

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that DIVERSIFIED PROPERTIES INC

Located At Burnside, Parcel B, (25 Dakota St.)

Job ID: 2011-04-766-SF

CBL: 407 - - H - 023 - 001 - - - -

has permission to Build a new Single Family Residence.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

08/17/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD





Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 25 DAKOTA ST.

CBL: 407- H-023-08

Issued to **DIVERSIFIED PROPERTIES INC.**

Date Issued: 1/10/2012

This is to certify that the building, premises, or part thereof, at the above location, built/alterd-changed as to use under Building Permit No. 2011-04-766-SF, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

SINGLE FAMILY HOME

USE GROUP R3, TYPE 5B, IRC 2009

Limiting Conditions: This is a temporary certificate of occupancy which expires June 30, 2012. See attached memo from Planning.

Approved:

1-10-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

TEMPORARY

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Footings/Setbacks
2. Foundation/Backfill
3. Close In Elec/Plmb/Framing/Electrical
4. Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUOPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-04-766-SF

Located At: BURNSIDE

CBL: 407 - - H - 023 - 001 - - - -

Conditions of Approval:

Zoning

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.
4. This permit is being issued with the condition that the deed describing the property be recorded before the certificate of occupancy is issued.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate Suppression System Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back-up are required on each floor.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Submit specs for engineered beams and trusses.
3. Headers/ Girders shall comply with Table R502.5(1).
4. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3. *Note: Email indicated 17 inches.*
5. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.
6. **R403.1.6 Foundation anchorage.** Sill plates and walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.
7. **R407.3 Structural requirements.** The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by

8. 4 inches. Steel columns shall not be less than 3-inch-diameter Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or *approved* equivalent.
9. Porch/ deck frost protection (when attached to the structure) must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
10. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
11. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.

CITY OF PORTLAND, MAINE
PLANNING BOARD

Joe Lewis, Chair
Carol Morrissette, Vice Chair
Lee Lowry, III
Stuart G. O'Brien
Michael J. Patterson
David Silk
Bill Hall

407-H-023

October 4, 2011

RECEIVED

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104

OCT 11 2011

Dept. of Building Inspections
City of Portland Maine

Re: Single Family Site Plan Applications for:

- 1) **27 Dakota Street**
Application Number 2011-07-1682-SF
Parcel A in what was formerly known as Burnside Ave subdivision
- 2) **25 Dakota Street**
Application Number 2011-04-766-SF
Parcel B in what was formerly known as Burnside Ave subdivision

Dear Mr. Wolf:

On September 27, 2011, the Portland Planning Board considered proposals for single family home developments on two adjacent parcels: Parcel A (27 Dakota) is for a single family home with frontage and access on Dakota Street via a private driveway shared with others. Parcel B is for a single family home with frontage on Ray Street (far east end) and access from Dakota Street via a private driveway shared with others. They are located on lots within a subdivision that was approved by the Planning Board in June 2006, for which the approval is now expired.

This Planning Board determination replaces the Planning Authority approval dated August 11, 2011, as the earlier determination was appealed to the Planning Board in accordance with the Site Plan Ordinance Section 14-529 (a). The Planning Board reviewed revised proposals as submitted September, 27, 2011 for conformance with the standards of the Site Plan Ordinance and voted 4-0 (Hall, Morrissette, and O'Brien absent) to approve the application with the following motions and conditions as presented below.

SITE PLAN REVIEW

On the basis of the Level I: Site Plan application, plans, reports and other information submitted by the applicant, appellants, and findings and recommendations contained in Planning Board Report # 19-11 relevant to the Site Plan and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

The Planning Board voted 4-0 (Hall, Morrissette, and O'Brien absent) that the plans (revised site plan as in Attachments 4 and 5 of PB Memo- as submitted on 9.27.2011) is in conformance with the site plan standards of the Land Use Code, subject to the following six (6) conditions of approval:

- i. That the applicant shall submit the final sale deed for each home to include all easements, including for the catch basin drain pipe crossing parcel B (based on Sample Deed of Parcel A received 7.26.2011) for review and approval prior to the issuance of a certificate of occupancy, and submit a copy of the recorded deed within 7 days of its recording; and

- ii. That the applicant shall submit the revised site plans for parcels A and B, and the final house elevations for both parcels showing the final gutter locations and downspouts, for review and approval prior to the start of construction; and
- iii. That the house, drive, site grading including drainage easements, underdrains, drip edge and gutters (for both parcels) shall be built and maintained as depicted on the approved site plan and elevations as filed with the City of Portland. These improvements shall not be altered without the approval of the Portland Planning Authority; and
- iv. That any additional structures on these parcels, including but not limited to garages, sheds, and patios, shall be designed to direct all storm water runoff from any structure towards the former Michigan Avenue and shall not interfere with the approved drainage system as shown on the approved plans; and
- v. That the applicant/developer shall plant, prior to the issuance of a certificate of occupancy, a total of seven White Pine trees (five (5) on parcel A; two (2) on Parcel B) of 5-6' height, to be planted along the boundaries with the existing two homes on Dakota Street to the right and left of the proposed development, locations to be shown on a revised site plan to be reviewed and approved by the City Arborist and Planning Authority prior to planting; and
- vi. That the applicant/developer shall plant, prior to the issuance of a certificate of occupancy, a total of five trees of White Pine or native species (such as River Birch, Red Maple or Red Oak, 2" caliper size), three (3) trees to be planted within the tree save area and two (2) trees to be planted elsewhere on these lots, all at locations to be shown on revised site plan to be reviewed and approved by the City Arborist and Planning Authority prior to planting.

The approval is based on the submitted plans and the findings related to site plan review standards as contained in Planning Report #19-11 and the associated PB Memorandum of September 27, 2011, which are attached. The standard conditions of approval are listed below.

Standard Provisions and Conditions for All Site Plan Approvals:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided in the City Ordinance. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division through the Building Permit application process.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If there are any questions, please contact Jean Fraser at 874-8728 or at jf@portlandmaine.gov

Sincerely,



Joe Lewis, Chair
Portland Planning Board

Attachments:

1. Stormwater narrative stamped by Alton M Palmer III, PE on 6.23.2011
2. Planning Board Report #19-11
3. Planning Board Memorandum of September 27, 2011

Electronic Distribution:

Penny St. Louis, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Danielle West-Chuhta, Associate Corporation Counsel
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Ann Machado, Zoning Specialist
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division

Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Matt Doughty, Public Services
Greg Vining, Public Services
John Low, Public Services
Chris Pirone, Fire Department
Jeff Tarling, City Arborist, Public Services
Approval Letter File

Hard Copy: Project File

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-04-766-SF	Date Applied: 4/6/2011	CBL: 407 - - H - 023 - 001 - - - - -	
Location of Construction: BURNSIDE - driveway off of Dakota St. (25 Dakota?) <i>Parcel B'</i>	Owner Name: DIVERSIFIED PROPERTIES INC	Owner Address: PO BOX 10127 PORTLAND, ME 04104	Phone: 207-773-4988
Business Name:	Contractor Name: Wolf, Jim	Contractor Address: P O BOX 10127 PORTLAND MAINE 04104	Phone: (207) 773-4988
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Vacant Land	Proposed Use: New Single Family Home - 2 stories, 32'x24'	Cost of Work: 110000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Bjankoski</i> (SB)	Inspection: Use Group: R3 Type: SB IRC, 2007 Signature: <i>AR</i>
Proposed Project Description: Burnside off Dakota St. - new single family home		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i> <i>5/3/11 ABM</i>	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: <i>ARSM</i>
	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 appication 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	PHON

1-9-12 DWM / L + Wallace Glen 650-6989 Final OK

Pending DRC

1-10-12 TCO Issued

Location/Address of Site: 25 Dakota Street		
Total Square Footage of Proposed Structure/Area: 1,536	Area of lot (total square feet): 38,061	Number of Stories: 2
Tax Assessor's Chart, Block & Lot(s) Chart# 407 Block # H Lot# 23 407 H & portion of 9	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: Work: \$ 110,000 C of O Fee \$ _____
Current Legal Use: Number of residential Units 0	If vacant, previous use? VACANT land	Is property part of a subdivision? NO If yes, please name:
Proposed Use and Project Description: construction of a 24 x 32 3Bd. 1 1/2 bath home		
Applicant - must be owner, Lessee or Buyer Name: Diversified Properties, Inc Jim Wolf Business Name, if applicable: Address: P.O. Box 10127 City/State: Portland Zip Code: 04104		Applicant Contact Information Work # 773-4988 Home# Cell # 831-4988 e-mail: JMWI@Maine.fr.com
Owner - (if different from Applicant) Name: Address: City/State : Zip Code:		Owner Contact Information Work # SAME as above Home# Cell # e-mail:
Agent/ Contractor Name: Address: City/State : Zip Code:		Agent/Contractor Contact Information Work # Home# Cell # e-mail:
Billing Information Name: Diversified Properties, Inc. Address: P.O. Box 10127 City/State: Portland Zip Code: ME Phone Number: 773-4988		Contact when Building Permit is Ready: Name: Lynda Porter cb Diversified Prop Address: P.O. Box 10127 City/State: Portland Zip Code: 04104 Phone Number: 773-4988

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid (office use)
<input checked="" type="checkbox"/> Application Fee (\$300.00 flat fee)	—
<input checked="" type="checkbox"/> Inspection Fee (\$100.00 flat fee) (for an inspection conducted by the Planning Division)	—
The City invoices separately for the following: <ul style="list-style-type: none">• Notices (\$.75 each)	
Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete.
Building Permit Fee	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Inspections Division to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

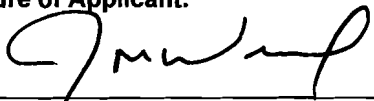
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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: 	Date: 4.5.11
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This is not a permit; you may not commence any work until the permit is issued.

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits. NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards. NA
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

?

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?

- shown on plan

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas. NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area of building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Finish floor elevation (FEE) or sill elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Total area and limits of proposed land disturbance.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses. <i>NA</i>
<input type="checkbox"/>	<input type="checkbox"/>	▪ Proposed wetland protections or impacts. <i>NA</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, except for a single family home. <i>NA</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Cross section with framing details
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Window and door schedules
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input type="checkbox"/>	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable <i>NA</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
<input type="checkbox"/>	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions <i>NA</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
<input type="checkbox"/>	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

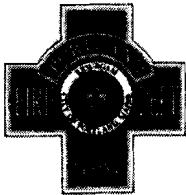
Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:** 2.a.(i) and (ii);
2.c (if the site plan is a two-family or multi-family building);
4.a.(i) and (iv)
- 14-526 (b) **Environmental Quality Standards:** 1
2.a.
2.b.(iii)
3.a., c. and d. and e.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:** 1. and 3.a through e.
- 14-526 (d) **Site Design Standards:** 5. and 9.

**Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations -

**Burnside Avenue – Diversified Properties, Inc.
Stormwater Narrative**

I. Overview

The proposed project consists of two single family dwellings located on Burnside Avenue. Parcel A is approximately 18,119 square feet. Parcel B is approximately 38,061 square feet. The site is currently undeveloped.

II. Development Description

The project area consists of two parcels of approximately 1.29 acres of undeveloped land off of Burnside Avenue/Dakota Street. The proposed development includes the construction of two 24' by 32' two story structures which will be single family residences.

The majority of the existing parcels slope from east to west, with runoff directed towards Maine Avenue. The easterly portion of parcel B slopes from west to east towards the former Michigan Avenue.

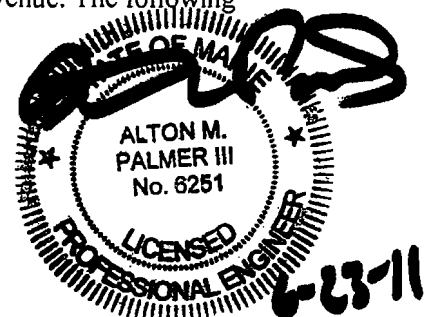
III. Stormwater

In the predevelopment condition stormwater runoff from approximately 0.77 acres flows overland towards Maine Avenue.

