

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

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

### PERMIT ISSUED

Permit Number: 061527

NOV - 6 2006

This is to certify that KNOWLES, ROBERT/Bob Knowles  
has permission to reclaim current deck area for living space, kitchen, add family room & second level master suite  
AT 677 ALLEN AVE SE 398 B002001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 occupied or service is provided. 4 HOUR NOTICE 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

*Jeannie Bonke* 11/21/06  
Director - Building & Inspection Services  
*per T Markley*  
11/6/06

**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: 06-1527	Issue Date:	CBL: 398 B002001
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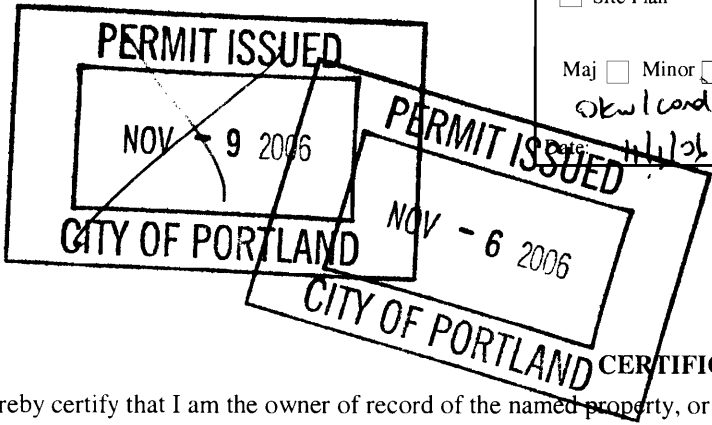
Location of Construction: 677 ALLEN AVE	Owner Name: KNOWLES, ROBERT	Owner Address: 677 ALLEN AVE	Phone: 207-878-3468
Business Name:	Contractor Name: Bob Knowles	Contractor Address: 677 Allen Ave Portland	Phone: 2078783468
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home - reclaim current deck area for living space, expand kitchen, add family room & second level to master suite	Permit Fee: \$200.00	Cost of Work: \$18,000.00	CEO District: 4
Proposed Project Description: reclaim current deck area for living space, expand kitchen, add family room & second level to master suite		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC - 2003	
		Signature: <i>AMB 11/21/06</i>		Signature: <i>Tom Mankley 11/21/06</i>
		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: Idobson	Date Applied For: 10/17/2006	<b>Zoning Approval</b>		
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- 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..

<b>Special Zone or Reviews</b> <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"/> <i>OK w/ conditions</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 <i>ASB</i> Date: _____
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I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 06-1527	Date Applied For: 10/17/2006	CBL: 398 B002001
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Location of Construction: 677 ALLEN AVE	Owner Name: KNOWLES, ROBERT	Owner Address: 677 ALLEN AVE	Phone: 207-878-3468
Business Name:	Contractor Name: Bob Knowles	Contractor Address: 677 Allen Ave Portland	Phone: (207) 878-3468
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - reclaim current deck area for living space, expand kitchen, add family room & second level to master suite	Proposed Project Description: reclaim current deck area for living space, expand kitchen, add family room & second level to master suite
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/01/2006
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.			

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 11/06/2006
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			

<b>Comments:</b>
11/1/2006-amachado: Received purchase & sales agreement.
10/31/2006-amachado: Left message for Bob Knowles. Need document showing right, title & interest. Need to know if new deck is part of this permit. Need to know if the ridge line of the addition will be the same height as the existing ridge line.
10/31/2006-amachado: Bob Knowles left a voicemail. He will bring a copy of the purchase & sales. He is not adding a deck on this permit. The roof of the new addition will be the same height as the existing roof.

# 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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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.**

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

[Signature]  
Signature of Applicant/Designee

Date

11/21/06

[Signature]  
Signature of Inspections Official

Date

CBL: 398-B-2

Building Permit #: 06-1527

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-1527	<b>Date Applied For:</b> 10/17/2006	<b>CBL:</b> 398 B002001
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<b>Location of Construction:</b> 677 ALLEN AVE	<b>Owner Name:</b> KNOWLES, ROBERT	<b>Owner Address:</b> 677 ALLEN AVE	<b>Phone:</b> 207-878-3468
<b>Business Name:</b>	<b>Contractor Name:</b> Bob Knowles	<b>Contractor Address:</b> 677 Allen Ave Portland	<b>Phone:</b> (207) 878-3468
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - reclaim current deck area for living space, expand kitchen, add family room & second level to master suite	<b>Proposed Project Description:</b> reclaim current deck area for living space, expand kitchen, add family room & second level to master suite
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/01/2006

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

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tom Markley      **Approval Date:** 11/06/2006

**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.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

11/1/2006-amachado: Received purchase & sales agreement.

10/31/2006-amachado: Left message for Bob Knowles. Need document showing right, title & interest. Need to know if new deck is part of this permit. Need to know if the ridge line of the addition will be the same height as the existing ridge line.

10/31/2006-amachado: Bob Knowles left a voicemail. He will bring a copy of the purchase & sales. He is not adding a deck on this permit. The roof of the new addition will be the same height as the existing roof.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

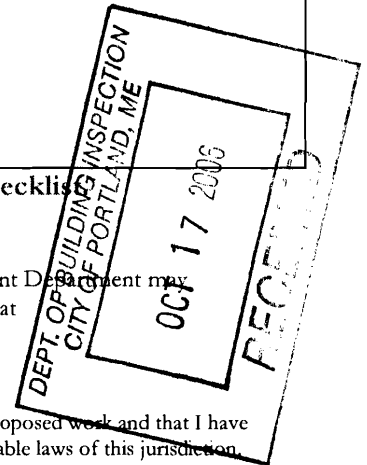
Location/Address of Construction: <u>677 Allen Ave, Portland ME 04103</u>		
Total Square Footage of Proposed Structure <u>720</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>398</u> Block# <u>3</u> Lot# <u>2</u>	Owner: <u>Robert M Knowles, Jr</u>	Telephone: <u>878-3468</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Robert M Knowles, Jr</u> <u>677 Allen Ave</u> <u>Portland ME 04103</u> <u>878-3468</u>	Cost Of Work: \$ <u>18,000.00</u> Fee: \$ <u>2,000.00</u> C of O Fee: \$ _____
Current Specific use: <u>deck eating area SFH</u> If vacant, what was the previous use? Proposed Specific use: <u>Kitchen, master suite, family room</u>	Project description: <u>reclaim current deck area for living space to expand kitchen and add family room. Add second level for master suite.</u>	
Contractor's name, address & telephone: <u>owner</u>		
Who should we contact when the permit is ready: <u>Bob Knowles</u>		
Mailing address: _____ Phone: <u>878-3468</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Robert M Knowles Jr</u>	Date: <u>9-23-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

