

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

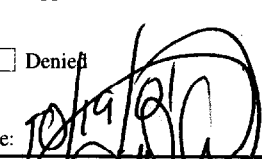
Permit No: 01-20800 Issue Date: 1 9 2001 CBL: 386 B034001

Location of Construction: 699 Auburn Pines	Owner Name: Northern Utilities Inc	Owner Address: 300 Franklin St CITY OF PORTLAND	Phone:
Business Name: n/a	Contractor Name: Coffin, Ralph	Contractor Address: 29 Curtis Road Portland	Phone: 2077974373
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone:

Past Use: Sub - Division / Vacant Lot	Proposed Use: Single Family / New 2 story colonial with 2 car garage.	Permit Fee: \$984.00	Cost of Work: \$160,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-4 Type: 5B	

Proposed Project Description: Build New Single Family	Signature:	Signature:
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: gg	Date Applied For: 09/24/2001	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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input 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

2001 0269

01-1208

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 #34 AUBURN PINE SUBDIVISION
CBL: 386 A 001 699 AUBURN ST

Total Square Footage of Proposed Structure 2168 SF PLUS 24X24 GARAGE Square Footage of Lot 61833

Tax Assessor's Chart, Block & Lot
Chart# 386 Block# B Lot# 34 Owner: JULIE L ARMSTRONG Telephone: 799-9462
797-4373

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: RALPH COFFIN Cost Of Work: \$ 160,000
29 CURTIS RD Fee: \$ 984.00
PORTLAND, ME 04103

Current use: SUB DIVISION 300.00
If the location is currently vacant, what was prior use: FARM ? 1,284.00
Approximately how long has it been vacant: UNKNOWN
Proposed use: RESIDENTIAL
Project description: 2 1/2 STORY HOUSE WITH BREEZEWAY AND 2 CAR GARAGE (COLONIAL)

Contractor's name, address & telephone: RALPH COFFIN 207-797-4373
29 CURTIS RD, PORTLAND, ME 04103
Who should we contact when the permit is ready: RALPH COFFIN
Mailing address: 29 CURTIS ROAD
PORTLAND, ME 04103 XX Call
Phone: 797-4373

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: Ralph Coffin Date: Sept. 24, 2001

This is not a permit, you may not commence work until the permit is issued



9/24
Garp

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

2001-0267
Application I. D. Number
09/28/2001
Application Date
Auburn Pines Lot# 34
Project Name/Description

Coffin, Ralph
Applicant
29 Curtis Road, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 797-4373 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

699 - 699 Auburn St, Portland, Maine
Address of Proposed Site
386 B0234
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) plus 26' x 29' garage

2,168 sq. ft. **61,833 sq. ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" 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 Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **09/24/2001**

DRC Approval Status:

- Approved See Attached Denied

Approval 09/24/2001 Approval Expiration **10/12/2002** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** **10/12/2001**
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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

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

2001-0267

Application I. D. Number

09/28/2001

Application Date

Auburn Pines Lot# 34

Project Name/Description

Coffin, Ralph

Applicant

29 Curtis Road, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 797-4373 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

699 - 699 Auburn St, Portland, Maine

Address of Proposed Site

386 B0234

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 Your new street address is now 699 Auburn Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Charles G. Moore
WOODMAN BUILDING - SUITE 209
75 PEARL STREET
PORTLAND, MAINE 04101

TELEPHONE NUMBER
(207)761-0717

E-MAIL ADDRESS
KIPMOORE@AOL.COM

FACSIMILE NUMBER
(207)772-0385

October 16, 2001

Inspections Office
City of Portland
389 Congress Street – Room 315
Portland, ME 04101

Dear Sirs;

Enclosed please find the application materials for a building permit to build a storage shed on property on Little Diamond Island. The property is owned by the Old Coast Guard Station LLC, of which I am a member.

Sincerely,



Charles G. Moore



CITY OF PORTLAND

August 24, 2001

Julie Armstrong
c/o Ralph Coffin, Jr.
29 Curtis Road
Portland, ME 04103

RE Lot #34 Auburn Pines Subdivision CBL: 386 A 001

Dear Ms. Armstrong:

This letter is to confirm the revision to the approved plot plan of Lot #34 of the Auburn Pines Subdivision. The approved revision includes the extension of the building envelope to the Portland/Falmouth town line. Please be advised that any construction in Falmouth must be reviewed by the Town of Falmouth.