In the post development condition the proposed construction of two house lots occurs within the watershed which contributes runoff towards Maine Avenue. In order to limit the increase in runoff caused by residential construction, the parcels will be graded to direct post development runoff from the impervious surfaces toward the former Michigan Avenue. A roof gutter will be installed on the westerly side of each residence in order to direct roof runoff toward the former Michigan Avenue.

The grading of the proposed parcels reduces the tributary area to Maine Avenue. The following Table presents the pre vs. post tributary area to Maine Avenue

TABLE 1	
Maine Avenue Tributary Area	
Predevelopment	Post development
0.77 acres	0.46 acres



IV. Conclusion

As shown in Table 1, the tributary area to Maine Avenue has been reduced by 0.31 acres or by 40%. The developed area which is tributary will consist primarily of lawn. The development's impervious area is directed towards the wooded land of the former Michigan Avenue. The development's impacts on Maine Avenue have been reduced by directing runoff from post development impervious areas towards the former Michigan Avenue and by grading the lots to reduce the tributary area.

Indy Mac

→ Divers. Fed.
Lot 2

QUITCLAIM DEED

MAINE REAL ESTATE TAX PAID

IndyMac Federal Bank, FSB, Successor in title to the property described herein from IndyMac Bank, FSB through Purchase and Assumption Agreement dated July 11, 2008 on file with the Federal Deposit Insurance Corporation, having its usual place of business at 3465 E. Foothill Blvd., Pasadena, CA 91107

for consideration paid, and in full consideration of **Seven Thousand One Hundred Dollars and Zero Cents (\$7100.00)**

grants to Diversified Properties, ^{Inc.,} a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of Post Office Box 10127, Portland, Maine 04104

with **QUITCLAIM COVENANTS**

the land in Portland, ME

(Description and encumbrances, if any)

The land with the buildings thereon situated at Lot 2 Burnside Ave., City of Portland,
County of Cumberland, Maine as described in EXHIBIT "A"
attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said
IndyMac Federal Bank, FSB By: Federal Deposit Insurance Corporation as conservator, has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Tim Beadnell its vice president hereto duly authorized, this 30 day of September, 2008:

Signed and sealed in the presence of

Robin Fierro
Witness
Robin Fierro
Closer

(
(
(by Tim Beadnell
Tim Beadnell
Vice President
HLS-REO

SEAL

{
{

STATE OF Texas Williamson County

September 30 2008

On this 30 day of September, 2008, before me, the undersigned notary public, personally appeared Tim Beadnell, proved to me through satisfactory evidence of identification, which were to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Stacey Francis
Notary Public

My commission expires:

7-21-2012 (Seal)

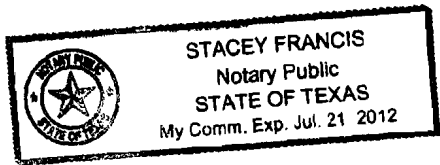


Exhibit A - Property Description

Doc#: 56788 Bk:26381 Pg: 31

Property
Address:

Lot 2 Burnside Avenue, Portland, Maine

A certain lot or parcel of land situated on the northwesterly side of Burnside Avenue in the City of Portland, County of Cumberland and State of Maine, being Parcel Two as shown on plan entitled "Standard Boundary Survey at Burnside Avenue for REV, Inc./Record Owner: The Burnside Real Estate Trust by Back Bay Boundary, Inc." dated October 25, 2004, revised through November 19, 2004 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 848.

Also conveying an easement for ingress, egress and the installation and maintenance of utilities in, over, under and along Burnside Avenue as shown on said Plan.

For title, see Deed dated April 15, 2008 and recorded with the Cumberland County Registry of Deeds, Book 26025, Page 125.

DEED
RECORDED
OCT 06 2008
CUMBERLAND COUNTY
REGISTER OF DEEDS

Received
Recorded Register of Deeds
Oct 06, 2008 03:36:28P
Cumberland County
Pamela E. Lovley

28894/157

QUITCLAIM DEED WITH COVENANT

Alan E. Wolf and Terry N. Snow, as Trustees of the James M. Wolf Revocable Intervivos Trust, w/d/t dated November 13, 2007, having an address of P.O. Box 275, Cumberland, ME 04021-0275,

For Consideration Paid, GRANT with QUITCLAIM COVENANTS TO:

Diversified Properties, Inc., a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of Post Office Box 10127, Portland, Maine 04104, the following described premises:

PARCEL ONE

A certain lot or parcel of land adjacent to the northwesterly sideline of Michigan Avenue in Portland, Cumberland County, Maine and depicted as "portion of property to be conveyed to Diversified Properties, Inc. by James M. Wolf Revocable Intervivos Trust 3515 square feet" on a certain "Plan of Division of Property, Burnside Avenue, Portland, Maine made for Diversified Properties, Inc. & Trustees of the James M. Wolf Revocable Intervivos Trust" prepared by Titcomb Associates on May 19, 2011, as the same may have been revised prior to its recording in said Registry of Deeds in Plan Book 211, Page 188 (hereinafter "Plan").

Said premises being more particularly described as follows:

Beginning at a point on the southeasterly bounds of land now or formerly of Sue Ann Nolan, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 24512, Page 156, which point is the westerly corner of Parcel Two as depicted on a plan recorded in said Registry of Deeds at Plan Book 204, Page 848, being land conveyed to the within Grantee by deed of IndyMac Federal Bank, FSB, dated September 30, 2008 and recorded at Book 26381, Page 29;

Thence S 45° 24' 12" W along said land of Nolan 29.03' to an rebar set;

Thence S 47° 03' 50" E through land of the within Grantor a distance of 121.82', more or less, to the northwesterly sideline of Michigan Avenue (also known as Burnside Avenue);

Thence N 42° 56' 09" E along the northwesterly sideline of Michigan Avenue a distance of 29.00 feet to said land of the within Grantee;

Thence along said Grantee's land N 47° 03' 50" W a distance of 120.57 feet, more or less, to land now or formerly of Nolan, and the point of beginning.

The herein transfer does not create a separate lot for subdivision purposes, as it is a transfer of land to an abutter; specifically, other land of Grantee herein described in a

Parcel B'

certain deed dated September 30, 2008 and recorded in said Registry of Deeds at Book 26381, Page 29. The parcel herein conveyed and the land described in Book 26381, Page 29 shall remain merged for a period of five (5) years from the date of this deed as set forth in Title 30-A, M.R.S.A. §4401.4.D-6. The Grantee, its successors and assigns, shall not unmerge said parcel herein conveyed and parcel recorded in Book 26381, Page 29 within said five (5) year period without obtaining subdivision approval from the City of Portland.

Grantor and Grantees further covenant and agree the parcel herein described shall not be divided, and Grantees shall not grant easements on the within parcel, without the written recorded consent of Grantor herein, its successors and assigns.

The premises are conveyed subject to and together with the following easements:

A. Subject to a five foot (5') wide drainage easement located upon and running 121.82' along the southwesterly boundary of the premises conveyed hereinabove, shown as Parcel B on a certain "Plan of Division of Property, Burnside Avcnuc, Portland, Maine made for Diversified Properties, Inc. & Trustees of the James M. Wolf Revocable Intervivos Trust" prepared by Titcomb Associates on May 19, 2011, as the same may have been revised prior to its recording in said Registry of Deeds in Plan Book 211, Page 188, which easement is appurtenant to, in common with and for the benefit of Parcel A in common with Parcel B as shown on said Plan. This easement shall permit the owners of Parcel A and Parcel B to construct and perpetually maintain through, under, across and upon said parcel, pipes, ditches or the like, for conveying drainage water, to lay, relay, repair, alter, enlarge, maintain and remove said drainage systems upon or under said parcel with all necessary fixtures and appurtenances, to trim, cut down and remove bushes and trees growing on said parcel, to remove grass and crops growing on said parcel, to excavate or fill said parcels, all to such extent as is reasonably necessary for any of the above purposes, and to enter upon said parcel at any and all times for any of the foregoing purposes. These easement rights are not exclusive to Parcel B, and said rights shall be exercised in common with the same rights which are reserved to Parcel A. By acceptance of this deed, Grantee agrees that all costs and expenses of such construction, maintenance and/or repair indicated above, shall be shared equally between the owners of Parcel A and Parcel B on said Plan.

B. Also conveying a five foot (5') wide drainage easement, located upon Parcel A and running 121.82' along the northeasterly boundary of Parcel A as shown on said Plan, which easement is appurtenant to, in common with and for the benefit of Parcel A in common with Parcel B as shown on the Plan. This easement shall permit the owners of Parcel A and Parcel B to construct and perpetually maintain through, under, across and upon said parcel, pipes, ditches or the like, for conveying drainage water, to lay, relay, repair, alter, enlarge, maintain and remove said drainage systems upon or under said parcel with all necessary fixtures and appurtenances, to trim, cut down and remove bushes and trees growing on said

parcel, to remove grass and crops growing on said parcel, to excavate or fill said parcels, all to such extent as is reasonably necessary for any of the above purposes, and to enter upon said parcel at any and all times for any of the foregoing purposes. These easement rights are not exclusive to Parcel B, and said rights shall be exercised in common with the same rights which are reserved to Parcel A. By acceptance of this deed, Grantee agrees that all costs and expenses of such construction, maintenance and/or repair indicated above, shall be shared equally between the owners of Parcel A and Parcel B on said Plan.

C. Together with a utility easement across Parcel A and to and over the easterly corner of land now or formerly of Elizabeth R. Brackett, as appears by deed recorded in said Registry of Deeds at Book 27134, Page 221, as shown on the Plan, which easement is appurtenant to and for the benefit of Parcel A and Parcel B as shown on the Plan. This easement shall permit the owners of Parcel B to construct and perpetually maintain through, under, across and upon said parcels, utility posts, wires, equipment or the like, for conveying utilities upon or under said parcels with all necessary fixtures and appurtenances, to trim, cut down and remove bushes and trees growing on said parcels, to remove grass and crops growing on said parcels, to excavate or fill said parcels, all to such extent as is reasonably necessary for any of the above purposes, and to enter upon said parcels at any and all times for any of the foregoing purposes. These easement rights are not exclusive to Parcel B, and said rights shall be exercised in common with the same rights which are reserved to Parcel A. By acceptance of this deed, Grantee agrees that all costs and expenses of such construction, maintenance and/or repair indicated above, shall be shared equally between the owners of Parcel A and Parcel B.

D. Also conveying a drainage/grading easement located on the northeasterly boundary of Parcel A, along a portion of the westerly boundary of the premises herein conveyed, which easement is appurtenant to, in common with and for the benefit of Parcel A and Parcel B as shown on said Plan. This easement shall permit the owner of Parcel B to grade the lot pursuant to the grading and drainage plan approved by the City of Portland, as it may be amended. The owner of Parcel B shall cooperate with the owner of Parcel A for said purposes including access for personnel and equipment on Parcel A to construct said grading and drainage area in accordance with Exhibit A grading and easement plan. This easement right is not exclusive to Parcel B, and said rights shall be exercised in common with the same rights which are reserved to Parcel A. By acceptance of this deed, Grantee agrees that all costs and expenses of such grading, construction, maintenance and/or repair of Parcel B shall be borne by the owner of Parcel B.

This conveyance is subject to a 25' Wide 'No Cut' Buffer Area along the entire northwesterly sideline of Parcel B as shown on the Plan. The 'no cut buffer area' is forever restricted to the present use as a wooded area. No trees shall be cut or removed from the 'no cut buffer area', except that dead, diseased, dangerous or damaged trees

may be removed. No buildings or structures shall be located in the 'no cut buffer area'. No motorized vehicles shall be permitted in the 'no cut buffer area' except as needed for the removal of dead, diseased or damaged trees.