677 Allen Avenue  
Portland, ME 04103  
Phone: 878-3468  
Fax: 622-6385

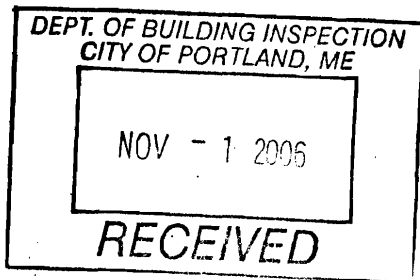


# Fax

<b>To:</b> Ann Machado	<b>From:</b> Robert M Knowles
<b>Fax:</b> 874-8716	<b>Date:</b> November 1, 2006
<b>Phone:</b> 874-8709	<b>Pages:</b> 5
<b>Re:</b> Building Permit for 677 Allen Ave	<b>CC:</b>

Urgent   
 For Review   
 Please Comment   
 Please Reply   
 Please Recycle

**Comments:** Copy of Purchase and Sale Agreement for 677 Allen Avenue. If you have questions you can call 662-2236.



07/25/2006 TUE 12:24 FAX 207 781 5085 COLMABEL BANNER

0002/013

PURCHASE AND SALE AGREEMENT

JULY 25 2006

7/31/06 Effective Date (Indicate Date in Paragraph 24 of this Agreement.)

1. PARTIES: This Agreement is made between Robert David Walker (Buyer) and David Walker (Seller)

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ( ) all part of: 1/2" part of see para. 26 for explanation) the property situated in municipality of Portland County of Androscoggin State of Maine, located at 677 Alden Ave (Parcel) 473 and described in deed(s) recorded in said County's Registry of Deeds Book(s) 2882 Page(s) 473

3. UTILITIES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, outside vents, built-in appliances, heating equipment/systems including gas and/or kerosene-fired heaters and wood stoves, range hood and electrical fixtures are furnished with the sale except for the following: All

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: All shall be operational

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost in "as-is" condition with no warranties: Refrigerator, Electrical Appliance, Dishwasher, Stove

Seller represents that such items shall be operational at the time of closing except: All shall be operational

5. PURCHASE PRICE: For such Deed and covenances Buyer agrees to pay the total purchase price of \$120,000.00 to Buyer  less money, or  with money within 2 business days of the time of this offer, a deposit of earnest money in the amount of \$2,500.00. If said deposit is to be made before the submission of this offer and is not made by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being made will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$1000 will be paid only if 2006 Failure by Buyer to make 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:

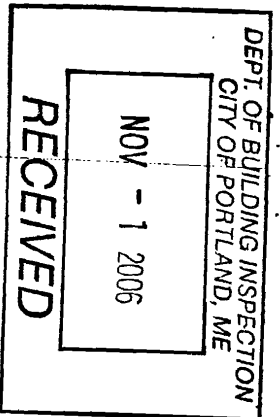
6. EARNEST MONEY/ACCEPTANCE: Robertson Trust, Barre (Agency) shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until July 31, 2006 (date) 3:30 PM EST  A/B  B/C; and, in the event of non-acceptance, the earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency will be entitled to recover reasonable attorney's fees and costs which shall be assessed in court against in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and marketable title in accordance with the Standard Title opinion by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and enclose all necessary papers on August 28, 2006 (closing date) or before, if agreed in writing by both parties. If Seller is unable to comply in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the aforesaid time 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 whole or in part, 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: This property shall be conveyed by a Trust deed, said deed to 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 CONDITIONS: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said provisions shall then be inasmuch as, free of all encumbrances and defects, and in substantially the same condition as at present, excepting reasonable wear and tear. 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.

July 2006 Page 1 of 6 - P&S Buyer(s) David Walker Seller(s) David Walker The GRM Title Co. 177 Adams Street Portland, ME 04101-2946 Fax: (207) 781-4444





07/25/2008 TUE 12:24 FAX 207 781 5085 COLDWELL BANKER

0003/013

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) etc. 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 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. 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. Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

13. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Licenses make no warranties regarding the condition, permitted use or value of Seller's real or personal property. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

TYPE OF INVESTIGATION	YES		NO		RESULTS REPORTED TO SELLER	TYPE OF INVESTIGATION	YES		NO		RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	14	days	i. Mold	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within		days
b. Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	j. Lead Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within		days
c. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	k. Arsenic Treated Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within		days
d. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	l. Pests	<input checked="" type="checkbox"/>	<input 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	m. Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
f. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days	n. Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
g. Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	14	days	o. Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
h. Square Footage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within		days	p. Code Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within		days
						q. Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within	14	days
						r. Other	<input checked="" type="checkbox"/>	<input 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 to 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.

14. 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 \$ \_\_\_\_\_

15. FINANCING: This Agreement  is  is not subject to Financing. If subject to Financing:

a. This Agreement is subject to Buyer obtaining a conventional loan of \$0,000 % of the purchase price, at an interest rate not to exceed 6.50% and amortized over a period of 30 years.

b. 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 5 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.

c. Buyer to provide Seller with loan commitment letter from lender showing that Buyer has secured the loan commitment within 21 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 business 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.

d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's licensee.

e. 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 business days of receipt by Buyer of notice from the lender shall be a default under this Agreement.

f. Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ \_\_\_\_\_ toward Buyer's actual pre-patch, points and/or closing costs, but no more than allowable by Buyer's lender.