The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Kandi Talbot, Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\DEVREV\WAUBUR65\LETTERS\APPRVLTR.DOC

Inspection Services
Michael J. Nugent
Manager



Housing & Neighborhood Services
Mark B Adelson
Director

CITY OF PORTLAND

October 19, 2001

Julie Armstrong
C/O Ralph Coffin
29 Curtis Rd.
Portland, ME 04103

RE: Permit Application #01-1208 / 699 Auburn Pines (386 B034)


Dear Applicant,

Please be advised that your building permit to construct a new single-family dwelling is approved. The following are compliance issues in your construction documents that will need to be modified in the construction phase in order to comply with the building code:

- 1) Stairs must be built to land the proposed sliding glass door on the rear. These stairs must comply with the zoning district setbacks.
- 2) The center beams in the first floor ceiling/second floor, floor system will be properly sized and installed LVL beams or similarly engineered wood products.
- 3) The garage will be separated from the living space with at least ½ inch gypsum board and 20 minute rated doors. (NO LIVING SPACE ABOVE THE GARAGE)
- 4) The garage/cellar stairs will have a minimum 10" NET tread and maximum 7 ¾" riser w/ 6'8" of headroom.
- 5) The garage ceiling assembly will be 2" x 10" joists 16" on center with an engineered steel center beam that you will provide a statement of design for. The garage door headers will be appropriately sized and installed LVL's .
- 6) All guard rails will be 36 inches in height with openings less than 4 inches, including the farmers' porch on the front of the structure.
- 7) Prior to commencement of construction, complete details of the farmer's porch will be provided for review.
- 8) Windows in the master bath must be safety glazing.
- 9) The "6 member 2"x10" in the basement cannot be installed. This detail will have to be redesigned resubmitted for approval, prior to the commencement of framing.
- 10) The Girder in the first floor, floor system must be at least 3-2" X 12"'s with column support at spaces of not more than 6'3", on the main support.

The Undersigned agrees to perform the above reference construction in compliance with the above items as well as all other applicable codes and ordinances.


Ralph Coffin

Sincerely,

Mike Nugent, Manager of Inspection Services

6000 SERIES SPECIFICATIONS

6000 SERIES HIGHLIGHTS

- Good Housekeeping Seal of Approval
- Adjustable valve to adjust flame height and heat output
- A multitude of decorative fronts to create your own look
- Standard base refractory
- Optional remote controls for the ultimate in convenience
- Optional fan to circulate heat
- Heater rated
- On/Off rocker switch



INDIVIDUAL 6000 SERIES FEATURES

6000TRXI/6000TRI

- TR Venting Technology allows installation flexibility
- Patented Flame-Out-Of-Log Technology
- Patented Mystifire Burner
- 20,000 - 40,000 BTU Input/Hr.- NG (6000TRXI)
- 20,000 - 30,000 BTU Input/Hr. (6000TRI)
- Optional Heat-Zone, Heat-Out, Heat-Duct kits
- Standard base, sides and rear refractory and customer control panel

6000TRXI ONLY:

- A.F.U.E. Rated. Approved as a wall furnace for supplemental heat and can be used with a thermostat
- Standard Climate Control Package offers climate control damper, fan kit and wall thermostat
- Standard Mesh Kit

6000CAMP

- TR Venting Technology allows installation flexibility
- 24,000 - 35,000 BTU Input/Hr.
- A.F.U.E. Rated. Approved as a wall furnace for supplemental heat and can be used with a thermostat
- Standard climate control damper
- Standard Mesh Kit
- Optional Heat-Zone, Heat-Out, Heat-Duct kits

6000TR-OAK

- Five realistic fiber logs
- TR Venting Technology allows installation flexibility
- Patented Mystifire Burner
- 20,000 - 30,000 BTU Input/Hr.
- Brick pattern on the refractory hearth
- Optional Heat-Zone, Heat-Out, Heat-Duct kits
- Optional Brick Refractory