This conveyance is further together with and subject to the terms and conditions of the Notes and other Requirements as shown on the Plan, specifically, but not limited to the following:

1. The house and drive shall be built and maintained as depicted on an approved site plan filed with the City of Portland.

The provisions described herein shall be deemed covenants running with the land, burdening and benefiting the respective premises, and this easement with the covenants therein shall be binding on the respective successors, heirs, devisees and assigns of the parties herein.

Being a PORTION of those premises conveyed to the within Grantor by deed of Deutsche Bank National Trust Company, as Trustee, dated September 29, 2008 and recorded in the Cumberland County Registry of Deeds at Book 26381, Page 15.

PARCEL TWO

All of its right, title, and interest in and to that portion of Michigan Avenue, also known as Burnside Avenue, as abuts Parcel B and extends northeasterly therefrom, as appears on a certain "Plan of Division of Property, Burnside Avenue, Portland, Maine made for Diversified Properties, Inc. & Trustees of the James M. Wolf Revocable Intervivos Trust" prepared by Titcomb Associates on May 19, 2011, as the same may have been revised prior to its recording in said Registry of Deeds in Plan Book 211, Page 188 (hereinafter "Plan"), said premises being more particularly described as follows:

Beginning at a point on the northwesterly sideline of Michigan Avenue (also known as Burnside Avenue), said point being along the southeasterly line of Parcel One as appears on a Plan recorded in said Registry of Deeds in Plan Book 204, Page 848;

Thence N 42° 56' 09" E a distance of 79.00' along the southeasterly bounds of said Parcel One and Parcel Two (being the southeasterly bound of the Parcel B as depicted on the above-reference plan dated May 19, 2011, to be recorded) to a rebar set at the southerly corner of land now or formerly of Evelyn M. Densmore, et als, as appears by deed recorded in said Registry of Deeds at Book 2674, Page 272;

Thence on same course N 42° 56' 09" E by land of Densmore and others a distance of 434.46' to a point, thence S 34° 40' 30" E 1.11' to a rebar to be set along the southwesterly sideline of Ray Street,

Thence southeasterly by the southwesterly sideline of Ray Street on a non-tangent curve to the right an arc distance of 52.47', with a radius of 181.35', and a chord bearing and distance of S 26° 33' 32" E 53.38' to a rebar to be set on the southeasterly sideline of Michigan Avenue; thence S 42° 56' 09" W along the southeasterly side of Michigan Avenue and the northwesterly bounds of lands of others a distance of 514.76' to rebar set along the northwesterly bound of land now or formerly of Andrew W. Lopez as appears by deed recorded in said Registry of Decds at Book 19404, Page 229; thence N 47° 03' 50" W a distance of 50.00', more or less, across said Michigan Avenue, to southerly corner of Parcel One, conveyed herein;


Thence N 42° 56' 09" E by the southeasterly bound of Parcel One, conveyed herein, a distance of 20.00', more or less to the point of beginning.

RESERVING therefrom a driveway and utility easement on, over and under an approximate 20' strip along the southwesterly bound of the above-conveyed premises, which strip is the northeasterly portion of those premises depicted as "proposed 50' wide driveway and utility easement" on a "Plan of Division of Property, Burnside Avenue, Portland, Maine made for Diversified Properties, Inc. & Trustees of the James M. Wolf Revocable Intervivos Trust" prepared by Titcomb Associates on May 19, 2011, as the same may have been revised prior to its recording in said Registry of Deeds in Plan Book 211, Page 188 (hereinafter "Plan").

Parcel A and Parcel B shall equally share the responsibility and expense for maintaining and repairing said driveway, although the owners of each parcel shall be solely responsible for those repairs to the easement area required to install or maintain utilities servicing such owners' parcel. Any deed conveying said Parcel A or Parcel B shall include conveyance of this driveway and utility easement.

IN WITNESS WHEREOF, the said Alan E. Wolf and Terry N. Snow, as Trustees of the James M. Wolf Revocable Intervivos Trust, w/d/t dated November 13, 2007 has caused this instrument to be signed by its Co-Trustees, thereunto duly authorized this 28th day of July, 2011.

James M. Wolf Revocable Trust

By: 
Alan E. Wolf, Co-Trustee

By: 
Terry N. Snow, Co-Trustee

STATE OF MAINE
CUMBERLAND, SS.

Date: July 28, 2011

Then personally appeared before me the above-named Alan E. Wolf, as Co-Trustee of the James M. Wolf Revocable Trust, 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 Trust.

Colleen P. Tucker
Attorney at Law/Notary Public
Print Name: COLLEEN P. TUCKER

STATE OF MAINE
CUMBERLAND, SS.

Date: July 28th, 2011

Then personally appeared before me the above-named Terry N. Snow, as Co-Trustee of the James M. Wolf Revocable Trust, 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 Trust.

Colleen P. Tucker
Attorney at Law/Notary Public
Print Name: COLLEEN P. TUCKER
MAINE BAR ROLL #2960

28573/317

PERSONAL REPRESENTATIVE'S
DEED OF SALE


KNOW ALL MEN BY THESE PRESENTS that I, ANDREW J. CLOUTIER, ESQ., of Portland, Maine, duly appointed and acting Personal Representative of the ESTATE OF ROBERT T. HAYDEN, SR., now deceased (intestate), late of the City of Scarborough, County of Cumberland and State of Maine, as shown by records filed with the Probate Court for said County under Docket No. 2010-1468, have given notice to each person succeeding to an interest in the real property described hereinafter (10) days prior to the sale, and acting under the powers conferred by the Probate Code of the State of Maine and every other power, for consideration paid, do hereby grant, sell and convey unto DIVERSIFIED PROPERTIES, INC., a Maine Corporation with a mailing address of Box 10127, Portland, ME 04104, all the right, title and interest held by said ESTATE OF ROBERT T. HAYDEN, SR. in and to the following -

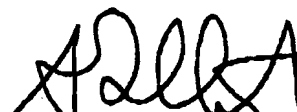
A certain lot of land situated in the City of Portland, County of Cumberland and State of Maine and described as follows:

All my right, title and interest in "Dakota Street", "Burnside Avenue" and "Michigan Avenue", all as shown on a Plan of The Pines, Section A, dated April 1925 made by Percy H. Richardson, C.E. and recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 29, to which Plan reference is hereby made for a more complete description.

For source of title reference is made to a deed from A.H. Chapman, Inc. to Robert T. Hayden and dated November 22, 1968 and recorded in said Registry of Deeds in Book 19 - the above being the remaining portion of land owned by said Robert T. Hayden at the time of his decease. Robert T. Hayden Sr. died intestate on September 19, 2009, a resident of Scarborough, Maine, and his Estate is on file at the Cumberland County Registry of Probate at Docket No. 2010-1468.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 14TH day of February, 2011.


Witness:



Andrew J. Cloutier, Esq., PR
Estate of Robert T. Hayden, Sr.

RELEASE DEED

KNOW ALL BY THESE PRESENTS that I, THOMAS F. CLAFFEY, of 10 Maple Drive, Gorham, Maine, for consideration paid, hereby RELEASE to DIVERSIFIED PROPERTIES, INC., a Maine Corporation with a mailing address of P.O. Box 10127, Portland, ME, all my right, title and interest in and to the following -


A certain lot or parcel of land, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

All my right, title and interest in "Dakota Street", "Burnside Avenue" and "Michigan Avenue", all as shown on a Plan of The Pines, Section A, dated April 1925 made by Percy H. Richardson, C.E. and recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 29, to which Plan reference is hereby made for a more complete description.

For Grantor's source of title, reference is made to a deed from A.H. Chapman, Inc. to Robert T. Hayden and Steven A. Notis, dated November 22, 1968 and recorded in said Registry of Deeds in Book 3067, Page 19, of which this is the remaining portion of land owned by said Steven A. Notis. Steven A. Notis died intestate on August 12, 2000, a resident of Saco, Maine. He was survived by his wife, Irene Notis of Saco, ME; his son, Pastor Steven M. Notis of Reading, MA; and his daughter, Cynthia A. Claffey of Saco, ME. Cynthia A. Claffey died intestate on July 21, 2009, a resident of Saco, Maine. She was survived by her mother and her husband, Thomas F. Claffey. The Grantor herein derives his title to said property by being an heir-at-law of the late Cynthia A. Claffey. Reference is hereby further made to the Affidavit of Irene Notis and Quitclaim Deeds from Irene Notis and Steven M. Notis to the Grantee herein, also being recorded.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 26TH day of JANUARY, 2010.


Witness: Andrew J. Cloutier, Esq.

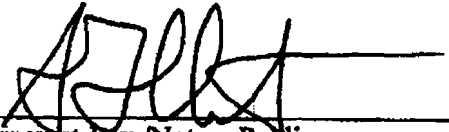

Thomas F. Claffey

STATE OF MAINE
CUMBERLAND, ss.

January 26, 2010

On this date, personally appeared the above-named THOMAS F. CLAFFEY, known to me or proved to be the individual herein, and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney-at-Law/Notary Public
Print Name: *Andrew J. Cloutier, Esq.*

Received
Recorded Register of Deeds
Feb 01, 2010 02:45:33P
Cumberland County
Pamela E. Lovien

Doc#: 9243 Bk:27612 Pg: 205

QUITCLAIM RELEASE

I, Irene Notis, of 48 Oceanside Drive, Saco, Maine, for Consideration Paid, RELEASE TO:

Diversified Properties, Inc., a Maine Business Corporation with a mailing address of PO Box 10127, Portland, ME

A certain lot or parcel of land, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

All my right, title and interest in "Dakota Street", "Burnside Avenue" and "Michigan Avenue", all as shown on a Plan of The Pines, Section A, dated April 1925 made by Percy H. Richardson, C.E. and recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 29, to which Plan reference is made for a more complete description.

For Grantor's source of title, reference is made to a deed from A.H. Chapman, Inc. to Robert T. Hayden and Steven A. Notis dated November 22, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3067, Page 19, of which this is the remaining portion of land owned by said Steven A. Notis. Steven A. Notis died intestate on August 12, 2000, a resident of Saco, York County, State of Maine. He was survived by his wife, Irene Notis, his son, Steven M. Notis and his daughter Cynthia A. Claffey. Cynthia A. Claffey died intestate on July 21, 2009, a resident of Saco, York County, State of Maine. She was survived by her mother, Irene Notis, and her husband, Thomas F. Claffey. The Grantors and Grantee herein derive their title to said property by being the sole heirs at law of the late Steven A. Notis and Cynthia A. Claffey. Further reference is made to the Affidavit of Irene Notis herewith.

WITNESS my hand this 10 day of February, 2010.

Irene Notis (signature) Irene Notis

STATE OF MAINE COUNTY OF York

Date: February 10, 2010

Then personally appeared the above-named Irene Notis and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Carolyn Blunt (signature) Notary Public Commission Expires

SEAL

Received Recorded Register of Deeds Feb 24, 2010 04:07:10P Cumberland County Pamela E. Lovley

MY COMMISSION EXPIRES 7/9/2014

QUITCLAIM RELEASE

I, **Steven M. Notis**, of 32 Baker Road, Reading, Massachusetts, for Consideration Paid, RELEASE TO:

Diversified Properties, Inc., a Maine Corporation with a mailing address of PO Box 10127, Portland, ME

A certain lot or parcel of land, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

All my right, title and interest in "Dakota Street", "Burnside Avenue" and "Michigan Avenue", all as shown on a Plan of The Pines, Section A, dated April 1925 made by Percy H. Richardson, C.E. and recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 29, to which Plan reference is made for a more complete description.

For Grantor's source of title, reference is made to a deed from A.H. Chapman, Inc. to Robert T. Hayden and Steven A. Notis dated November 22, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3067, Page 19, of which this is the remaining portion of land owned by said Steven A. Notis. Steven A. Notis died intestate on August 12, 2000, a resident of Saco, York County, State of Maine. He was survived by his wife, Irene Notis, his son, Steven M. Notis and his daughter Cynthia A. Claffey. Cynthia A. Claffey died intestate on July 21, 2009, a resident of Saco, York County, State of Maine. She was survived by her mother, Irene Notis, and her husband, Thomas F. Claffey. The Grantors and Grantee herein derive their title to said property by being the sole heirs at law of the late Steven A. Notis and Cynthia A. Claffey. Further reference is made to the Affidavit of Irene Notis herewith.

