

1. Zoning Board Of Appeals Agenda

Documents: [BOARD OF ZONING APPEALS AGENDA 06.20.2013.PDF](#)

2. 34 Vannah Ave.

Documents: [34 VANNAH AVE. - CONDITIONAL USE APPEAL.PDF](#)

CITY OF PORTLAND, MAINE
Zoning Board of Appeals

Zoning Board of Appeals Committee

DATE: 6/20/2013

TIME: 6:30 PM

LOCATION: 389 Congress Street - Portland City Hall
Room 209

AGENDA

1. New Business

A Conditional Use Appeal: 32-34 Vannah Avenue, Birch Shambaugh & Mary Fayth Preyer, buyers, Tax Map 129, Block F, Lot 013, B-1 Neighborhood Business Zone: The applicants are seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant on the first floor. Representing the appeal are the buyers.

2. Adjournment



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CITY OF PORTLAND
ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Dept. of Building Inspections
City of Portland Maine

Applicant Information:

Birch Shambaugh
NAME

92 William ST.
BUSINESS NAME

Portland ME 04103
ADDRESS

207-766-7341
TELEPHONE #

Purchaser
APPLICANT'S RIGHT, TITLE OR INTEREST
(eg; owner, purchaser, etc)

B-1 Neighborhood Business
CURRENT ZONING DESIGNATION

Subject Property Information

34 Hannah Avenue, Portland ME 04103
PROPERTY ADDRESS

CBL: 129 F013001 Book/Plat: 29836/044
CHART/BLOCK/LOT (CBL)

Stephen Mardigan
PROPERTY OWNER (if different)
NAME

460 Baxter Blvd.
ADDRESS

Portland, Me 04103

CONDITIONAL USE AUTHORIZED BY

SECTION 14 - 163(1)

EXISTING USE OF PROPERTY:

Ground floor is vacant retail space
Upper level is residential

**TYPE OF CONDITIONAL USE
PROPOSED:**

Ground Floor Restaurant
(Quality / Fine Dining)

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

Birch Shambaugh
SIGNATURE OF APPLICANT

June 3 2013
DATE

June 3, 2013

Zoning Board of Appeals
Room 315
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: Conditional Use Appeal for 34 Vannah Avenue, Portland Maine 04103

Dear Zoning Board of Appeals,

Please find enclosed application for a Restaurant Conditional Use on the ground floor of 34 Vannah Avenue. I am presently under contract to purchase this property with the express intent of opening a neighborhood restaurant, currently known as "34 Vannah Restaurant", on the ground floor. Enclosed I believe you'll find all supporting documentation required to satisfy this Conditional Use application.

In overview, 34 Vannah Ave is zoned as B-1 Neighborhood Business. In this zone, and consistent with Sec. 14-163 Conditional Use, restaurants are allowed if they meet the following criteria:

- Peak Hour Vehicle under 100 per 2000 sq. ft. of space; *Industry standard ITE Trip Generation average rate for a category 931 Quality/Sit Down Restaurant is 7.49 trips per 1,000 sq ft gross floor area during peak hour. As such, 34 Vannah Restaurant will generate less than 25 peak hour vehicle trips.*
- Maximum total floor area for use of the public shall be one thousand (1,000) square feet *As the enclosed floorplan demonstrates, public use space 34 Vannah Restaurant would be 964 SF*
- The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. each day; *Hours of operation at 34 Vannah Restaurant would not exceed 7:00am – 11:00*
- Food service and consumption are the primary function of the restaurant; *34 Vannah Restaurant's primary purpose will be quality, sit down dining*
- There shall be no drive-through service. *34 Vannah Restaurant will not have a drive-through.*

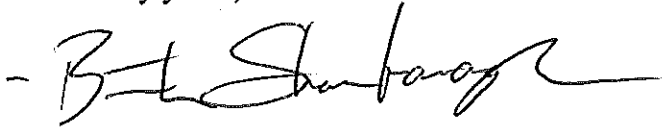
Should this conditional use be granted, Sec. 14-332 Other Requirements stipulates that off-street parking is required at a rate of 1 parking spot for every 150 sq ft of public use floor space. Using this metric, 34 Vannah Restaurant will require 7 off-street spaces ($964 / 150 = 6.43 = 7$) which are clearly indicated on the enclosed Plot Plan.

As a resident of the area, I firmly believe that there is a significant need for more neighborhood quality dining options. Furthermore, I am confident that 34 Vannah Restaurant will be a welcome addition, not only to its immediate Woodford's Corner neighbors, but also to the surrounding neighborhoods which flank the Forest Avenue corridor and the Back Cove. In converting a vacant retail space to a vibrant restaurant we intend to become not only a successful business, but a positive neighborhood institution. I plan nothing distinctive about 34 Vannah Restaurant which would not be in keeping with it's surrounding environs, nor any activity which might have adverse impact on the neighborhood or public at large.

I look forward to your comments and appreciate your time, attention and careful consideration of this

application. Please feel free to contact me with any thoughts or questions at 207-766-7341 or b.shambaugh@gmail.com .

Sincerely yours,

A handwritten signature in black ink, appearing to read "Birch K. Shambaugh", with a long horizontal flourish extending to the right.