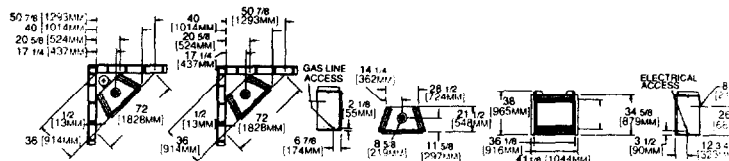
6000TV-OAK

- 18,000 - 27,000 BTU input/hr. input
- Five realistic fiber logs
- Optional realistic firebox refractory
- Brick pattern on the refractory hearth
- Patented Mystifire Burner
- Optional Brick Refractory

6000 SERIES LINE DRAWINGS

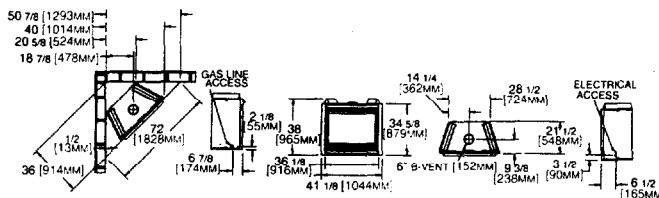
Model 6000TR-OAK/TRI/TRXI/CAMP

Corner View Corner View Side View Top View Front View Side View



Model 6000TV-Oak

Corner View Side View Front View Top View Side View



6000 SERIES DIMENSIONS

SPECIFICATIONS									
MODEL	HEIGHT		FRONT WIDTH		BACK WIDTH		DEPTH		GLASS SIZE
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
6000 Series	38 1/8	38 1/2	41	42	28 1/2	42	21 1/2	22	36 x 24 3/4

Refer to installation manual for detailed specifications on installing this product.

HEAT-N-GLO reserves the right to update units periodically.

The flame and ember appearance may vary based on the type of fuel burned and the venting configuration used.



Eternal Flame Warranty

The strongest in the industry, Heat-N-Glo's Eternal Flame Warranty offers full protection for all gas units, and includes a lifetime warranty on the most important aspects of the fireplace: fiber logs, stainless steel burner, firebox and heat exchanger.

Healthy Hearth



A healthy home begins with a healthy hearth. Direct vent fireplaces will not alter the quality of your room air in any way. Each direct vent fireplace utilizes a sealed combustion chamber that draws combustion air from outside your home and discards all by-products of combustion back outside.



No one builds a better fire

HEAT-N-GLO,
a division of Hearth Technologies Inc.
20802 Kensington Boulevard, Lakeville, MN 55044
(952) 985-6000 Fax (952) 985-6001
Email us at: info@heatnglo.com
Visit our Web site at: Fireplaces.com



PROPERTY DISCLOSURE - LAND ONLY

LOT 34

PROPERTY LOCATED AT: 34 Auburn St. Auburn Pines Subdivision, Portland, ME.

This disclosure is not meant to be a warranty of the condition of the property. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

Note: Answer all questions if applicable. Write n/a (not applicable) or unknown if needed.

Listed by KEVIN CHOVER / KAREN TOINSEN on behalf of DEWECKE
PRINT NAME OF LISTING AGENT AGENCY

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials which are currently or previously existing in or on the real estate:

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are there now, or have there ever been, any underground storage tanks on your property?
IF YES: Are tanks in current use?
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)?
Age of tank(s):
Location:
Have you experienced any problems such as leakage?
Are tanks registered with the Dept. of Environmental Protection?
If tanks are no longer in use, have tanks been abandoned according to D.E.P.?
Comments:

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):

Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?
Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

Are you aware of any encroachments, easements, rights-of-way, leases, first rights of refusals, life estates or restrictive covenants on the property?

IF YES: Explain: DECLARATION OF COVENANTS AND RESTRICTIONS
What is your source of information: SELLER

Are you aware of any shoreland zoning, resource protection or other zoning restrictions on the property?

IF YES: Explain:
What is your source of information:

Is the subject property the result of a division of property within the last five years (for example, subdivision)?

