

7/7/03 front setback okay - rear setback surveyor will have to set pin and send for verification. Also left message with Mac regarding the egress stairwell in rear may interfere with existing windows. Jodre kw

7/8/03 Found pin, explained the deck CANNOT however over footing, night at 20'

7/10/03 plumbing test 10 lbs on floors okay to crew

7/10/03 Plumbing not finished in kitchen, need HVAC permits, also ~~staircase~~ (egress) on HVAC

hanging off trusses - slow contractor will call again

7/18/03 plumbing test okay

7/24/03 Spoke w/ Dr. DeRice ^{re phone} Re HVAC & ^{Rear} Stair Plans - he has not proceeded w/ this work & will submit plans next week

7/29/03 - specs for HVACs on trusses Rec'd - ok
HVAC permits issued - close on on end ok

short addition close in OK EXCEPT - TOP RISE, TOP STAIRS - only 5" Rise - discussed 3/16 - 3/8" min. allowance on truss & risers also discussed Guardrail/Handrail Specs

7/20/03 Went over all above issues. All correct. Work is complete (including REAR STAIRS) READY FOR C/O JH



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 9 Sanborn St

CBL 375 B008001

Issued to Derice Robert A/Tritown Development

Date of Issue 10/02/2003

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 03-0146, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1175 sq. ft. addition(2nd story) over existing right side of building. Also adding covered breezeway

APPROVED OCCUPANCY

Office space and apartment(1175 sq. ft.)
Use Group B Type 5b
(Boca 1999)

Limiting Conditions:

Any future work/alterations shall require separate permit(s)

This certificate supersedes
certificate issued

Approved:

10/02/03

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

From: "Bob DeRice" <doctord@maine.rr.com>
To: "Mike Nugent" <MJN@ci.portland.me.us>
Date: Mon, Jul 7, 2003 10:46 AM
Subject: Re: back stairs

Mike, The rear stair was on the original plan. It originally went to a landing, then u-turned but that brought us too close to the rear boundary. When I submitted the plan to Marge said that if we made this one long stairway that would not impact the setback. She noted that on the submitted plan. There was no mention of any additional information needed, but I am sure the architect can sketch one up very quickly. I will be covering the portion that needs to be covered with an awning structure. I will forward a copy of this email to the architect.

Bob DeRice

----- Original Message -----

From: "Mike Nugent" <MJN@ci.portland.me.us>
To: <doctord@maine.rr.com>
Sent: Monday, July 07, 2003 8:51 AM
Subject: Re: back stairs

We have not reviewed this or approved it, you need to have your design professional create plans, including a plot plan and you need both building and site review amendment, please contact me ASAP

>>> "Bob DeRice" <doctord@maine.rr.com> 07/02 1:24 PM >>>
Hi Mike,

On my addition on my building on Sanborn Street we are constructing the rear stairs (second exit). Do we need a roof or does just the landing need one? Any min or max headroom for the roof if needed? If so how far does it need to run? Tread width and length and height requirements? Thanks.

Dr. Bob DeRice
9 Sanborn Street

CC: "Sergio Gaddar" <sgaddar@jsainc.com>

15617

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD E. BOYNTON and MARY E. BOYNTON, as Trustees of THE BOYNTON FAMILY REVOCABLE TRUST, of Tarpon Springs, County of Pinellas, State of Florida, in consideration of one dollar and other valuable consideration paid by ROBERT A. DeRICE, whose mailing address is: 65 Crestview Drive, Portland, Maine 04103 the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said ROBERT A. DeRICE, his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Sanborn Street, formerly Highland Avenue, and the westerly side of Auburn Street, formerly known as the New Gray Road, in the City of Portland, County of Cumberland and State of Maine, being lots numbered 29 and 31 as shown on Plan of Highland Park, recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 139, to which plan reference is hereby made.

This conveyance is made subject to the restrictions contained in prior recorded deeds to the premises.

Being the same premises conveyed to Richard E. Boynton and Mary E. Boynton by Ronell E. West by deed dated June 12, 1964, recorded in Cumberland County Registry of Deeds in Book 2830, Page 24.

ALSO another certain lot or parcel of land situated on the southeasterly side of Sanborn Street, in the City of Portland, County of Cumberland and State of Maine, being Lot 41 as shown on said plan of Highland Park, recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 139, to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to Richard E. Boynton and Mary E. Boynton by Maynard D. Brown, Sr. by deed dated January 16, 1968 and recorded in said Registry of Deeds in Book 3028, Page 79. The third parcel contained in a deed from Carl O. Garsoe to Richard E. Boynton, et al dated November 10, 1967, recorded in Cumberland County Registry of Deeds in Book 3019, Page 539.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said ROBERT A. DeRICE, his heirs and assigns, to his and their use and behoof forever.

AND we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Richard E. Boynton and Mary E. Boynton, as Trustees of The Boynton Family Revocable Trust, have hereunto set their hands and seals this 29th day of the month of FEB, 1996.

SIGNED, SEALED and DELIVERED
in presence of:

THE BOYNTON FAMILY
REVOCABLE TRUST

Don J. Johnson
Mary K. DeGroot

By: *Richard E. Boynton*
Richard E. Boynton

By: *Mary E. Boynton*
Mary E. Boynton

Trustees

STATE OF FLORIDA
County of Pinellas

Feb 29, 1996

Then personally appeared the above named Richard E. Boynton and Mary E. Boynton, as Trustees of The Boynton Family Revocable Trust and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of The Boynton Family Revocable Trust.

Before me,

Mary K. DeGroot
Notary Public
Print Name MARY K DEGROOT
Commission Expires 10-30-97

Affix Notarial Seal Here



MARY K. DEGROOT
MY COMMISSION # CC317433 EXPIRES
October 30, 1997
BONDED THRU TROY FAIR INSURANCE, INC.



MARY K. DEGROOT
MY COMMISSION # CC317433 EXPIRES
October 30, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

RECEIVED
RECORDED REGISTRY OF DEEDS

96 MAR 27 PM 1:06

CUMBERLAND COUNTY

John B. O'Brien