

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 050377
PERMIT ISSUED
MAY - 3 2005
CITY OF PORTLAND

This is to certify that Goldeneye Corp /The Vesta Corporation
has permission to Build a new Single Family Home w/ 2 car attached garage
AT 192 Hope Ave 392 A011001

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 placed or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 5/3/05
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 ISSUED

| | | |
|-----------------------|------------------------------------|---------------------|
| Permit No: 05-0377 | Issue Date: MAY - 3 2005 | CBL: 392 A01 001 |
|-----------------------|------------------------------------|---------------------|

| | | | |
|--|--|--|-----------------------------|
| Location of Construction: 192 Hope Ave | Owner Name: Goldeneye Corp | Owner Address: 662 East Bridge St | Phone: |
| Business Name: | Contractor Name: The Vesta Corporation | Contractor Address: P.O. Box 1464 Portland | Phone: 2078792217 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: R2 |

| | | | | |
|---------------------------------|---|--|--|---------------------------|
| Past Use: Vacant Land | Proposed Use: Single Family Home/ Build a new Single Family Home w/ 2 car attached garage | Permit Fee: \$1,896.00 | Cost of Work: \$200,000.00 | CEO District: 5 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> | INSPECTION: Use Group <i>R-3</i> Type <i>SB</i> <i>IRC 2003</i> | |
| | | Signature: | | |

Action Approved Approved w/Conditions Denied

Signature _____ Date _____

| | | | |
|------------------------------------|--|------------------------|--|
| Permit Taken By: Idobson | Date Applied For: 04/08/2005 | Zoning Approval | |
|------------------------------------|--|------------------------|--|

| | | | |
|---|---|--|--|
| <p>1.</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> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2005-0078</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>ok with condition</i></p> <p>Date: <i>4/26/05</i></p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>late: _____</p> | <p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date _____</p> |
|---|---|--|--|

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 | |

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections **as** agreed upon

Permits expire in 6 months, if the **project is** not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed **as** stated below.

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

- Footing/Building Location Inspection; Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing **ANY** backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. *Your* inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If **any** of the inspections do not occur, the project cannot **go** on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

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



Signature of Applicant/Designee

Date

5/3/05
Date

Signature of Inspections Official

CBL: 392-A-11

Building Permit # 05-0377

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 05-0377 | Date Applied For: 04/08/2005 | CBL: 392 A011001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|--|--|--|--------------------------------|
| Location of Construction: 192 Hope Ave | Owner Name: Goldeneye Corp | Owner Address: 662 East Bridge St | Phone: |
| Business Name: | Contractor Name: The Vesta Corporation | Contractor Address: P.O. Box 1464 Portland | Phone (207) 879-2217 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|--|---|
| Proposed Use: Single Family Home/ Build a new Single Family Home w/2 car attached garage | Proposed Project Description: Build a new Single Family Home w/ 2 car attached garage |
|--|---|

- Note:** **Ok to Issue:**
- All driveways shall be paved within six (6) months of the receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveway.
 - Separate permits shall be required for future decks, sheds, pools, and/or garages.
 - This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
 - 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:** Tammy Munson **Approval Date:** 05/03/2005

- Note:** **Ok to Issue:**
- A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
 - Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
 - Separate permits are required for any electrical, plumbing, or heating.
 - Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
 - As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 04/27/2005

- Note:** **Ok to Issue:**
- The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
 - A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext .8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
 - Your new street address HAS NOT BEEN ASSIGNED TO DATE, HOWEVER, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
 - 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.
 - All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 04/27/2005

- Note:** **Ok to Issue:**

| | | | |
|--|--|--|--------------------------------|
| Location of Construction: 192 Hope Ave | Owner Name: Goldeneye Corp | Owner Address: 662 East Bndge St | Phone: |
| Business Name: | Contractor Name: The Vesta Corporation | Contractor Address: P.O. Box 1464 Portland | Phone (207) 879-2217 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