IF YES: Explain:
What is your source of information:

Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland?

IF YES: Explain:
Has the property been surveyed?
ATTACHMENTS:
Additional Information:

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

Seller signature and date: N.O.M. LLC, PARTNER 6/6/01

I/we have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

Buyer signature and date: J.P. [Signature], 02/27/01

MAINE ASSOCIATION OF REALTORS® / Rev. 2000. All Rights Reserved.
This form is licensed for use with Formulator® Forms Software v3.0 800-336-1027

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **NOM LLC**, a Maine limited liability company, of 14 Anchorage Place, County of Cumberland, City of South Portland, and State of Maine, for consideration paid, grants to **Julie L. Armstrong**, of South Portland, Maine, with mailing address of 15 Karynel Drive, South Portland, ME 04106, with **WARRANTY COVENANTS**, the land in the City of Portland and Town of Falmouth, County of Cumberland, State of Maine, described as follows:

Lot No. 34 as depicted on the Auburn Pine Subdivision Plan recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 393.

The property described herein is conveyed subject to the general notes and Conditions set forth on said plan together with the Declaration of Restrictions and Covenants for Auburn Pines as set forth in an instrument dated August 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14981, Page 172. Also conveying an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan.

The premises are conveyed subject to and together with the benefit of a Declaration of Easements and Maintenance Agreement of even date herewith and recorded immediately prior hereto. In addition to such rights in said Declaration, there is also hereby conveyed an easement for the installation of underground electrical and telecommunications services within a strip of land 10 feet in width parallel and adjacent to the southeasterly boundary of the Detention Easement (as described in said Declaration and shown on the Plan) extending from the easterly side of Auburn Street to the southerly boundary of Lot 34; provided, however, that if such electrical and telecommunications services are actually installed within the Driveway and the Lot 34 Easement, then this easement shall terminate and expire.

Being a portion of the premises conveyed to Grantor herein by deed dated June 27, 2001, recorded in the Cumberland County Registry of Deeds, Book 16482, Page 178.

IN WITNESS WHEREOF, the said NOM, LLC has caused this instrument to be signed and sealed in its name by Kevin Cloutier, its Member, thereunto duly authorized, on August 3, 2001.

16609
122

WITNESS:

Debbie White

NOM, LLC

By: [Signature]
Name: Kevin Cloutier
Title: Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

August 3, 2001

Then personally appeared the above named Kevin Cloutier, Member of said NOM LLC, 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 NOM LLC.

Before me,
Debbie White
Notary Public
Print Name: _____
My Commission Expires: _____

DEBBIE L. WHITE
Notary Public, Maine
My Commission Expires April 10, 2004

Applicant: RALPH COFFIN

Date: 10/18/01

Address: 699 AUBURN PINES C-B-I: 386 B034

^{LOT 34}
CHECK-LIST AGAINST ZONING ORDINANCE

Date - 10/19/01

Zone Location - R2 ZONE

Interior or corner lot - INTERIOR

Proposed Use/Work - SINGLE FAMILY DWELLING

Public Utility -
Sewage Disposal - SEWER UTILITY

Lot Street Frontage - 170' ON AUBURN ST.

Front Yard - REQUIRED 25' SHOWN 90' +

Rear Yard - REQUIRED 25' 30 FEET SHOWN

Side Yard - ^{REQUIRED} 16 FEET 40 SHOWN

Projections -

Width of Lot - REQUIRED 80' SHOWN 220'

Height - 35' REQUIRED 29' SHOWN

Lot Area - 10,000 ~~+~~ REQUIRED 40,000 + SHOWN

Lot Coverage/Impervious Surface - 20% ALLOWED 9% SHOWN

Area per Family - N/A

Off-street Parking - 2 REQUIRED + SHOWN (GARAGE)

Loading Bays - N/A

Site Plan - MINOR MINOR APPROVED BY J.R.