July 2006

Page 2 of 4 - P&S

Buyer(s) Initials

Seller(s) Initials

Prepared with ZipForm® by RE FormNet, LLC 18226 Fifteen Mile Road, Clinton Township, Michigan 48035

977 A Way Ave.

07/26/2008 TUE 12:26 FAX 207 701 5003 COLDWELL BANKER

004/013

Buyer's ability to obtain financing  is  not subject to the sale of another property. See attachment Yes  No 
Buyer may choose to pay cash instead of obtaining financing. If no, 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 the paragraph shall be void.

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

Buyer's Agent: Debra of RE/MAX Real Estate Agency is a  Buyer Agent  Seller Agent  Transaction Broker  Dual Agent 
Seller's Agent: Debra of RE/MAX Real Estate Agency is a  Buyer Agent  Seller Agent  Transaction Broker  Dual Agent

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.

17. ABANDONMENT: Except as provided herein, any dispute or claim arising out of or relating to this Agreement or the property addressed in the 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 their subsequent litigation. The clause shall survive the closing of the transaction. Mediation money disputes subject to the jurisdiction of small claims court will be handled in that forum.

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, rescission of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written release 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 corrected herein. This Agreement completely supersedes the obligations of the parties.

20. HEARS/AFFIDAVITS: 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, each as a true copy, with the same binding effect as if the signatures were on one instrument. Original or true signatures are binding.

22. ADDENDA: Lead Packet -  Yes  No ; Other -  Yes  No
Exp: \_\_\_\_\_
The Property Disclosure Form is not an addendum and not part of this Agreement.

23. SHOWN AND ZONE SEPTIC SYSTEM: Seller represents that the property  does  does not contain a septic system within the Flooded Zone. If the property does contain a septic system located in the Flooded Zone, Seller agrees to provide confirmation of closing indicating whether the system has/has not malfunctioned within 180 days prior to closing.

24. IMPROVATIVE DATES/NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or document to the party or their licensee. Withdrawals of orders and considerations will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and without that has been communicated. (Licensee is authorized to complete Effective Date on Page 1 of this Agreement. Except as expressly set forth to the contrary, the use of "by (date)" or "writing" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 pm, Eastern Time on the last day thereof.)

25. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensee, attorney, lender, appraiser, inspector, investigator and others involved in the transaction necessary for the purpose of closing the transaction. Buyer and Seller authorize the broker holder clearing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensed prior to, or not later than, closing.

26. OTHER CONDITIONS: Seller shall have all possessions and claims removed from the house, basement and garage before closing or this contract shall be considered null and void.

July 2008 Page 3 of 6 - 348 Buyer's Agent: Debra Seller's Agent: Debra
Produced with permission by RE/MAX REALTY, LLC under license with the State of Maine. Contact: Terence, 207-701-5000

577 Allen Ave.

07/25/2006 TUE 12:26 FAX 207 781 5685 COLDWELL BANKER

005/013

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 recommunicated by the listing agent to the Seller.

Buyer's Mailing address is 4 Meadow Lane, Falmouth, ME 04105

*Robert M. Knowles* 7-25-06  
BUYER DATE

BUYER DATE

Robert M. Knowles

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 252 Gammon Rd Buckfield, ME 04220

*David Wilkinson* 7/28/06  
SELLER 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 the 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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677 Allen Ave.



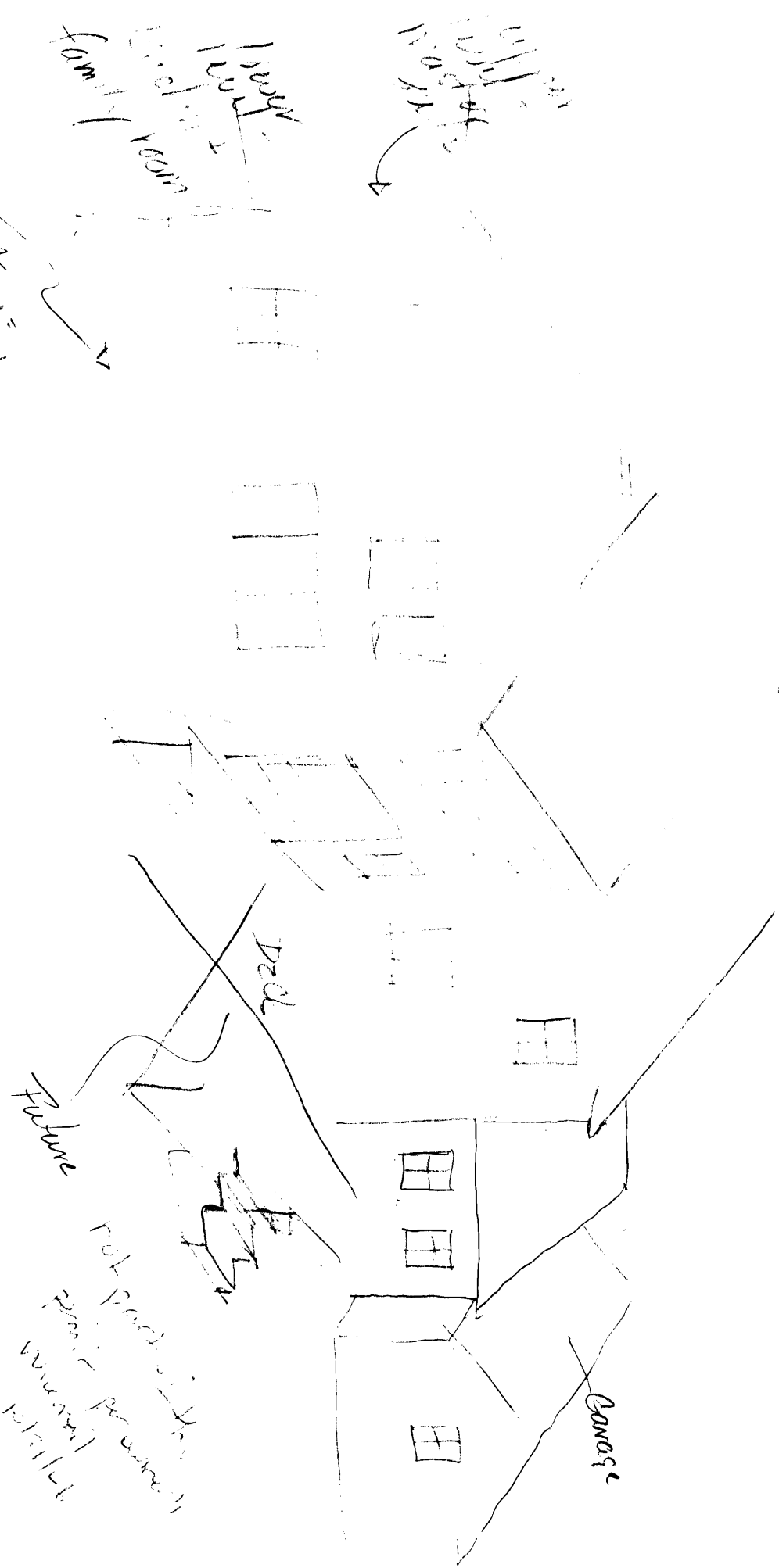
Kitchen  
 Bath  
 Family Room  
 Living Room  
 Deck  
 Garage