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: <u>192 Hop Avenue, Portland</u> | | |
| Total Square Footage of Proposed Structure <u>Foundation = 1824 Living Sp. 2800</u> | Square Footage of Lot <u>30,270 SF / .69 Acre</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>392</u> Block# <u>A</u> Lot# <u>011</u> | Owner: <u>the Vesta Corporation</u> | Telephone: <u>879-2217</u> |
| Lessee/Buyer's Name (if Applicable) <u>N/A</u> | Applicant name, address & telephone: <u>P.O. Box 464 Portland, ME 04104</u> | cost Of Work: \$ <u>200</u> Fee: \$ <u>1800.75</u> |
| Current use: <u>land</u> | | |
| If the location is currently vacant, what was prior use: <u>Raw land</u> | | |
| Approximately how long has it been vacant: <u>always</u> | | |
| Proposed use: <u>Single family residence</u> | | |
| Project description: <u>to build a new single family residence w/ attached 2 car garage</u> | | |
| Contractor's name, address & telephone: <u>the Vesta Corporation</u> | | |
| <u>Michael DiMillo - above</u> | | |
| Who should we contact when the permit is ready: <u>MIKE DiMillo - 232-8050</u> | | |
| Mailing address: <u>P.O. Box 1464 Portland, ME 04104</u> | | |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>879-2217</u> <u>232-8050</u> | | |

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.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME Michael A. DiMillo Date: 4/7/05

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

APR 17 2005
RECEIVED

Applicant: The Vesta Corp

Date: 4/26/05

Address: 192 Hope Ave (lot #11)

C-B-L: 392-A-11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

#05-0377

Zone Location - R-2

Interior or corner lot -

32 x 32

26 x 32

Proposed Use/Work - to construct new single family with attached garage.

Sevage Disposal - City

Lot Street Frontage - 50' min \approx 111' shown

Front Yard - 25' min - ~~15~~ 25' shown

Rear Yard - 25' min - 152' shown

Side Yard - 14' min - 16' & 23' shown

Projections - 2 story
left side chimney 1.5 x 5 front steps 1.75 x 6 garage door steps 2' x 5'
rear steps 2 x 4 front porch 6 x 22

Width of Lot - 80' min - 108' scaled

Height - 35' max - 25' scaled

Lot Area - 10,000^{sq}ft - 30,270^{sq}ft given

Lot Coverage/ Impervious Surface - 20% max of 6054^{sq}ft max

Area per Family - 10,000^{sq}ft

Off-street Parking - 2 req - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/initial #2005-0078

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - Zone X


| | |
|------------|------|
| 26 x 32 = | 832 |
| 32 x 32 = | 1024 |
| 6 x 22 = | 132 |
| 1.5 x 5 = | 7.5 |
| 1.75 x 6 = | 10.5 |
| 2 x 5 = | 10 |
| 2 x 4 = | 8 |

2024^{sq}ft

All Driveways shall be paved within six (6) months of the receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveway

192 Hope #05-0377

Vesta Corp
879-2217
252-8050

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST |
|---|--|--------------------------|
| Soil type/Presumptive Load Value (Table R401.4.1) _____ | | |
| Component | Plan Reviewer | Inspection/Date/Findings |
| STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)) | S 301 12" x 24" - OK | |
| Foundation Drainage Damp proofing (Section R405 & R406) | OK S 301 11" x 17" 70K | |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | OK  | |
| Anchor Bolts/Straps (Section R403.1.6) | 1/2" - 4' - 0" OC S 301 OK | |
| Lally Column Type (Section R407) | 3 - 1 3/4" x 9 1/4" LVL | |
| Girder & Header Spans (Table R 502.5(2)) | 8' 0" span S 401 - OK | |
| Built-Up Wood Center Girder Dimension/Type | " " | |
| Sill/Band Joist Type & Dimensions | 2x6 PT Sill | |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 9 1/2" ATS - 16" OC - 16' span | |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | " " | |
| | | |

①

| | | |
|--|--------------------------------------|--|
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | 2x8's | |
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | 2x10's - Table shows - 15'-10" | |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | 1/2" | |
| Fastener Schedule (Table R602.3(1) & (2)) | Per IRC 2003 - OK | |
| Fire separation (Section R309.2) | Shows 1/2" walls - 5/8" Ceiling - OK | |
| Opening Protection (Section R309.1) | Fire door - OK | |
| Emergency Escape and Rescue Openings (Section R310) | Shows 4060 <u>7</u> OK | |
| Roof Covering (Chapter 9) | OK | |
| Safety Glazing (Section R308) | OK | |
| Attic Access (Section R807) | 5102 - 11"x17 724"x30" shown | |
| Chimney Clearances/Fire blocking (Chapter 10) | OK | |

| | | |
|--|-----------|--|
| Header Schedule (Section R502.5(1) & (2)) | OK | |
| Type of Heating System | | |
| Means of Egress (Sec R311 & R312) Basement | | |
| Number of Stairways 4 | | |
| Interior 2 | | |
| Exterior 2 | | |
| Treads and Risers (Section R311.5.3) OK - section details - OK | | |
| Width (Section R311.5.1) OK | | |
| Headroom (Section R311.5.2) - 5'3" - 6'8" Not shown Bsmnt - | | |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) OK - shows details | | |
| Smoke Detectors (Section R313) Location and type/Interconnected | Not shown | |
| Dwelling Unit Separation (Section R317) and (BC - 2003 (Section 1207)) | N/A | |
| Deck Construction (Section R502.2.1) | | |