Shoreland Zoning/Stream Protection - NONE

Flood Plains - ~~None~~ ZONE "C" 230051-0002C

LEFT MESSAGE 10/16/01 1PM @

**BOCA®
NATIONAL BUILDING CODE/1999
PLAN REVIEW RECORD**

Valuation: _____

Plan Review # _____


Fee: _____

Date: 10/16/01

JURISDICTION PORTLAND

BUILDING LOCATION 699 AUBURN PINES
(City, County, Township, etc.)
(Street address)

BUILDING DESCRIPTION SINGLE FAMILY HOME

REVIEWED BY 

Numerals indicated in parenthesis are applicable code sections of the 1999 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1	SLIDER NEEDS APPROPRIATE STAIRS/LANDING	
2	WINDOW SEAT FRAMING DETAIL - EXCESSIVE CANT.	
3.	HEADER DETAIL ^{OR GIRDER} DETAIL 1ST FLOOR (ALL)	
4.	FIRE SEPARATION GARAGE/DWELLING	
5.	STAIR DETAIL GARAGE STAIRS	
6.	DIKE/SILL GARAGE STAIRS	
7.	GARAGE FLOOR/CEILING ASSEMBLY DESIGN INCLUDING HEADERS	
8	GUARD RAIL DETAILS THROUGHOUT.	
9.	COVERED PORCH FRAMING DETAILS.	
10.	MASTER BATH TUB ARE WINDOW TYPE OR GLASS	
11.	EGRESS WINDOW SCHEDULE	
12.	EXCESSIVE SPACING BASEMENT COLUMNS	
13.	SOIL TYPE TO DETERMINE FOOTING SIZE	
14.	6 MEMBER 2'x10" NEEDS DESIGN	
15.	DISCREPANCY IN CEILING JOISTS - 2x6 OR 2x8?	
16.	RAFTER SPACING	



Copyright, 1999, Building Officials and Code Administrators International, Inc. Reproductions by any means is prohibited. BOCA® is the trademark of Building Officials and Code Administrators International, Inc., and is registered in the U.S. Patent and Trademark Office. NOTE: In order that we might develop other programs and provide additional services of benefit to the Code Administration profession, please re-order additional copies of this form from:

**BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795**

PURCHASE AND SALE AGREEMENT
LAND ONLY

Effective Date
The use of days in this agreement refers to calendar days from the effective date

1. PARTIES: This Agreement is made this 27th day of JUNE, 2001, between JULIE ARMSTRONG (hereinafter called "Buyer") of 15 KARYNEL DR S. PORTLAND and N.O.M. LLC (hereinafter called "Seller") of 14 ANCHORAGE PK S. PORTLAND

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy the following described real estate: 1.42 ACRES

situated in municipality of FALMOUTH/PORTLAND County of CUMBERLAND State of Maine located at 0 LOT 34 AUBURN ST Being (all part of) the property at the above address owned by N.O.M. LLC (hereinafter called "Seller") and described in deed recorded at said County's Registry of Deeds Book 14440, Page 43

3. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of PRICE \$ 60,500.00
of which DEPOSIT \$ 1,000.00
is included herewith as an earnest money deposit, and an additional amount of DEPOSIT \$ _____
will be paid by _____ The balance due amount of BALANCE DUE \$ 59,500.00
is to be paid by certified or bank check, upon delivery of the Deed.

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

4. EARNEST MONEY/ACCEPTANCE: DEWOLFE shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until 6-27-2001 (date) 7 AM/PM; and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer. MIDNIGHT

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 execute all necessary papers on 7-20-2001 (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 by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

6. 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 proposed use of the property which is SINGLE FAMILY RESIDENCE

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

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.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, real estate taxes (based on municipality's fiscal year), association fees, _____ (other). Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

11. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

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

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
3. LOCAL PERMITS Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
4. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
5. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
6. DEPLURC APPROVALS Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
7. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
8. OTHER Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

Further specifications regarding any of the above:

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 the 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 inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

12. FINANCING: This Agreement is subject to Buyer obtaining an approved CASH mortgage of _____ the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years.

a. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification, is qualified for the loan requested within _____ days from the Effective Date of the Agreement.