WITNESS our hands this 26 day of Jan., 2010.



Steven M. Notis

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Date: 1-26-, 2010

Then personally appeared the above-named Steven M. Notis and acknowledged the foregoing instrument to be his free act and deed.



Before me,



Susan M. Hubbard

Notary Public
Commission Expires 4/21/11

Received
Recorded Register of Deeds
Feb 11, 2010 01:44:52P
Cumberland County
Pamela E. Lovles

Doc#: 9244 Blk:27612 Pg: 206

AFFIDAVIT OF IRENE NOTIS

The undersigned, Irene Notis, being first duly sworn, does hereby depose and state under oath the following:

1. I am a resident of the State of Maine.
2. I am the widow of Steven A. Notis who owned a certain lot or parcel of land located in the City of Portland, County of Cumberland and State of Maine.
3. The said Steven A. Notis died intestate on August 12, 2000, at which time he was a resident of the State of Maine.
4. No probate proceedings, either ancillary or domiciliary, were commenced concerning my late husband.
5. At the time of my husband's death, his sole heirs at law were as follows:
 - a. Irene Notis (spouse);
 - b. Steven M. Notis (son); and
 - c. Cynthia A. Claffey (daughter).
6. My daughter, Cynthia A. Claffey, died intestate on July 21, 2009. At the time of her death, she had no children. Her sole heirs at law were as follows:
 - a. Thomas F. Claffey (spouse);
 - b. Irene Notis (mother)
7. I have made these statements to clarify the status of the title to the aforementioned real property located in the City of Portland, Maine, and in particular, with respect to the sale of said property to Diversified Properties, Inc. of even or recent date herewith.
8. I make these statements upon my own personal knowledge, information and belief and whereupon my own information and belief I believe them to be true.
9. I sign this affidavit under my own free will and confirm the above statements to be accurate and of my own free act and deed.

DATED this 10 day of February, 2010.

Doc#: P244 Bk:27612 Pg: 207

Irene Notis
Irene Notis

STATE OF MAINE
COUNTY OF York

Date: February 10, 2010

Personally appeared before me the above-named IRENE NOTIS and made oath that the foregoing affidavit is true and correct to the best of her knowledge, information and belief, and where based upon information and belief, that she believes the same to be true.

Before me,

Carolyn Blunt
Attorney at Law/Notary Public

SEAL

MY COMMISSION EXPIRES 7/9/2014
CAROLYN BLUNT

Received
Recorded Register of Deeds
Feb 24, 2010 04:08:54P
Cumberland County
Pamela E. Lovley

Applicant: Diversified Properties Inc - Jim Wolf

Date: 4/11/11

Address: O Burnside / Parcel B
(46 Dakota St.)

C-B-I: 407-H-023
perm. # 2011-04-766

CHECK-LIST AGAINST ZONING ORDINANCE

* revised site plan 6/22/11

Date - new / vacant land

Zone Location - R-3

Interior of corner lot -

Proposed Use/Work - build new single family - 2 stories - 32' x 24'

Severage Disposal - public

Lot Street Frontage - 50' min. - ~~53.36'~~ 52.47' given on Ray St. (OK)

Front Yard - 25' min. - 27' scaled given to house (OK)

Rear Yard - 25' min. - 35' scaled to rear steps (OK)

Side Yard - 2 stories - 14' min. 64.5' on left side to steps (OK)
69' on right side (OK)

Projections -

Width of Lot - ~~80'~~ 85' min. - scale @ 168' (OK)

Height - 35' max. - scale @ 22.5'

Lot Area - 6,500 sq ft min. - 30,270 sq ft given

Lot Coverage/Impervious Surface - 35% = 10,594.5 sq ft

Area per Family - 6,500 sq ft (OK)

Side steps 7x5 = 35
front steps - 7x5 = 35
bulkhead - 6x5 = 30
house 24x32 = 768
868 (OK)

Off-street Parking - 2 spaces required - shows 2 10' x 18' parking spaces in rear of house (OK)

Loading Bays - N/A

Site Plan - Level Minor residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - zero X

* front yard faces Ray St - where frontage is. - driveway coming in off of Dakota

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	12" x 4" Thick Slab	①
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" DIA Pipe w/ Bituminous coat.	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	/	
Anchor Bolts/Straps, spacing (Section R403.1.6)	6'-0" o.c. 1/2" Bolts	②
Lally Column Type (Section R407)	"Typ. lally" 6'-3" Max Spacing	③
Girder & Header Spans (Table R 502.5(2))	(2) 2x10" w/ blk.	
Built-Up Wood Center Girder Dimension/Type	(3) 2x10"	
Sill/Band Joist Type & Dimensions	2x6" P.T. Sill	okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2 x 8" e 16" o.c. 12' Max	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2 x 6" e 16" o.c. 12' Max	okay
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Truss	④ Specs Needed

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5 ¹² / ₁₂ Trusses @ 24" O.C.	(5) Specs Needed
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8" Wall 7/16" Floor: 3/4"	Okay
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside)	/	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	* Egress Window Noted	
Roof Covering (Chapter 9)	30 yr Arch.	Okay
Safety Glazing (Section R308)	No Hazards, 2000 shown	Okay
Attic Access (Section R807)	20 x 30" shown	Okay
Chimney Clearances/Fire Blocking (Chap. 10)	/	
Header Schedule (Section 502.5(1) & (2))	(3) 2 x 8"	(6)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Wall: R-21 Basement: R-15 Ceiling: R-49	

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	<p>Bulkhead</p> <p>6-8</p> <p>36"-38" Rail</p>	<p>(7.) Specs - emailed</p>
Smoke Detectors (Section R313) Location and type/Interconnected	<p>See "Email" Smoke/CO</p>	<p>(6) <u>okay</u></p>
Dwelling Unit Separation (Section R317) and IBC – 2009 (Section 1207)	<p>/</p>	
Deck Construction (Section R502.2.1)	<p>/</p>	

Jonathan Rioux - RE: Dakota Letter of Approval

From: "Jim Wolf" <jmw1@maine.rr.com>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 8/16/2011 3:24 PM
Subject: RE: Dakota Letter of Approval

Jon

When we met yesterday I left with the understanding if Parcel A and B were using the same house plans the same conditions of approval would apply. This is the same house. Furthermore, this permit was applied for in April with follow up to you on July 26 with the stair plan. We made several attempts to contact you after that date to confirm you were set with the plans. Please understand, my frustration with this is not isolated with you but with the process. I will do my best to answer the questions you have asked. Many of your questions are noted on the plan.

What size are the footings?

12 inch deep footings larger than 2 feet wide to be reinforced with #4 rebar at 8 inch c/c both ways per plan.

What is the connection (anchor bolts or straps) spacing detail for the foundation to box sill?

2 by 6 pt sill plate w/sill seal bolted to concrete wall at 6' OC with ½ inch anchor bolts extending 7" minimum into concrete per plan

What is the max span clear opening for the (3) 2 X 8 in headers?

8 feet as shown on plan

What is the size, material, and specifications on the "typical" lally columns?

All columns to be stock concrete filled lally columns per plan

Where are the Carbon Monoxide detectors being installed?

One on each floor in an area giving access to the bedrooms

Is the basement being used as a utility space only?

Yes

What are the window sill(s) heights on each floor?

Typical 17 inches off the floor per code.

How are the front and side steps being built: beams, stairs, handrails, guards, floor joist?

2 by 8 floor joist. 36 inch pressure treated handrail. 2 by 8 beam or precast stairs to code.

A stair detail was not provided with this plan, am I using the same one as Parcel A?

On July 26 an email was sent to you providing the detail requested. This is the same plan as Parcel A the sheets are interchangeable.

Please contact me if you have additional questions.

Jim

Jonathan Rioux - RE: Dakota Letter of Approval

From: Jonathan Rioux
To: Wolf, Jim
Date: 8/16/2011 10:16 AM
Subject: RE: Dakota Letter of Approval

Jim,

A written response will work for the following questions, see below:

Footing Dimensions/Depth

(Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)

Anchor Bolts/Straps, spacing (Section R403.1.6)

Fastener Schedule (Table R602.3(1) & (2))

- Per IRC, 2009

Header Schedule (Section 502.5(1) & (2) vs Spans for clear openings

Lally Column Type (Section R407)

- Not specified, plan indicates "Typical"

Smoke/ CO Detectors (R313)

- A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Means of Egress (Sec R311 & R312)

- Basement- what is the proposed use of the space?

Number of Stairways (No Cross-Section Provided)

- **Width (Section R311.5.1)**
- **Headroom (Section R311.5.2) Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.**
- **Rise/ Run**

Windows:

- Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
- A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.

Deck/ Porch Construction (R502.2.1)

- Beam sizing and spans
- Fall protection?
- Stair Specs

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> "Jim Wolf" <jmw1@maine.rr.com> 8/15/2011 12:35 PM >>>

Jon

Thank you for issuing Parcel A's permit this morning. Please contact me later today when Parcel B is ready.

Jim

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Friday, August 12, 2011 10:37 AM
To: jmw1@maine.rr.com

Cc: Barbara Barhydt; Philip DiPierro; Tammy Munson
Subject: Re: Dakota Letter of Approval

Jim,

I received the Letter of Approval from Planning. Your permit will be ready for issuance this afternoon; however there are several conditional notes for review. JGR.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> <jmw1@maine.rr.com> 8/12/2011 8:28 AM >>>
Hi Barbara

Thank you for forwarding a copy of the approval letter.

Jon, would you please give us a status report on where the building review stands. Being we did not hear from you after your request for a stair detail my hope is we are all set.

Thank you everyone for your efforts with special thanks to Jean.

Jim

---- Barbara Barhydt <BAB@portlandmaine.gov> wrote:

> Hi Jim:

>

> Alex signed the approval letter for your single family house applications for 25 and 27 Dakota this afternoon. I am attaching a scanned copy of the letter and a hard copy will be put in the mail tomorrow. This approval is for the site plan only and you must obtain the building permit from the Inspection Division before you start construction. If you have any questions, please contact us.

>

> Thank you.

>

> Barbara

>

>

>

> Barbara Barhydt

> Development Review Services Manager

> Planning Division

- > 389 Congress Street 4th Floor
- > Portland, ME 04101
- > (207) 874-8699
- > Fax: (207) 756-8256
- > bab@portlandmaine.gov

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level 1: Minor Residential Development application was submitted to the Portland Planning Division by Jim Wolf (Diviserified Properties) for a New Single Family home at 25 Dakota Street.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact Jean Fraser at 874-8728 or email jf@portlandmaine.gov.