EXISTING FOUNDATION =  
 NO CHANGE IN FOOTPRINT

PLEASED TO REMODEL / ADDITIONS

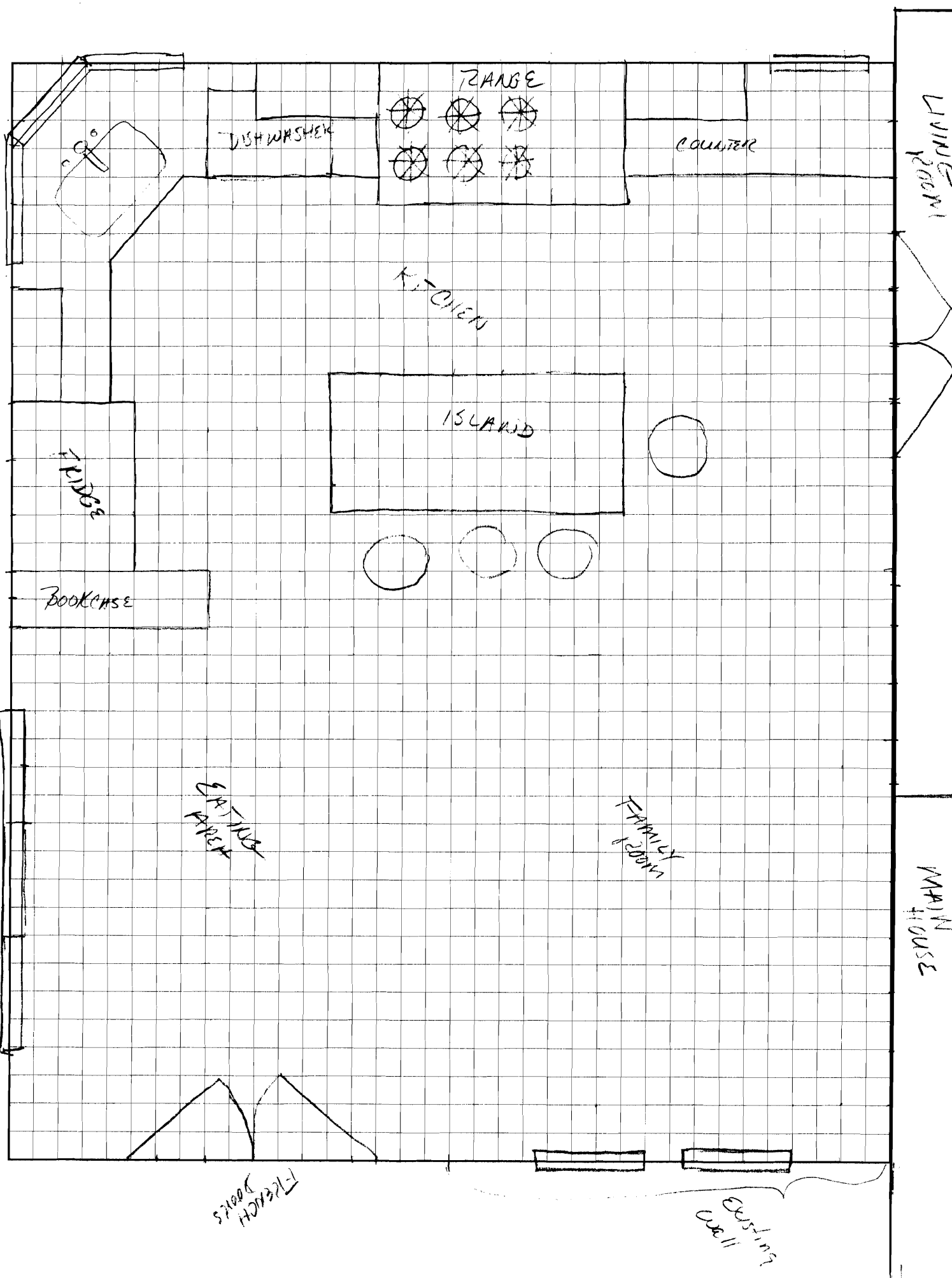
6771 Alhambra Ave  
 Portland, OR 97233  
 878.3468