See Chimney Summary Checklist

④ - Beam size between Living & Family

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

Zoning Copy

Marge Schmuckal

2005-0078

Application I. D. Number

4/7/2005

Application Date

Hope Ave #11

Project Name/Description

Goldeneye Corp

Applicant

662 East Bridge St, Westbrook, ME 04092

Applicant's Mailing Address

Michael DiMillo

Consultant/Agent

Agent Ph: **(207)232-8050**

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

192 - 192 Hope Ave , Portland, Maine

Address of Proposed Site

392 A011001

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) _____

1824 sq ft

30270 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 Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **4/1/2005**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <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 | |

STATUTORY WARRANTY DEED

GOLDENEYE CORP., a Maine corporation with a principal place of business in Westbrook, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

VESTA CORPORATION, a Maine Corporation with a mailing address of P.O. Box 1464, Portland, Maine 04104

A certain lot or parcel of land situated on the northeasterly sideline of Hope Avenue in the City of Portland; County of Cumberland and State of Maine, and being Lot 11 shown on plan entitled "Presumpscot River Place Phase III - Subdivision Plan Portland, Maine" dated December 4, 2001, as revised, prepared by Titcomb Associates, and recorded at the Cumberland County Registry of Deeds in Plan Book 202, Page 650, as revised on April 28, 2003 and recorded at said Registry of Deeds in Plan Book 204, Page 373 (hereinafter sometimes referred to as "Plan"), together with a right-of-way in common with others over "Hope Avenue" as shown on the plan.

Being a portion of the premises conveyed to the Grantor herein by deed of Robert L. Adam and Lloyd B. Wolf dated October 17, 2002 and recorded at the Cumberland County Registry of Deeds in Book 18262, Page 159. Reference is further made to a confirmation deed from Lloyd B. Wolf to Grantor herein dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 57.

EXCEPTING AND RESERVING to the Grantor, its successor and assigns, all right, title and interest in and to the fee interest in "Hope Avenue", so-called, as shown on the plan. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq. together with the right to convey said fee interest to the City of Portland.

This conveyance is subject to and with the benefit of the following:

1. Notes 1 through 19, restrictions, conditions, easements and covenants as may be set forth on said Plan recorded in Plan Book 202, Page 650 and Plan Book 204, Page 373.

2. Depending on the elevation of the lowest plumbing fixture, a private pump station may be required as more specifically set forth in Paragraph 12 of said Notes.
3. Rights and easements granted to New England Telephone and Telegraph and Central Maine Power Company in an instrument dated December 29, 1955 and recorded at said Registry of Deeds in Book 2276, Page 277.
4. Such State of Facts as set forth or depicted on plan showing Plan of Property for Robert Adam dated August 1978 and recorded at said Registry of Deeds in Plan Book 125, Pages 45 and 46.
5. A ten (10) foot and thirty (30) foot pedestrian easement as shown on said Plan recorded in Plan Book 202, Page 650 and Plan **Book** 204, Page 373.
6. A culvert and drainage easement deed from Goldeneye Corp. to the City of Portland dated July 6, 2004 and recorded at said Registry of Deeds in Book 21610, Page 52 relating to said easements as shown on Plan recorded in Plan Book 202, Page 650 and Plan Book 204, Page 373.
7. Terms and conditions of a State of Maine Department of Environmental Protection Site Location of Development Natural Resources Protection Act Water Quality Certification Findings of Fact and Order dated August 23, 2002 and recorded at said Registry of Deeds in Book 18084, Page 64 (incorrectly referred to as 94 in previous deed) together with the requirement that all future conveyances shall include reference to this permit.
8. Terms **and** conditions of a Declaration of Covenants and Restrictions dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 59.
9. The owner of Lot 11, being the lot herein conveyed, shall retain either a licensed civil engineer or landscape architect to assist in design of the improvements of this lot. The owner of this lot shall also retain that professional to provide construction phase services including, but not limited to, periodic site inspection for adherence to all required erosion and sedimentation control measures and to address any changes in field conditions which require modification to the design of the lot improvements. The minimum site inspection requirements are set forth in Note 5 on said Plan to which reference is hereby made for a more specific description. The professional (civil engineer or landscape architect) shall provide a written statement to the Portland Planning Authority

upon completion of construction of lot improvements affirming that the work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied.