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407-H-018 → Property Lookup

Labels Requested For CBL:

- 406 H002
- 406 H014
- 406 H017
- 406 J001
- 406 J003
- 406 J005
- 407 G007
- 407 G009
- 407 G012
- 407 H016
- 407 H018
- 407 H025
- 407 H049
- 407 H051

ANDERSON SCOTT &
LISA CHILDS JTS
232 RAY ST
PORTLAND , ME 04103

ANDERSON SCOTT E &
LISA A CHILDS JTS
232 RAY ST
PORTLAND, ME 04103

ANDREWS KATHRYN &
NICHOLAS ANDREWS JTS
21 PARTRIDGE LN
GORHAM , ME 04038

BALL JULIA
250 BURNSIDE AVE
PORTLAND, ME 04103

BRACKETT ELIZABETH R
84 COUNTRY LN
PORTLAND, ME 04103

DENSMORE WILLIAM L KW VET &
EVELYN M OR SURV
143 MAINE AVE
PORTLAND, ME 04103

DIVERSIFIED PROPERTIES INC
PO BOX 10127
PORTLAND, ME 04104

GEISSLER THERESA
12117 SANDY COURT
HERNDON , VA 20170

LOPEZ ANDREW W
19 DAKOTA ST
PORTLAND, ME 04103

NOLAN SUE ANN
135 MAINE AVE
PORTLAND , ME 04103

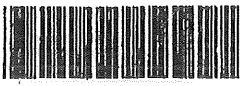
SAMMAN JAMES O
4339 GENOA AVE
JACKSONVILLE , FL 32210

SHAW NANCY A WID KW VET
268 RAY ST
PORTLAND , ME 04103

WOLF ALAN E &
TERRY N SNOW TRUSTEES
294 MAIN ST
CUMBERLAND , ME 04021

ZOLPER WILLIAM E
244 RAY ST
PORTLAND , ME 04103

Paul's



0599900

00

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N
PLEASE TYPE OR PRINT CLEARLY

RETTD

1. COUNTY CUMBERLAND		DO NOT USE RED INK!	
2. MUNICIPALITY/TOWNSHIP PORTLAND		BOOK/PAGE—REGISTRY USE ONLY	
3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) DIVERSIFIED PROPERTIES, INC.	3b) SSN or Federal ID 21-2476527	
	3c) Name (LAST, FIRST, MI)	3d) SSN or Federal ID	
	3e) Mailing Address P.O. BOX 10127		3g) State ME
4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) JAMES M. WOLF REVOCABLE INTERVIVOS	4b) SSN or Federal ID	
	4c) Name (LAST, FIRST, MI) TRUST, C/O ALAN E. WOLF AND TERRY N.	4d) SSN or Federal ID 26-6570568	
	4e) Mailing Address SNOW, TRUSTEES, P.O. BOX 275		4g) State ME
5. PROPERTY	5a) Map 407-	Block	Lot
	5c) Physical Location MICHIGAN AVENUE NKA BURNSIDE AVE		5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)
		Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	
		5d) Acreage:	
6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0")		6a \$ 0.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)		6b \$ 500.00
	6c) Exemption claim - <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.		
7. DATE OF TRANSFER (MM-DD-YYYY) 07 28 2011 MONTH DAY YEAR		8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> CLASSIFIED	
9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain: <input type="checkbox"/>		10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input checked="" type="checkbox"/> Consideration for the property is less than \$50,000	
11. OATH Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:	Grantee Terry N. Snow Date 7-28-11	Grantor Alan E. Wolf Date 7-28-11	
12. PREPARER	Name of Preparer Terry N. Snow, P.A. Mailing Address 294 Main Street, P.O. Box 275 Cumberland, Maine 04021	Phone Number (207) 829-6363	E-Mail Address

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 25, 2012

RE: C. of O. for # 25 Dakota Street, Wolf Single Family Home
(Id#2011-04-766-SF) (CBL 407 H 023001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution

Doc#: 9243 Bk:27612 Pg: 205

QUITCLAIM RELEASE

I, Irene Notis, of 48 Oceanside Drive, Saco, Maine, for Consideration Paid, RELEASE TO:

Diversified Properties, Inc., a Maine Business Corporation with a mailing address of PO Box 10127, Portland, ME

A certain lot or parcel of land, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

All my right, title and interest in "Dakota Street", "Burnside Avenue" and "Michigan Avenue", all as shown on a Plan of The Pines, Section A, dated April 1925 made by Percy H. Richardson, C.E. and recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 29, to which Plan reference is made for a more complete description.

For Grantor's source of title, reference is made to a deed from A.H. Chapman, Inc. to Robert T. Hayden and Steven A. Notis dated November 22, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3067, Page 19, of which this is the remaining portion of land owned by said Steven A. Notis. Steven A. Notis died intestate on August 12, 2000, a resident of Saco, York County, State of Maine. He was survived by his wife, Irene Notis, his son, Steven M. Notis and his daughter Cynthia A. Claffey. Cynthia A. Claffey died intestate on July 21, 2009, a resident of Saco, York County, State of Maine. She was survived by her mother, Irene Notis, and her husband, Thomas F. Claffey. The Grantors and Grantee herein derive their title to said property by being the sole heirs at law of the late Steven A. Notis and Cynthia A. Claffey. Further reference is made to the Affidavit of Irene Notis herewith.

WITNESS my hand this 10 day of February, 2010.

Irene Notis

STATE OF MAINE
COUNTY OF York

Date: February 10, 2010

Then personally appeared the above-named Irene Notis and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Carolyn Blunt
Notary Public
Commission Expires

MY COMMISSION EXPIRES 7/19/2014

Received
Recorded Register of Deeds
Feb 24, 2010 04:07:10P
Cumberland County
Panola E. Lovley

SEAL

QUITCLAIM RELEASE

I, **Steven M. Notis**, of 32 Baker Road, Reading, Massachusetts, for Consideration Paid, RELEASE TO:

Diversified Properties, Inc., a Maine Corporation with a mailing address of PO Box 10127, Portland, ME

A certain lot or parcel of land, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

All my right, title and interest in "Dakota Street", "Burnside Avenue" and "Michigan Avenue", all as shown on a Plan of The Pines, Section A, dated April 1925 made by Percy H. Richardson, C.E. and recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 29, to which Plan reference is made for a more complete description.

For Grantor's source of title, reference is made to a deed from A.H. Chapman, Inc. to Robert T. Hayden and Steven A. Notis dated November 22, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3067, Page 19, of which this is the remaining portion of land owned by said **Steven A. Notis**. Steven A. Notis died intestate on August 12, 2000, a resident of Saco, York County, State of Maine. He was survived by his wife, Irene Notis, his son, **Steven M. Notis** and his daughter Cynthia A. Claffey. **Cynthia A. Claffey** died intestate on July 21, 2009, a resident of Saco, York County, State of Maine. She was survived by her mother, Irene Notis, and her husband, Thomas F. Claffey. The Grantors and Grantee herein derive their title to said property by being the sole heirs at law of the late Steven A. Notis and Cynthia A. Claffey. Further reference is made to the Affidavit of Irene Notis herewith.

WITNESS our hands this 26 day of Jan., 2010.



Steven M. Notis

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Date: 1-26-, 2010

Then personally appeared the above-named Steven M. Notis and acknowledged the foregoing instrument to be his free act and deed.



Before me,



Notary Public

Commission Expires 4/21/11

Received
Recorded Register of Deeds
Feb 11, 2010 01:44:52P
Cumberland County
Pamela E. Lovley

Doc#: 9244 Blk:27612 Pg: 206

AFFIDAVIT OF IRENE NOTIS

The undersigned, Irene Notis, being first duly sworn, does hereby depose and state under oath the following:

1. I am a resident of the State of Maine.
2. I am the widow of Steven A. Notis who owned a certain lot or parcel of land located in the City of Portland, County of Cumberland and State of Maine.
3. The said Steven A. Notis died intestate on August 12, 2000, at which time he was a resident of the State of Maine.
4. No probate proceedings, either ancillary or domiciliary, were commenced concerning my late husband.
5. At the time of my husband's death, his sole heirs at law were as follows:
 - a. Irene Notis (spouse);
 - b. Steven M. Notis (son); and
 - c. Cynthia A. Claffey (daughter).
6. My daughter, Cynthia A. Claffey, died intestate on July 21, 2009. At the time of her death, she had no children. Her sole heirs at law were as follows:
 - a. Thomas F. Claffey (spouse);
 - b. Irene Notis (mother)
7. I have made these statements to clarify the status of the title to the aforementioned real property located in the City of Portland, Maine, and in particular, with respect to the sale of said property to Diversified Properties, Inc. of even or recent date herewith.
8. I make these statements upon my own personal knowledge, information and belief and whereupon my own information and belief I believe them to be true.
9. I sign this affidavit under my own free will and confirm the above statements to be accurate and of my own free act and deed.

DATED this 10 day of February, 2010.

Doc#: 9244 Bk:27612 Pg: 207

Irene Notis
Irene Notis

STATE OF MAINE
COUNTY OF York

Date: February 10, 2010

Personally appeared before me the above-named IRENE NOTIS and made oath that the foregoing affidavit is true and correct to the best of her knowledge, information and belief, and where based upon information and belief, that she believes the same to be true.

Before me,

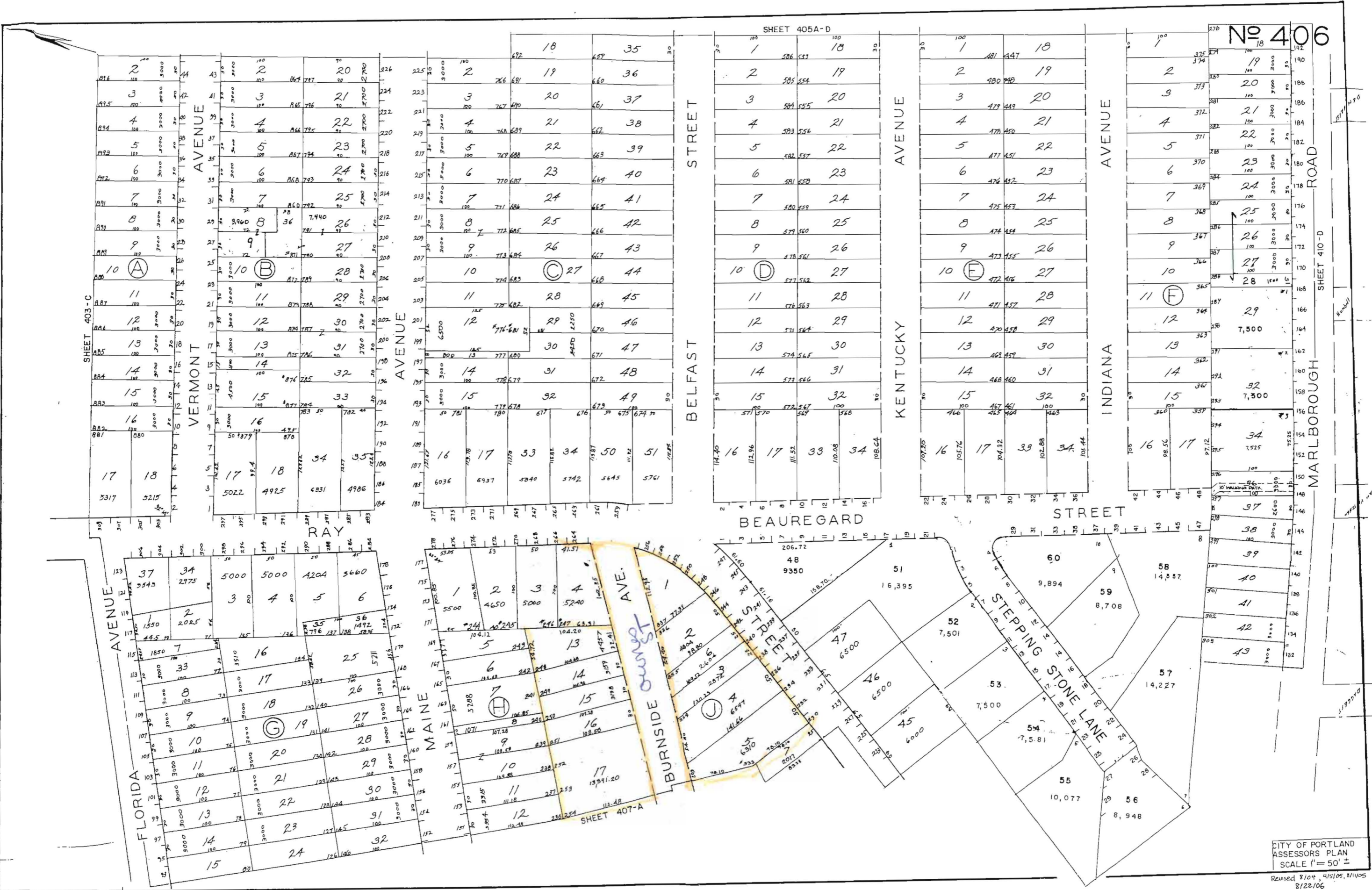
Carolyn Blunt
Attorney at Law/Notary Public