Future  
 Not paid yet  
 permit  
 window  
 detail



REMODEL - GROUND FLOOR

KROBUES  
1977 Allen Ave  
Portland 04103



LIVING ROOM

MAIN HOUSE

FIREPLACE

EXISTING WALL

KITCHEN

ISLAND

FAMILY ROOM

BOOKCASE

FRIDGE

SOFA

DISH WASHER

RANGE

COUNTER

REMODEL 2ND FLOOR - FUTURE MASTER SUITE

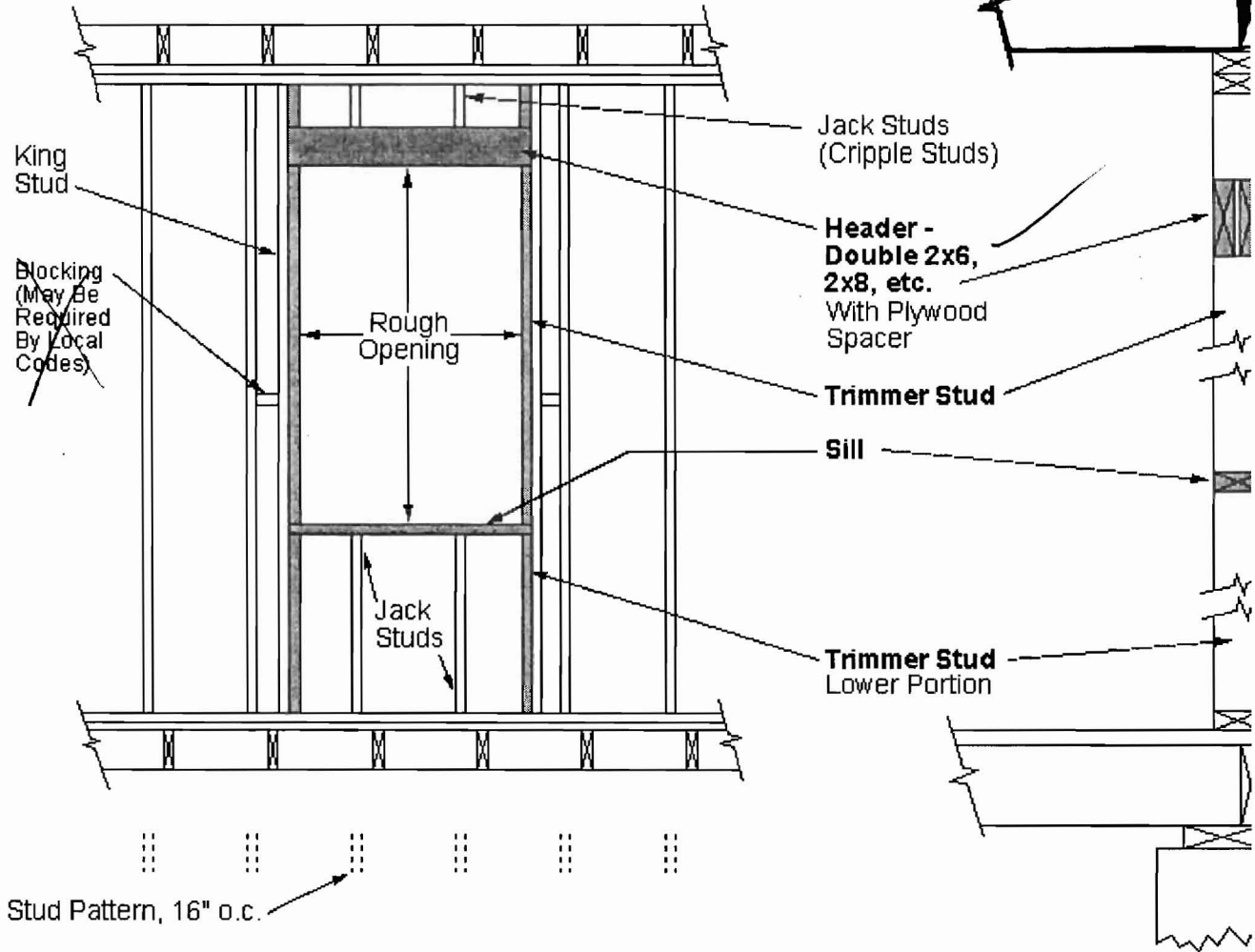
LABORES  
677 Allen Ave  
Portland 04103

