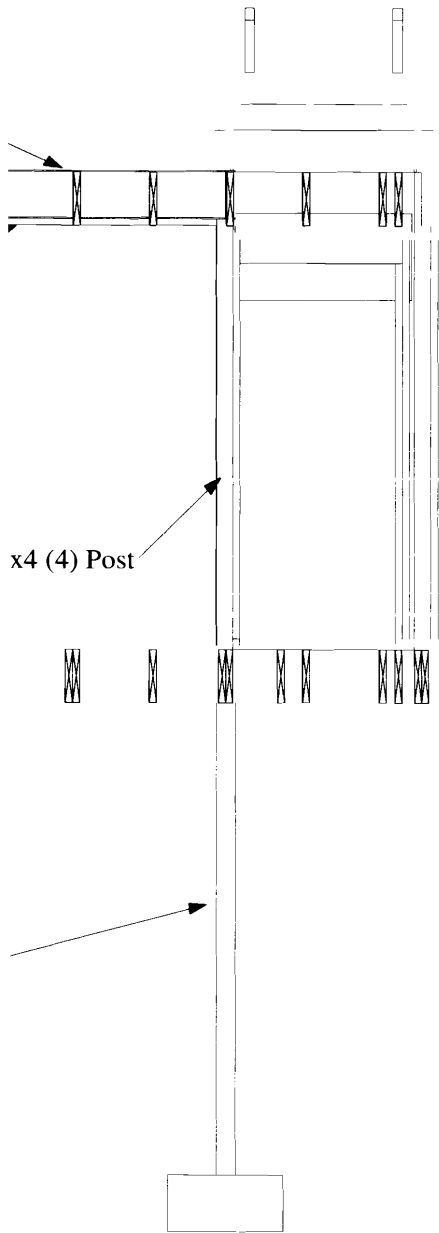
Matthew & Kerry Brewer Residence
85 Lester Drive
Portland, ME 04103

DATE:
06.24.08.

DRAWN BY:
MRB

SCALE:
1/4"=1'

A1



2 TYPICAL DOOR & WINDOW
 A2 FRAMING DETAILS
 SCALE: 1/2"=1'

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 MAINE 04103
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DRAWINGS THIS SHEET:

Construction Details

Matthew & Kerry Brewer Residence
 85 Lester Drive
 Portland, ME 04103

DATE:
 06.24.08.

DRAWN BY:
 MRB

SCALE:
 1/4"=1'

A2