MY COMMISSION EXPIRES 7/19/2014
CAROLYN BLUNT

SEAL

Received
Recorded Register of Deeds
Feb 24, 2010 04:08:54P
Cumberland County
Pamela E. Lovley





No 406

SHEET 405A-D

SHEET 403-C

SHEET 410-D

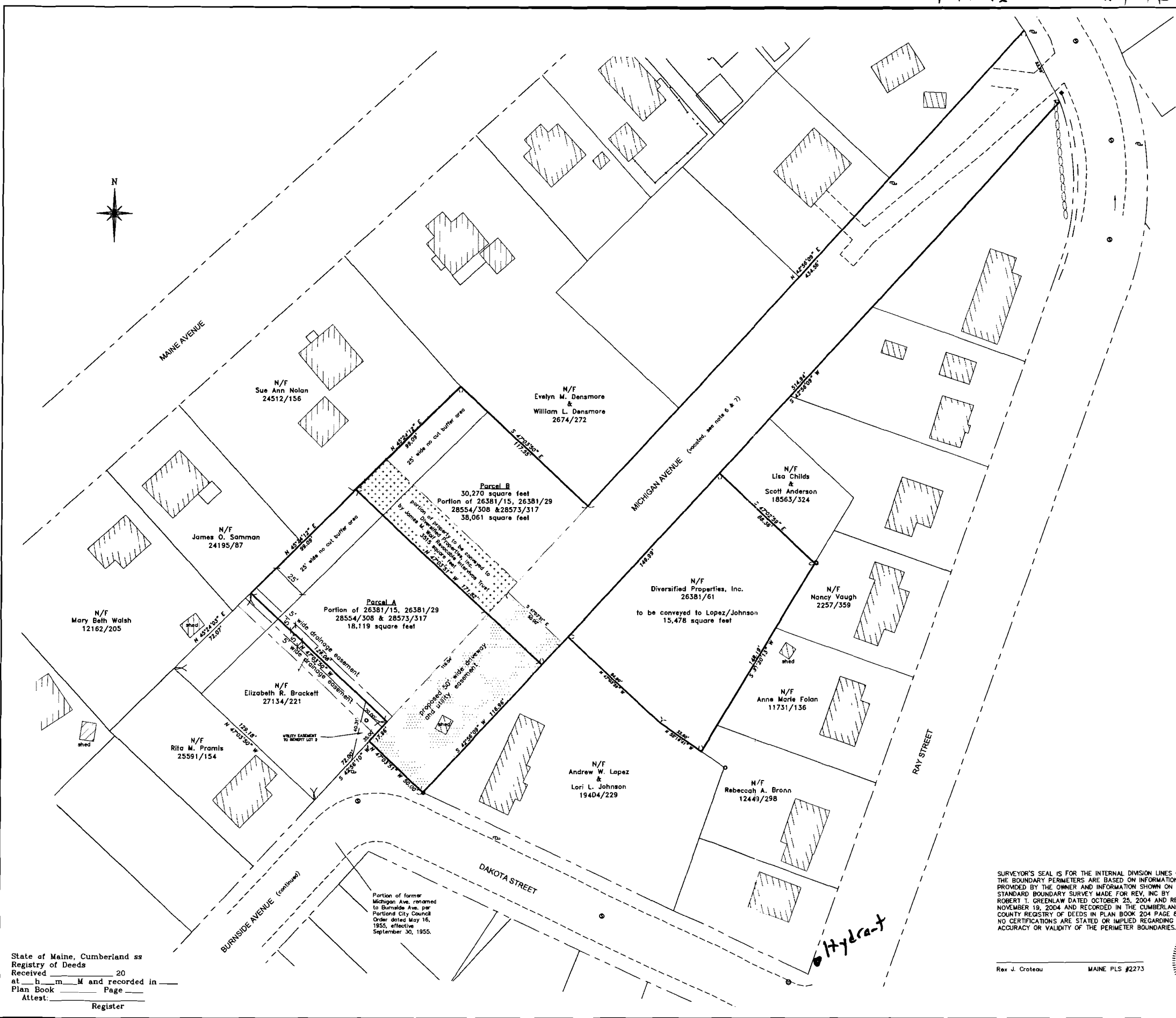
SHEET 407-A

CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1" = 50' ±
 Revised 8/04, 4/15/05, 8/14/05
 8/22/06

407-H-15

407-H-18 parcel A

407-H-23 parcel B



LEGEND

○	Monument - found
⊖	Monument - set
—	Iron marker - found
—	Property line (locus)
—	Property line (buffer)
—	Right of way line
—	Edge of pavement
—	Easement line
—	Utility pole
—	Sewer manhole
—	Catch basin (round)
—	Overhead utility line
—	Sewer line
—	Underground water line
▭	Existing building

ZONING REQUIREMENTS B3

Minimum Lot Size	6,500 S.F.
Minimum Frontage	50 Ft
Minimum Setbacks:	
Front Yard	25 Ft
Rear Yard	25 Ft
Side Yard *	6 Ft
1 Story	8 Ft
1 1/2 Stories	14 Ft
2 Stories	18 Ft
2 1/2 Stories	20 Ft
Side Yard * on Side Streets	N/A
Minimum Lot Width	N/A
Multiplex	65 Ft
Other Uses	65 Ft

*The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plat.

NOTES

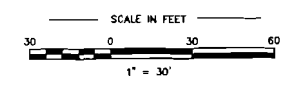
- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
- (2) Bearings are referenced to grid north Maine State Plane Coordinate System West Zone (NAD83). Proposed monument coordinates are based on Maine State Plane Coordinate System West Zone (NAD83).
- (3) All utility locations shown herein are approximate, based on location of visible features and information provided by others. The appropriate utilities should be contacted prior to any construction.
- (4) These parcels located in flood zone C (areas of minimal flooding). See plan reference 2.
- (5) Existing buildings, utilities and fence locations are based on reference 1.
- (6) That portion of Michigan Avenue not renamed to Burnside Avenue is not filed in a Notice recorded in the Cumberland County Registry of Deeds in Book 13326, Page 19, as a street to be accepted from a deemed occasion by the City of Portland as set forth in 23 M.R.S.A. 3032 and therefore was vacated by the City of Portland.
- (7) (a) The right title and interest in Dakota Street, Burnside Avenue and Michigan Avenue has been released (quit claim) by the heirs of Stacy N. Nolan to Diversified Properties, Inc. in Book 27568, Page 231; Book 27590, Page 144 and Book 27612, Page 205; these rights title and interest have subsequently been released (quit claim) to the Trustees of the James M. Wolf Revocable Intervivos Trust by Diversified Properties, Inc. in Book 28554, Page 308.
 (b) Right title and interest in Dakota Street, Burnside Avenue and Michigan Avenue has also been released (quit claim) to Diversified Properties, Inc. by the heirs of Robert T. Hayden, Sr. in Book 28573, Page 317.
 (c) Diversified Properties, Inc. and the Trustees of the James M. Wolf Revocable Intervivos Trust share the right title and interest in Dakota Street, Burnside Avenue and Michigan Avenue.
 (d) Those portions of Michigan Avenue encompassed by Parcel A and Parcel B will be released by Diversified Properties, Inc. and the James M. Wolf Revocable Intervivos Trust to the prospective buyers of Parcel A and Parcel B.

REFERENCES

- (1) Plan entitled "Standard Boundary Survey" made for REV. in. by Book Boy Boundary, Inc. dated October 25, 2004 and revised November 19, 2004, recorded in Plan Book 204, Page 848.
- (2) Flood Insurance Rate Map Community Panel Number 230051 007 B City of Portland, Maine, Effective date: July 17, 1986.
- (3) City of Portland, Maine Tax Map 407.

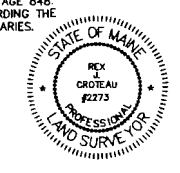
OWNERS OF RECORD

The James M. Wolf Revocable Intervivos Trust; Book 28554, Page 308 (see note 7)
 Diversified Properties, Inc.; Book 28573, Page 317 (see note 7)
 The James M. Wolf Revocable Intervivos Trust; Book 28381, Page 15
 Diversified Properties, Inc.; Book 26381, Page 61