UNFINISHED -  
WINDOWS TO BE FINISHED  
BUT NOT INSTALLED  
NO ACCESS FROM HOUSE

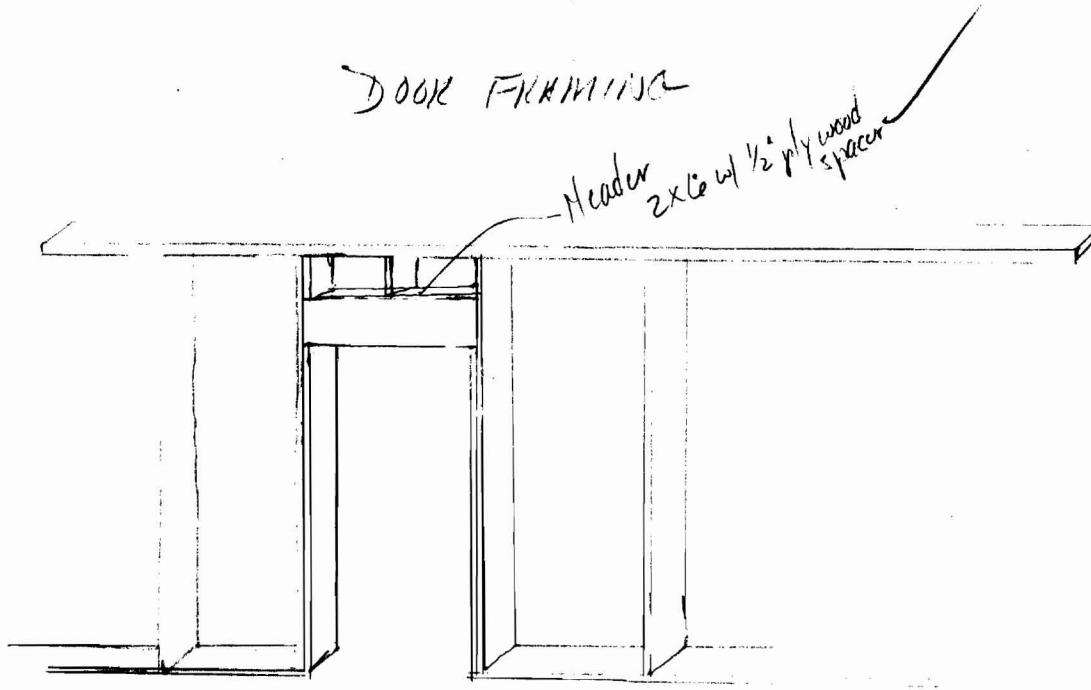




# WINDOW FRAMING



# DOOR FRAMING



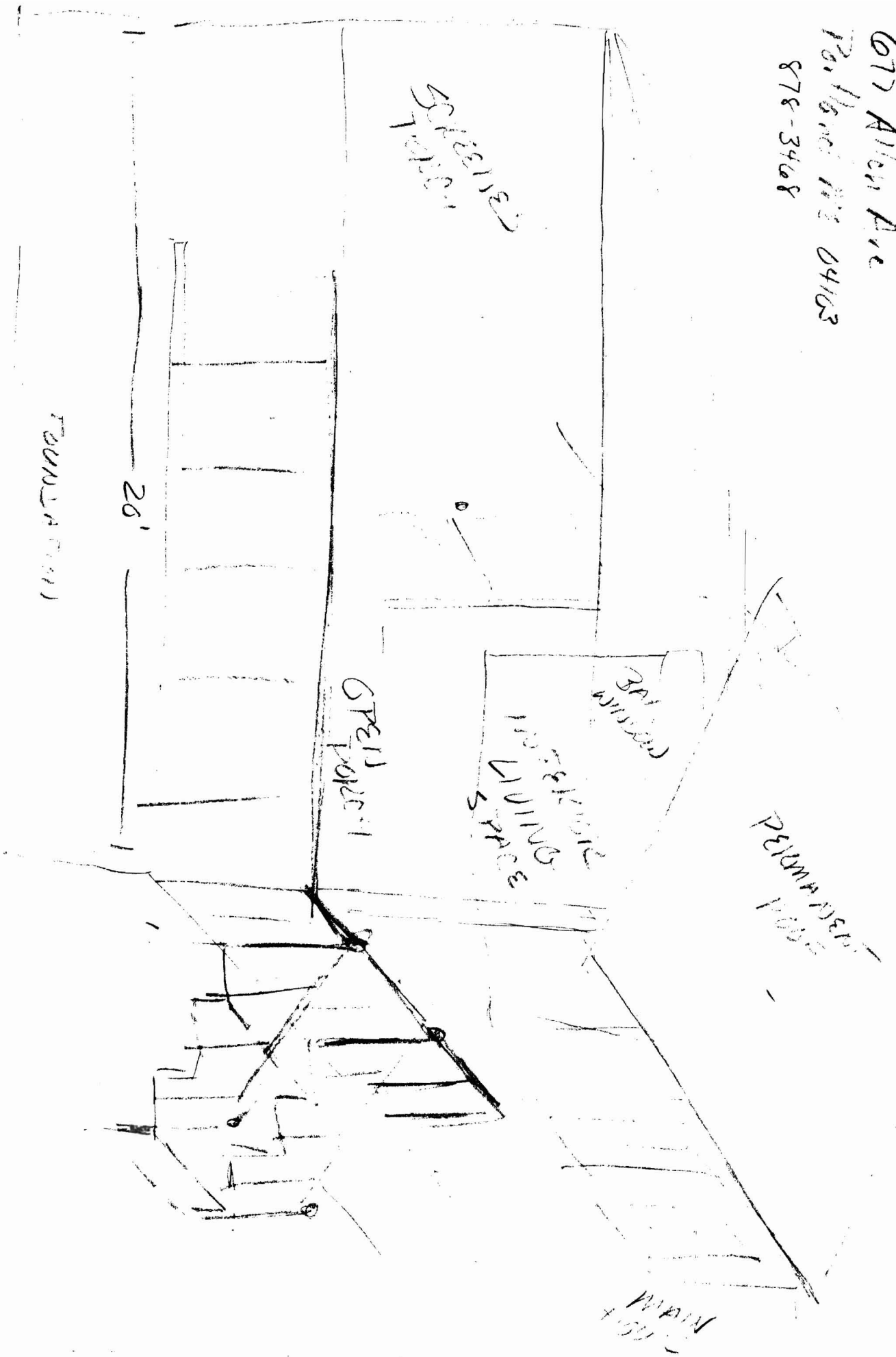
KNOWLES  
677 Allen Ave  
Portland 04103