10. Lot 11 is subject to an undisturbed zone as shown on said plan.

Also hereby conveying together with and subject to all rights, easements, privileges and appurtenances, belonging to the premises hereinabove described.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by his acceptance of this deed hereby assumes and agrees to pay.

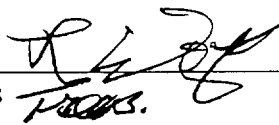
IN WITNESS WHEREOF, the said GOLDENEYBCORP. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by LLOYD B. WOLF, its Treasurer thereunto duly authorized this 5 day of April, 2005.

GOLDENEYE CORP.



By:

Its



STATE OF MAINE
CUMBERLAND, SS.

,2005

Then personaliy appeared the above-named LLOYD B. WOLF, Treasurer of GOLDENEYE CORP. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Attorney at Law/Notary Public

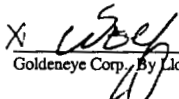
MATTHEW J. MCDONALD
MAINE ATTORNEY AT LAW

U.S. Department of Housing

| | | | |
|--|--------------|--|--------------|
| D. NAME AND ADDRESS OF BORROWER | | Vesta Corporation PO Box 1464, Portland, Maine 04104 | |
| E. NAME AND ADDRESS OF SELLER | | Goldeneye Corp. 662 East Bridge Street, Westbrook, Maine 04092 | |
| F. NAME AND ADDRESS OF LENDER: | | | |
| G. PROPERTY LOCATION: | | 192 Hope Avenue, Portland, Maine 04103 | |
| H. SETTLEMENT AGENT: | | Cumberland Title Company, One Canal Plaza, P.O. Box 4843 Portland, ME 04112-4843 | |
| PLACE OF SETTLEMENT: | | One Canal Plaza, P.O. Box 4843, Portland, Maine 04112-4843 | |
| I. SETTLEMENT DATE: | | April 5, 2005 | |
| DISBURSEMENT DATE: | | April 5, 2005 | |
| J. SUMMARY OF BORROWER'S TRANSACTION | | K. SUMMARY OF SELLER'S TRANSACTION | |
| 100. GROSS AMOUNT DUE FROM BORROWER | | 400. GROSS AMOUNT DUE TO SELLER: | |
| 101. Contract sales price | \$158,400.00 | 401. Contract sales price | \$158,400. |
| 102. Personal property | | 402. Personal property | |
| 103. Settlement charges to borrower (from Line 1400) | \$786.70 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |
| ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE: | | ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE: | |
| 106. City/town taxes 04/05/2005 to 06/30/2005 | \$359.37 | 406. City/town taxes 04/05/2005 to 06/30/2005 | \$359.37 |
| 107. County taxes to | | 407. County taxes to | |
| 108. Assessments to | | 408. Assessments to | |
| 109. | | 409. | |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |
| 120. GROSS AMOUNT DUE FROM BORROWER: | \$159,546.07 | 420. GROSS AMOUNT DUE TO SELLER: | \$158,759.37 |
| 200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER: | | 500. REDUCTIONS IN AMOUNT DUE TO SELLER: | |
| 201. Deposit or earnest money | \$1,000.00 | 501. Excess deposit (see instructions) | \$1,000.00 |
| 202. Principal amount of new loan(s) | \$0.00 | 502. Settlement charges to seller (Line 1400) | \$473.70 |
| 203. Existing loan(s) taken subject to | | 503. Existing loan(s) taken subject to | |
| 204. | | 504. First Mortgage-Payoff | |
| 205. | | 505. | |
| 206. | | 506. Dep. Retained by R.E. Agent | |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. | | 509. | |
| ADJUSTMENTS FOR ITEMS UNPAID BY SELLER: | | ADJUSTMENTS FOR ITEMS UNPAID BY SELLER: | |
| 210. City/town taxes to | | 510. City/town taxes to | |
| 211. County taxes to | | 511. County taxes to | |
| 212. Assessments to | | 512. Assessments to | |
| 213. | | 513. | |
| 214. | | 514. | |
| 215. | | 515. | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| 220. TOTAL PAID BY/FOR BORROWER: | \$1,000.00 | 520. TOTAL REDUCTIONS AMOUNT DUE SELLER: | \$1,473.70 |
| 300. CASH AT SETTLEMENT FROM/TO BORROWER: | | 600. CASH AT SETTLEMENT TO/FROM SELLER: | |
| 301. Gross amount due from borrower (Line 120) | \$159,546.07 | 601. Gross amount due to seller (Line 420) | \$158,759.37 |
| 302. Less amount paid by/for borrower (Line 220) | \$1,000.00 | 602. Less reductions in amount due seller (Line 520) | \$1,473.70 |
| 303. CASH (From/To) Borrower | \$158,546.07 | 603. CASH (From/To) Seller | \$157,285.67 |

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement on April 5, 2005.