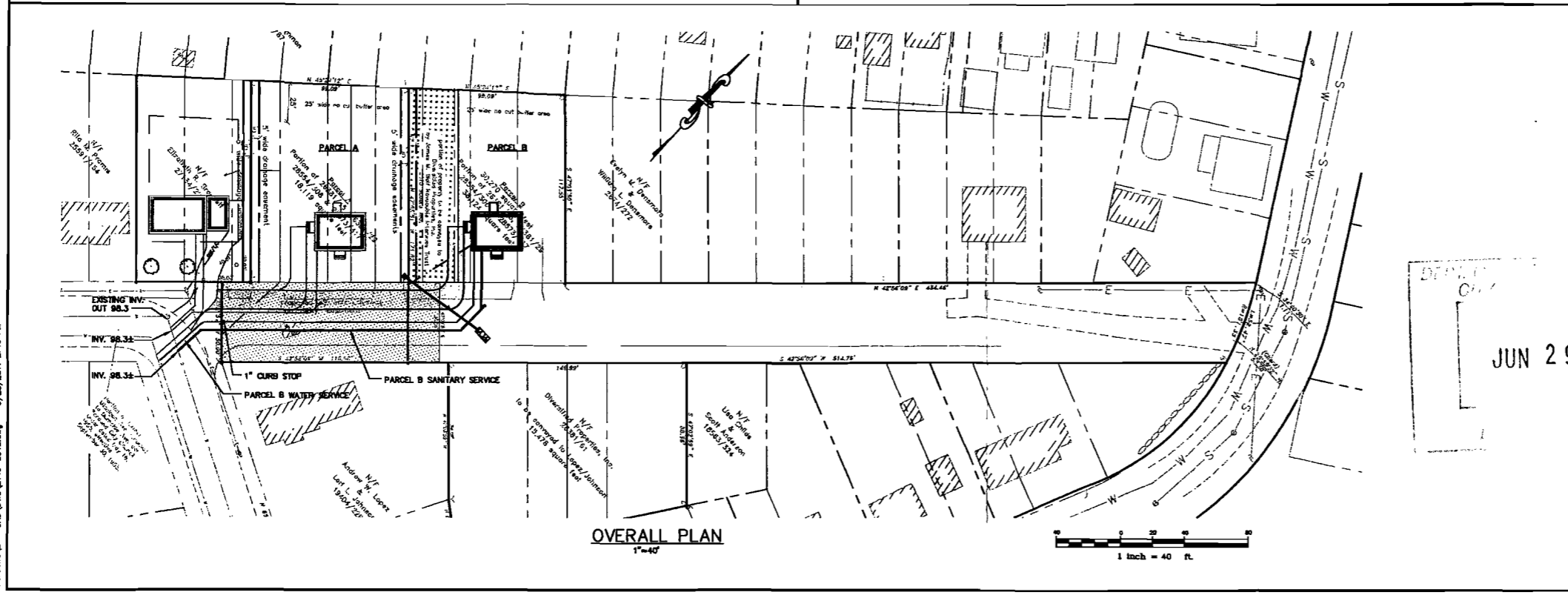
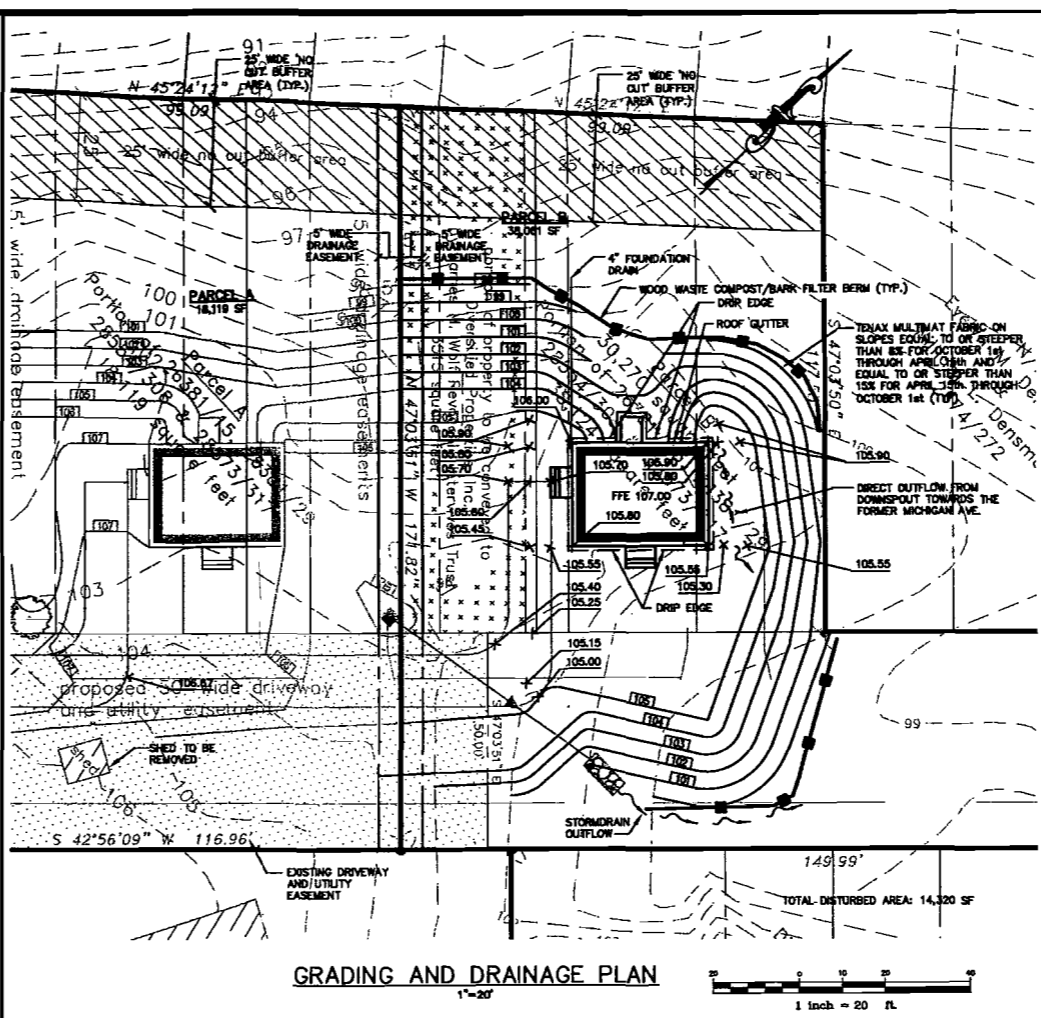
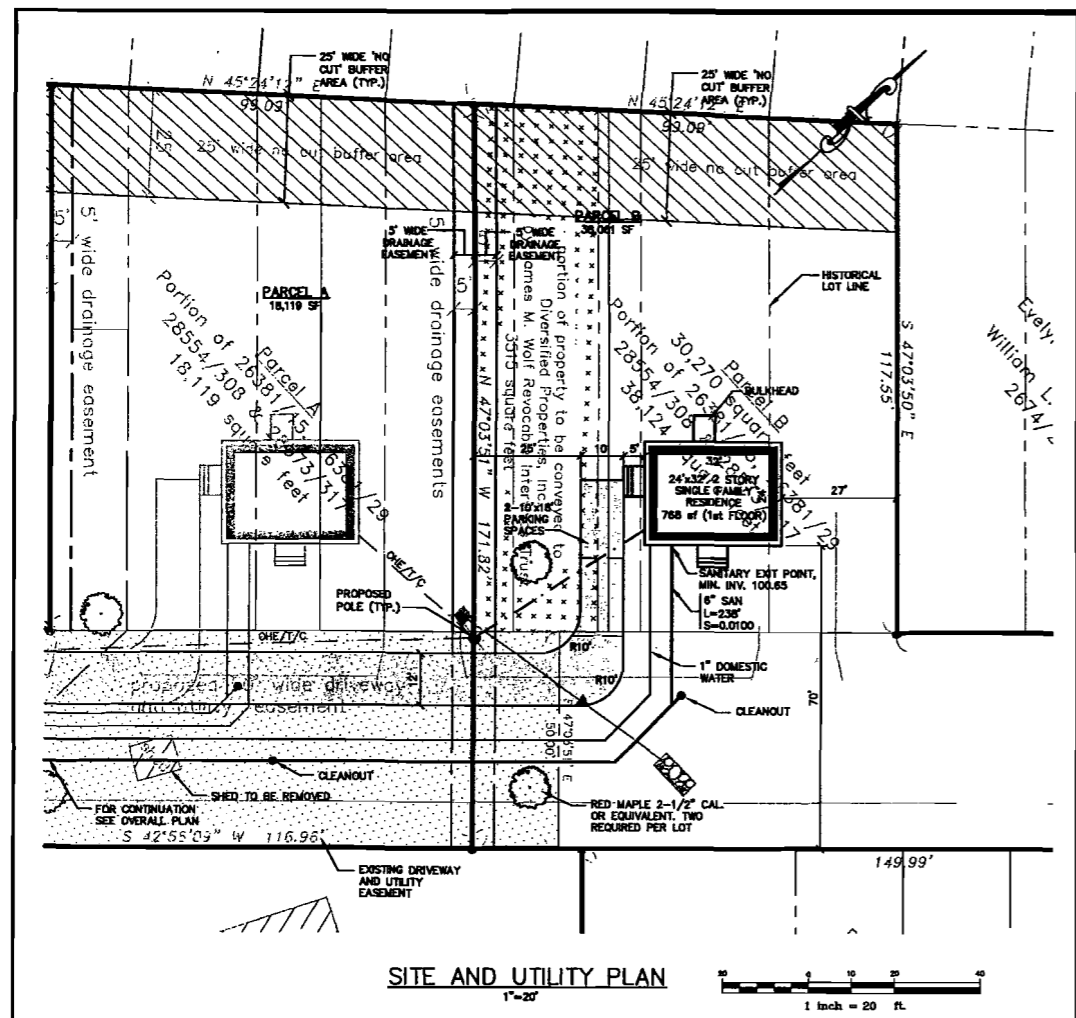
SURVEYOR'S SEAL IS FOR THE INTERNAL DIVISION LINES ONLY. THE BOUNDARY PERIMETERS ARE BASED ON INFORMATION PROVIDED BY THE OWNER AND INFORMATION SHOWN ON A STANDARD BOUNDARY SURVEY MADE FOR REV. INC BY ROBERT T. GREENLAW DATED OCTOBER 25, 2004 AND REVISED NOVEMBER 19, 2004 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204 PAGE 848. NO CERTIFICATIONS ARE STATED OR IMPLIED REGARDING THE ACCURACY OR VALIDITY OF THE PERIMETER BOUNDARIES.

REX J. CROTEAU MAINE PLS #2273



State of Maine, Cumberland ss
 Registry of Deeds
 Received _____ 20
 at _____ h _____ m _____ and recorded in _____
 Plan Book _____ Page _____
 Attest: _____
 Register

NO.	REVISIONS	DATE
PLAN OF Division of Property		
Burnside Avenue		Portland, Maine
MADE FOR Diversified Properties, Inc. & Trustees of the James M. Wolf Revocable Intervivos Trust		
P.O. Box 10127		Portland, Maine
CP\208075 Plan of Lots.dwg	DATE: March 4, 2011	SCALE: 1"=30'
BOOK # 839	 Pitcomb Associates 133 Gray Road Falmouth, Maine 04105 (207) 797-9199	
JOB# 208075		
FILE# 9344		



SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	
OTHER USES:	65 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

LOT SETBACKS DEPICT THE MAXIMUM BUILDING ENVELOPE, ASSUMING A SINGLE STORY BUILDING. FINAL SETBACK REQUIREMENTS WILL DEPEND ON FINAL BUILDING PERMIT SUBMITTAL BY LOT DEVELOPER.

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MOOT SPECIFICATION 703.16.
3. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN MARCH 2011.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REVEAL EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISPOSITION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE LOCATED ADJACENT TO THE ACCESS DRIVE.
9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
10. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
12. ANY CURBING REMOVED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY ON OUTER CONGRESS STREET.

RECEIVED

JUN 29 2011

City of Portland
Planning Division

JUN 29 2011

2011-04-766-SF

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

U:\2149 - Burnside Ave - Portland\A - CAD\DWG\2149-L072.dwg 6/23/2011 2:48 PM

Rev.	Date	Revision

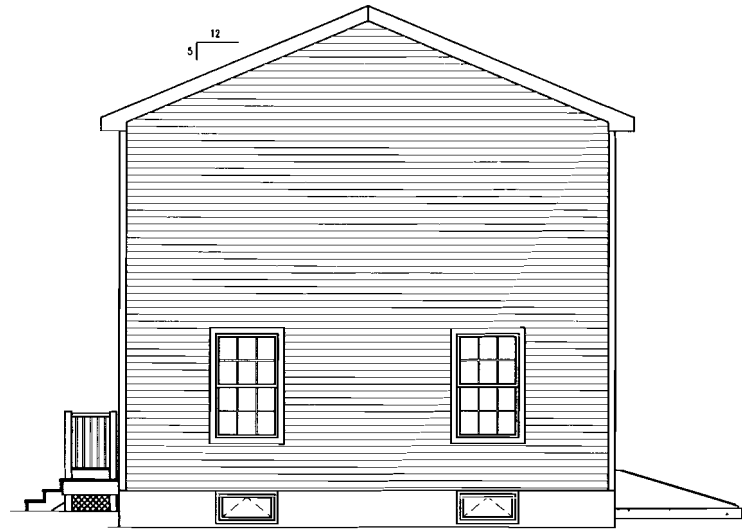
Issued For	Date	By

Design: JWA Draft: GG Date: 3/11
 Checked: AMP Scale: AS NOTED Job No.: 2149
 File Name: 2149-L072.dwg
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 Engineering Excellence Since 1998
 PO Box 1237 207-857-6910
 15 Shaker Road FAX: 207-857-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Parcel B - Single Family Residence Burnside Avenue/Dakota Street, Portland, Maine
Client:	Diversified Properties P.O. Box 10127, Portland, Maine 04101

Drawing No.
1

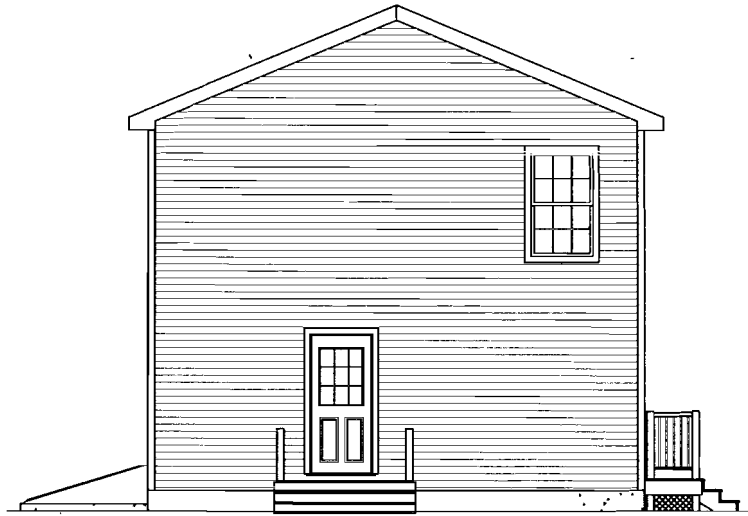


LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS
IN FIELD BEFORE CONSTRUCTION. FINAL WINDOW/DOOR LOCATION
AND MATERIALS TO BE DETERMINED PER OWNER/OWNER'S DESIGN.
SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION.