Chas W Knowlton

677 Allen Ave

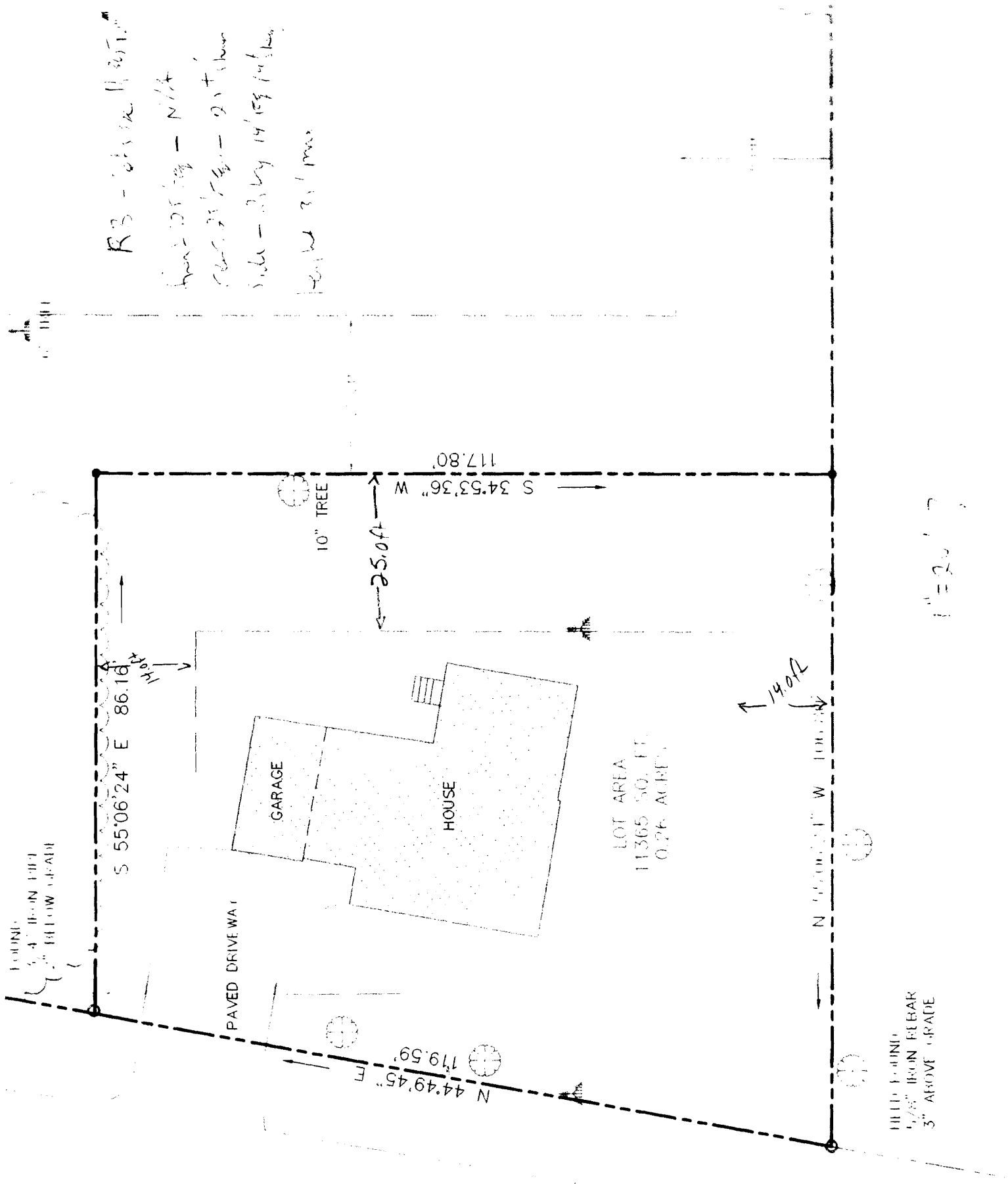
Portland ME 04103

878-3468



EXISTING STRUCTURE

# ALLEN AVENUE



R3 - 2013/12/14 11:30 AM  
 front 125' long - N/A  
 Side - 23' long - 21' + 2' above  
 height 31' max

FOUND  
 1/4" IRON PIP  
 3" BELOW GRADE

S 55°06'24" E 86.16'

PAVED DRIVEWAY

GARAGE

HOUSE

LOT AREA  
 11365.50 SF  
 0.26 ACRES

10" TREE

25.0ft

S 34°53'36" W 117.80'

N 15°00'00" W 100.00'


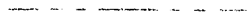
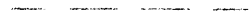




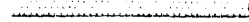


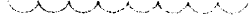


14.0ft

N 44°49'45" E 179.59'

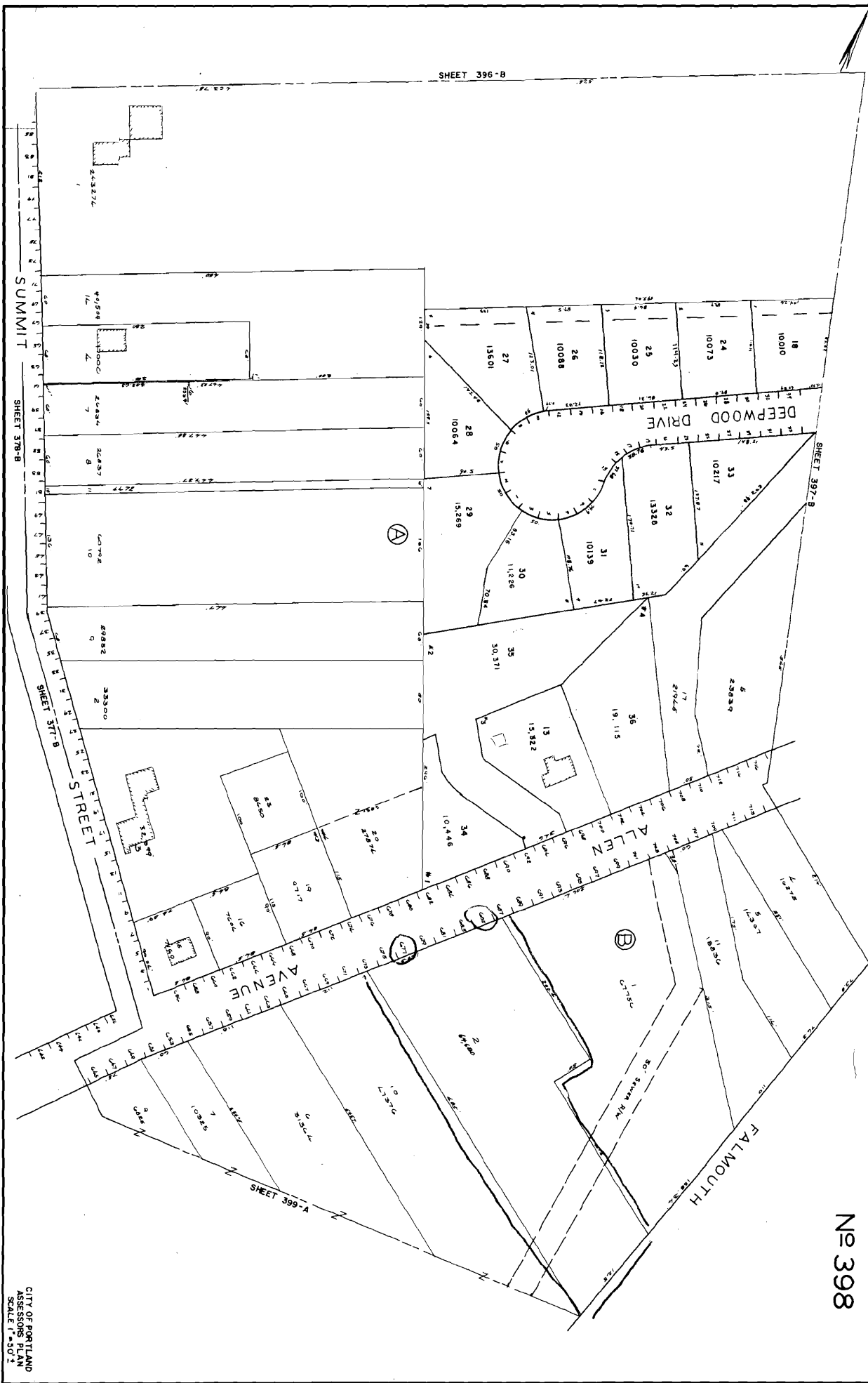
FOUND  
 1/2" IRON REBAR  
 3" ABOVE GRADE