SELLER(S)

X 
Goldeneye Corp., By Lloyd B. Wolf, Treasurer

BORROWER(S)


Vesta Corporation, By Maria DiMillo, Treasurer

| | | | |
|--|----|---|---|
| 700. TOTAL SALES/BROKERAGE COMMISSION BASED ON PRICE: \$158,400.00 @ 0.00% = | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds of Settlement |
| DIVISION OF COMMISSION (LINE 700) AS FOLLOWS: | | | |
| 701. | to | | |
| 702. | to | | |
| 703. Commission paid at Settlement | | | |

| | | | |
|---|----|--|--|
| 801. Loan Origination Fee 0.0000% | to | | |
| 802. Loan Discount 0.0000% | to | | |
| 803. Appraisal Fee | to | | |
| 804. Credit Report | to | | |
| 805. Lender's Inspection Fee | to | | |
| 806. Mortgage Insurance Application Fee | to | | |
| 807. Assumption Fee | to | | |
| 808. | to | | |
| 809. | to | | |
| 810. | to | | |
| 811. | to | | |
| 812. | to | | |
| 813. | to | | |
| 814. | to | | |
| 815. | to | | |
| 816. | to | | |

| | | | |
|---|----------|-------------|----------|
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE: | | | |
| 901. Interest from | to | at \$0./Day | 0 day(s) |
| 902. Mortgage Insurance Premium for | 0 Months | to | |
| 903. Hazard Insurance Premium for | 0 Years | to | |
| 904. | 0 Years | to | |
| 905. | to | | |


| | | | | | |
|----------------------------|-------------|-----------|-------------------------|--|--------|
| 1001. Hazard Ins | 0 months at | per month | to | | |
| 1002. Mortgage Ins | 0 months at | per month | to | | |
| 1003. City Tax | 0 months at | per month | to City of Portland, ME | | |
| 1004. County Tax | 0 months at | per month | to | | |
| 1005. Assessments | 0 months at | per month | to | | |
| 1006. | 0 months at | per month | to | | |
| 1007. | 0 months at | per month | to | | |
| 1008. Aggregate Adjustment | | | | | \$0.00 |

| | | | | |
|---------------------------------|---------------------------------|--|----------|----------|
| 1101. Settlement or closing fee | to LandAmerica Cumberland Title | | \$200.00 | |
| 1102. Abstract or title search | to | | | |
| 1103. Title examination | to LandAmerica Cumberland Title | | \$225.00 | |
| 1104. Title insurance binder | to | | | |
| 1105. Document preparation | to Terry Snow, Esq. | | | \$125.00 |
| 1107. Attorney's fees | to Cumberland Title Company | | | |

| | | | | | | |
|-------------------------------|------|----------|-----------|------------|----------|----------|
| 1201. Recording fees: | Deed | \$13.00 | Mortgage | Release(s) | \$13.00 | |
| 1202. City/county tax/stamps: | Deed | | Mortgage: | | | |
| 1203. State tax/stamps: | Deed | \$697.40 | Mortgage: | | \$348.76 | \$348.70 |
| 1204. | to | | | | | |
| 1205. | to | | | | | |

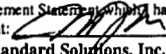
| | | | |
|----------------------------|----|--|--|
| 1301. Obtain/Review Survey | to | | |
| 1302. | to | | |
| 1303. | to | | |
| 1304. | to | | |
| 1305. | to | | |
| 1306. | to | | |
| 1307. | to | | |
| 1308. | to | | |

| | | | |
|---|--|----------|----------|
| 1400. TOTAL SETTLEMENT CHARGES (Enter on Line 103, Sec. J and Line 502, Sec. K) | | \$786.70 | \$473.70 |
|---|--|----------|----------|


 Goldeneye Corp. by Lloyd B. Wolf, Treasurer


 Vesta Corporation, By Maria DiMillo, Treasurer

BORROWER(S)

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.
 Settlement Agent:  Date: 4/15/05
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