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS
IN FIELD BEFORE CONSTRUCTION. FINAL WINDOW/DOOR LOCATION
AND MATERIALS TO BE DETERMINED PER OWNER/OWNER'S DESIGN.
SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION.

O'Brien - Parcel B 407-H023



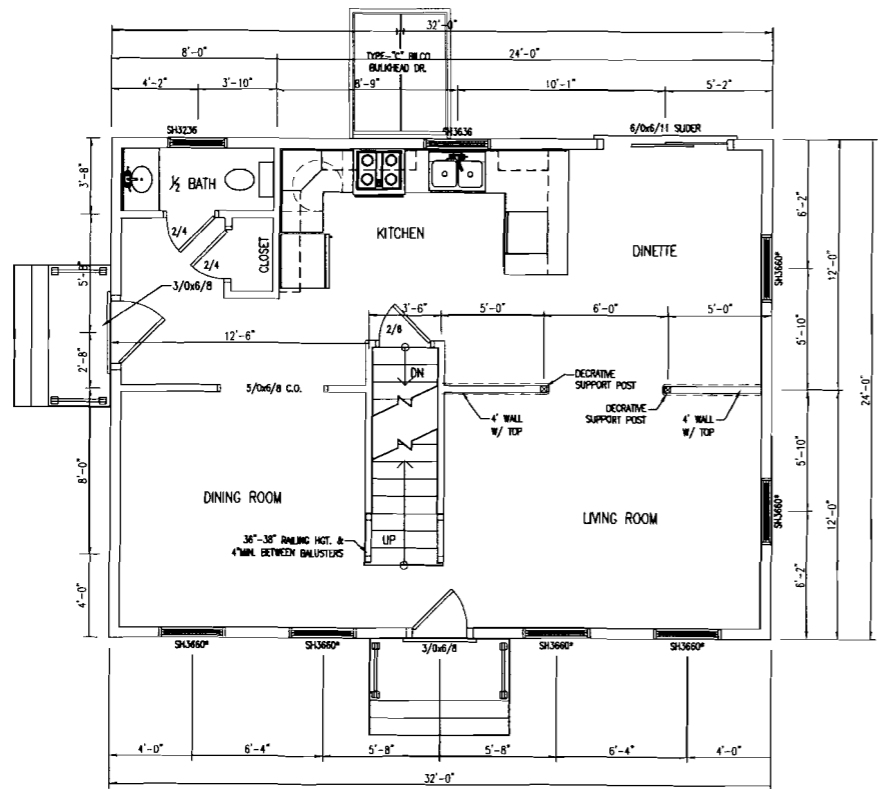
ELEVATION PLANS
DIVERSIFIED PROPERTIES

APR - 6 2011

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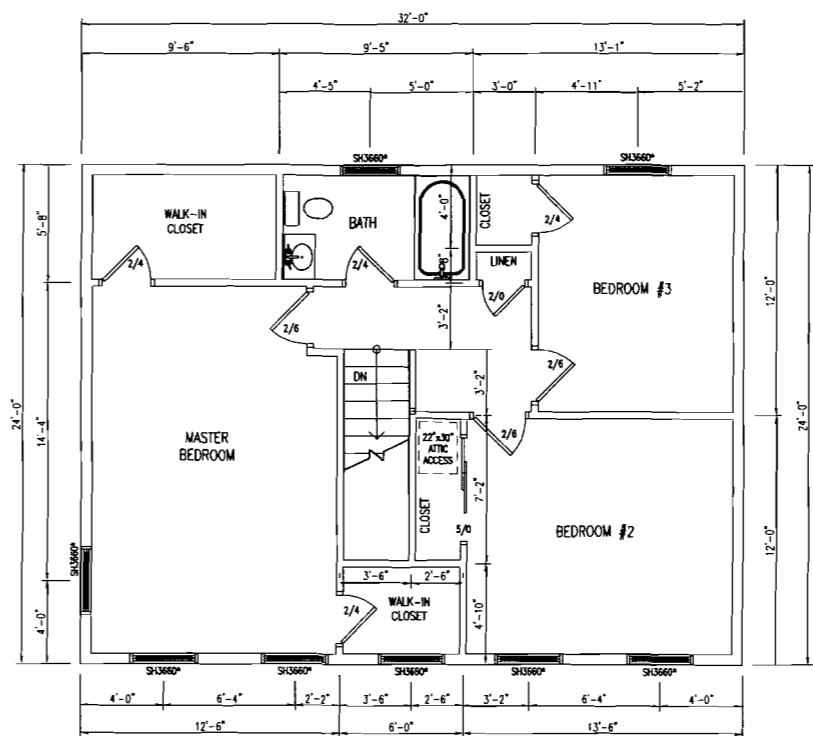
NO.	DATE	REVISION

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Scale : 1/4" = 1'-0"
Drawn By: MIA
Project: CLB021711
Sheet Number:
1 of 3



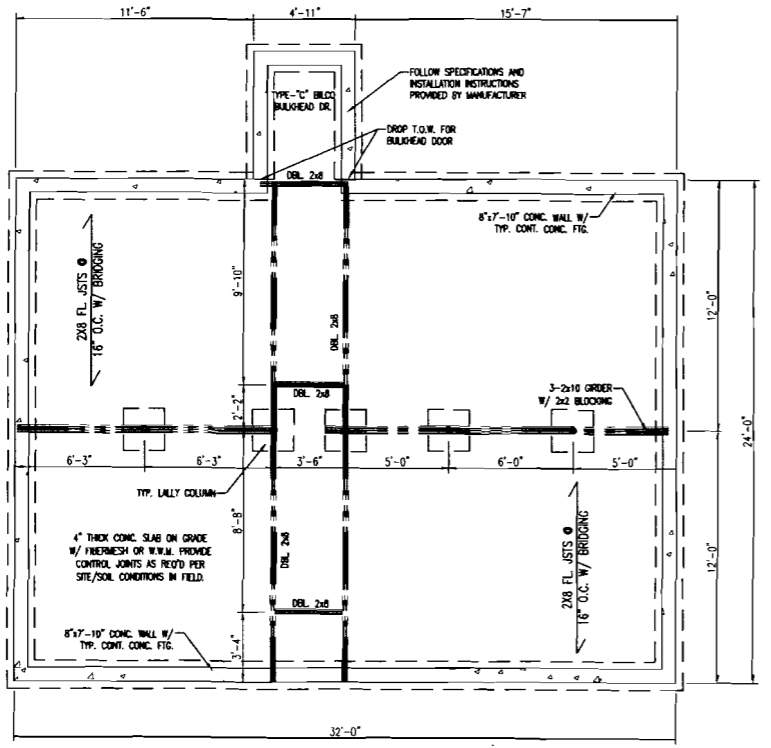
FIRST FLOOR PLAN
1/4" = 1'-0"

- NOTES:**
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. EACH SLEEPING AREA
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
 4. ALL SMOKE ALARMS SHALL BE INTERCONNECTED
 5. FIRE SEPARATION PER TOWN AND LOCAL CODE WHEN REQUIRED
- * EGRESS WINDOW
- CONTRACTOR NOTE:**
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE THE START OF CONSTRUCTION. FLOOR PLAN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL WINDOW/DOOR LOCATION AND SIZES, TO BE DETERMINED PER OWNER/CONT. ON SITE.



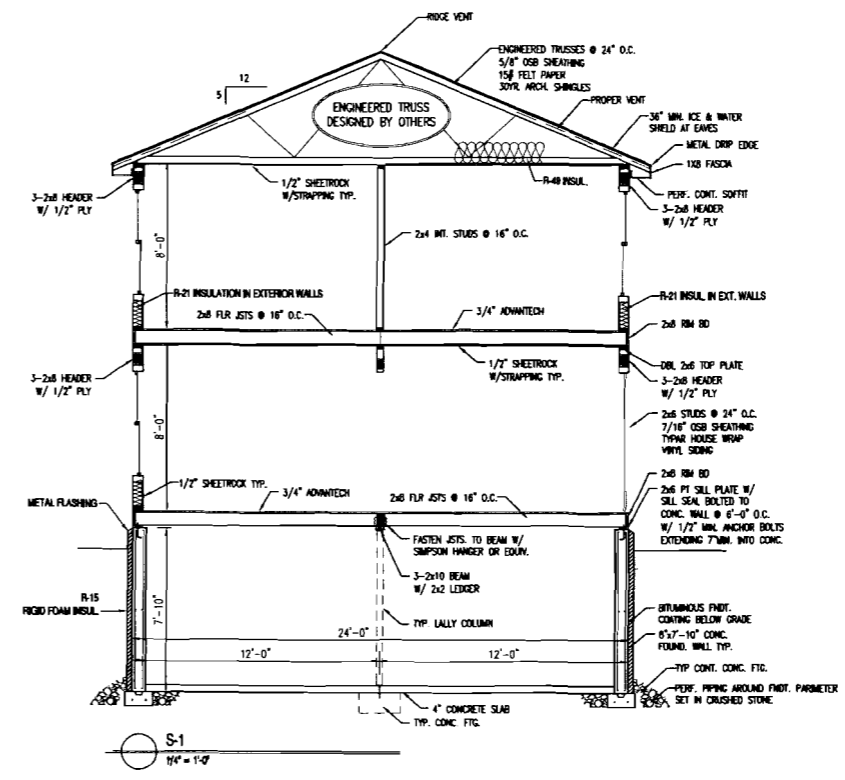
SECOND FLOOR PLAN
1/4" = 1'-0"

- NOTES:**
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. EACH SLEEPING AREA
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
 4. ALL SMOKE ALARMS SHALL BE INTERCONNECTED
 5. FIRE SEPARATION PER TOWN AND LOCAL CODE WHEN REQUIRED
- * EGRESS WINDOW
- CONTRACTOR NOTE:**
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE THE START OF CONSTRUCTION. FLOOR PLAN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL WINDOW/DOOR LOCATION AND SIZES, TO BE DETERMINED PER OWNER/CONT. ON SITE.



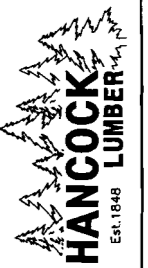
FOUNDATION PLAN
1/4" = 1'-0"

- FOUNDATION NOTES:**
1. 4" DIA. PERIMETER DRAIN SET IN MIN. 4" OF CLEAN CRUSHED STONE TO ALLOW FOR FUTURE SUB-SLAB VENTILATION IF REQUIRED.
 2. ALL COLUMNS THIS SHEET ASSUMED TO BE STOCK CONC. FILLED LULLY COLUMNS.
 3. ALL INTERIOR FOOTINGS ASSIGNED TO BE 12" DEEP FOOTINGS LARGER THAN 2" WIDE TO BE REINFORCED WITH #4 REBAR AT 8" C/C BOTH WAYS.
 4. DECK SUPPORTS TO BE 10" DIA. SONOTUBES ATTACHED TO 16" DIA. PRE-CAST FOOTINGS W/ 2 PC. #4 REBAR @ LOOP 4X4 POST BASE SET FLUSH W/ FINISH GRADE AT TOP OR PER CONT.
 5. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP FND. AS REQUIRED PER GRADE.
- NOTES:**
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. EACH SLEEPING AREA
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
 4. ALL SMOKE ALARMS SHALL BE INTERCONNECTED
 5. FIRE SEPARATION PER TOWN AND LOCAL CODE WHEN REQUIRED
- * EGRESS WINDOW
- CONTRACTOR NOTE:**
CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. FOUNDATION PLAN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL WINDOW/DOOR LOCATION AND SIZES, TO BE DETERMINED PER OWNER/CONT. ON SITE.



S-1
1/4" = 1'-0"

O. Burdick - Parcel B - 407-H-023



FLOORPLANS, FOUNDATION, SECTION
DIVERSIFIED PROPERTIES

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Revisions:	
DATE	REVISION

Date: 3/29/11
Scale: 1/4" = 1'-0"
Drawn By: MTA
Project: CLB021711
Sheet Number:
2 of 2