11365.50

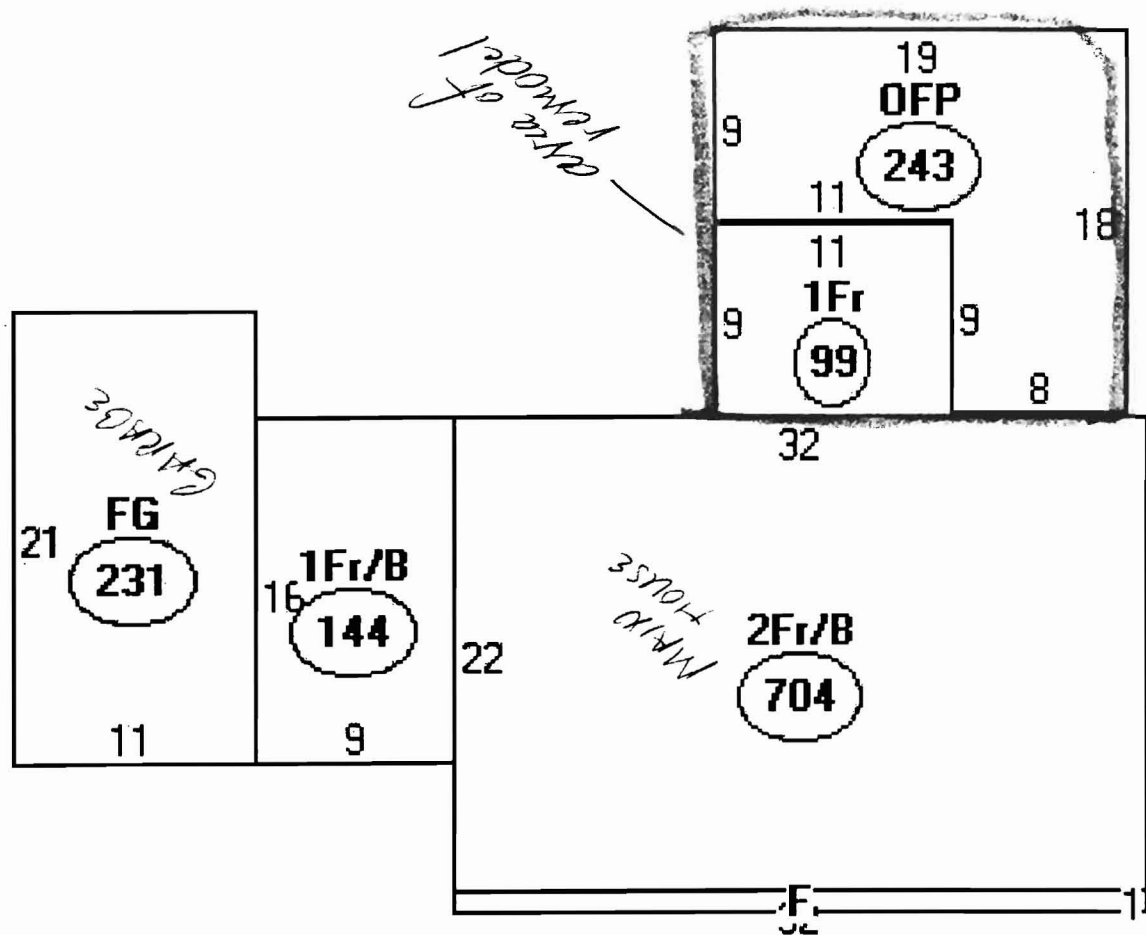
# LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY SURVEYED	
	ADJOINING PROPERTY	
	BUILDING SETBACK LINE	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	5/8" IRON REBAR	
	BUILDING	
	EDGE PAVEMENT	
	TOP OF BANK	
	TREELINE	
	OVERHEAD ELEC. & TEL. UTILITY POLE	
	CATCH BASIN MANHOLE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	





N<sup>o</sup> 398



Descriptor/Area

A: 2Fr/B  
704 sqft

B: 1Fr/B  
144 sqft

C: FG  
231 sqft

D: 1Fr  
99 sqft

E: OFF  
243 sqft

F: FOH  
32 sqft

LIVING ROOM

KITCHEN

SCREENED PORCH

SUBJECT

REMOVE THIS WALL

REMOVE THIS WALL

REMOVE THIS WALL

BAY WINDOW

11310

STEPS TO BACKYARD

STEPS TO LAWN

Scale

1/8" = 1' 0"

EXISTING FLOOR PLAN

Railings

Knoppers  
677 Allen Ave  
Portland ME 04103