Page 2 of 4 Buyer's Initials: [Signature]

Seller's Initials: [Signature]

all
JK

- b. ~~Buyer to provide Seller with mortgage commitment letter from lender showing that Buyer has secured the loan within _____ days of the Effective Date of the Agreement.~~
- c. ~~If either of these conditions is not met within said time periods, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.~~
- d. ~~After (a) and (b) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed with the financing. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.~~
- e. ~~Buyer agrees to pay no more than _____ points. Seller agrees to pay _____ toward points and/or Buyer closing costs.~~

13. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

The KEVIN CLOUTIER of DEWOLFE represents SELLER
Listing Agent Agency

The ROSE KNIGHT of ERA TODAY represents BUYER
Selling Agent 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.

14. MEDIATION: Any dispute or claim 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 of the American Arbitration Association. 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.

15. DEFAULT: In the event of default by the Buyer, Seller shall retain the earnest money as liquidated damages as sole remedy. 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. The escrow agent may require written releases from both Buyer and Seller prior to disbursing the earnest money to either Buyer or Seller.

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

17. 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.

18. 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.

19. ADDENDA: Yes Explain: SEE ADDENDUM No

20. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on page 1 of this Agreement.

21. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Buyer and Seller authorize their agents to receive a copy of the entire closing statement.

22. OTHER CONDITIONS:

SEE ADDENDUM

JK

[Signature]

A copy of this Agreement is to be received by Buyer and Seller and, by signature, receipt of a copy is hereby acknowledged. If not 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 capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

BUYER [Signature]

006-76-8690
SS# OR TAXPAYER ID#

BUYER _____

SS# OR TAXPAYER ID# _____

Buyer's Mailing address is 15 KARYNELL DR. S PORTLAND, ME

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. If the earnest money is forfeited by Buyer it shall be distributed as follows: 100% to seller

Signed this 27th day of June, 2001
[Signature]
SELLER PARTNER

day of June, 2001
SS# OR TAXPAYER ID# _____

SELLER _____

SS# OR TAXPAYER ID# _____

Seller's Mailing address is _____

Offer reviewed and refused on _____

SELLER _____
SELLER _____

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

BUYER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____



Addendum to Contract

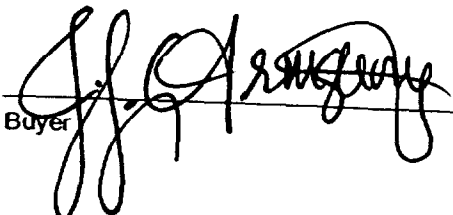
Addendum Date 6-27-01
between N. O. M. LLC (hereinafter "Seller")
and Julie ARMSTRONG (hereinafter "Buyer")
property 0 lot - 34 AUBURN ST. PORTLAND

23 SELLERS WILL INSTALL A PRIVATE DRIVE AT SELLERS EXPENSE AS OUTLINED ON SUBDIVISION PLAN. AFTER THE NEED FOR HEAVY CONSTRUCTION VEHICLES HAS CONCLUDED OR MARCH 31, 2002, WHICH EVER COMES FIRST, SELLER WILL THEN PAVE DRIVE AT SELLERS EXPENSE AS PER FINAL SUBDIVISION APPROVALED PLAN INCLUDING ONE LAYER OF PAVEMENT.

24 UTILITIES WILL BE BROUGHT TO LOT NO LATER THAN 9.1.01.

25 SELLER WILL INSTALL PAD FOR TRANSFORMER AT SELLERS EXPENSE.

~~26 BUYER SHALL SUBMIT FOR SELLERS APPROVAL A DRAFT FOR AN ASSOCIATION FOR THE MAINTENANCE OF THE COMMON DRIVE SERVING LOTS 32, 33 & 34 WITHIN 5 DAYS OF THE EFFECTIVE DATE. SELLERS WILL HAVE 3 BUSINESS DAYS FROM RECEIPT TO REVIEW, APPROVE OR REJECT THE DOCUMENT. UPON APPROVAL, THE DOCUMENT SHALL BE ADDED TO THE DEED BY REFERENCE AND SHALL BE PART OF THE DEED CONVEYED TO BUYER BY SELLER.~~


Buyer

6/27/01
Date


Seller

6/27/01
Date

Buyer

Date

Seller

Date