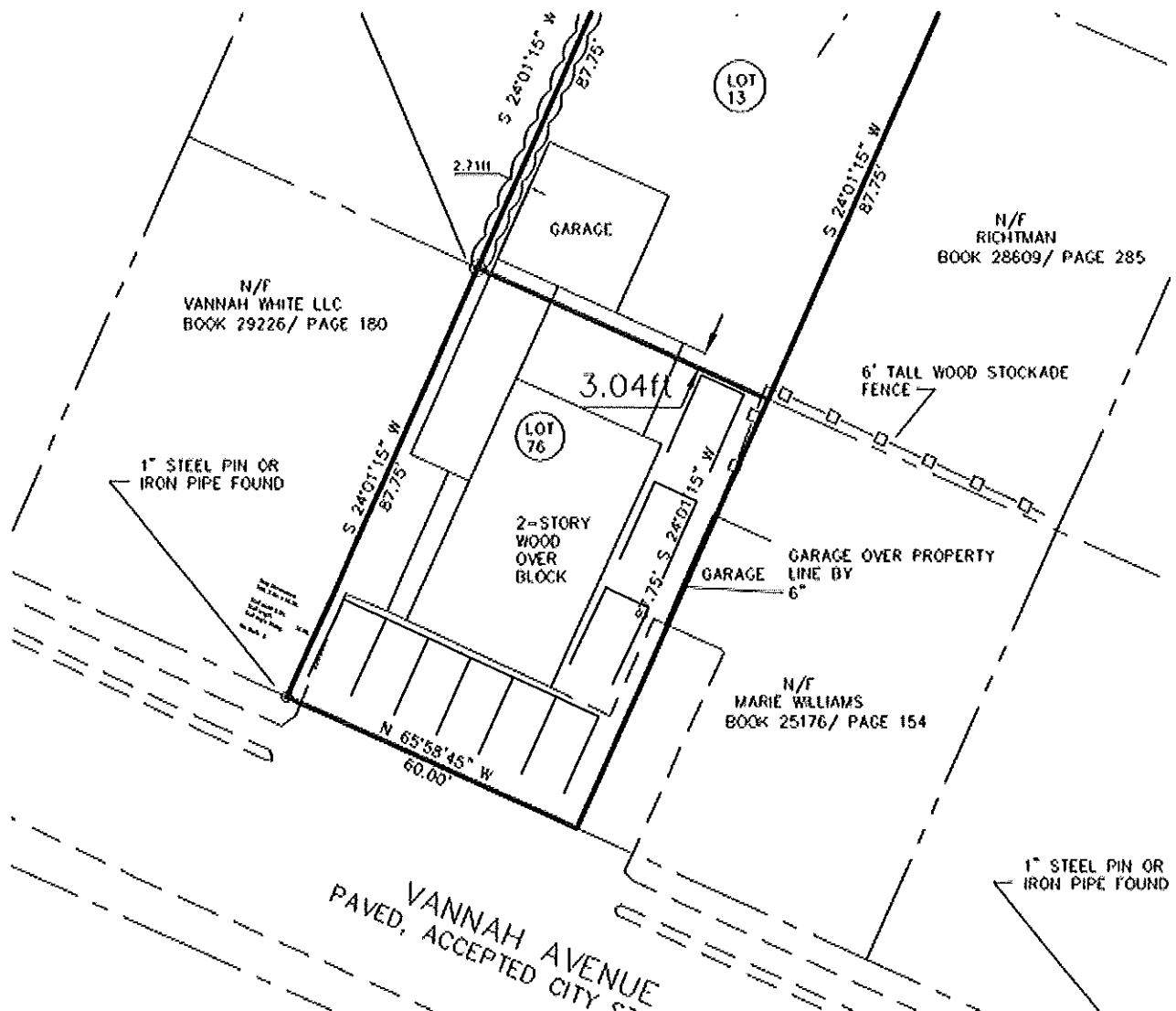
Birch K. Shambaugh

Included materials:

1. Appeal Application & Fee
2. Plot Plan w/ Parking
3. Floor Plan
4. Tax Map
5. Photos
6. Purchase & Sales Agreement

34 Vannah Avenue Plot Plan

EXHIBIT A



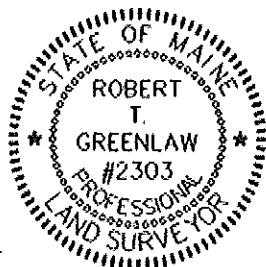
PLAN SHOWING TAX MAP 129 BLOCK F LOTS 013 AND 014
 BEARINGS SHOWN ARE BASED UPON A MAGNETIC OBSERVATION TAKEN IN 2012.
 THIS PLAN DEPICTS THE RESULTS OF LAND SURVEY TO RECREATE THE LOTS
 DESCRIBED IN A DEED TO THE HEREIN OWNER STEPHEN E. MARDIGAN AS
 DESCRIBED IN A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF
 DEEDS IN DEED BOOK 29836, PAGE 44.
 AREA OF EACH LOT: 5265, (13) DENOTES LOT NUMBER AS SHOWN ON THE
 PLAN OF SAUNDERS FIELD DATED AUGUST 21, 1917 IN PLAN BOOK 13, PAGE
 93.

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE
 FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01,
 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303
 DATE: OCTOBER 15, 2012



PLAN SHOWING BOUNDARY LINES

AT 34 VANNAH AVENUE
 PORTLAND, MAINE
 FOR: STEPHEN E. MARDIGAN

Prepared by
 Robert T. Greenlaw
 Professional Land Surveyor
 PLS #2303
 134 Portland Ave
 Old Orchard Beach, ME 04064

Scale: 1"=30'	Date: 10/12/12	LT:
Drawn: RTG	Checked: KGG	Job: 2012042

Plot plan demonstrates satisfaction of onsite parking requirement:

>964 sq ft space for use of public / 150 = 6.42 = 7 parking spaces required for conditional use as Restaurant

>2 1 bedroom residential units on 2nd floor = 2 parking spaces required

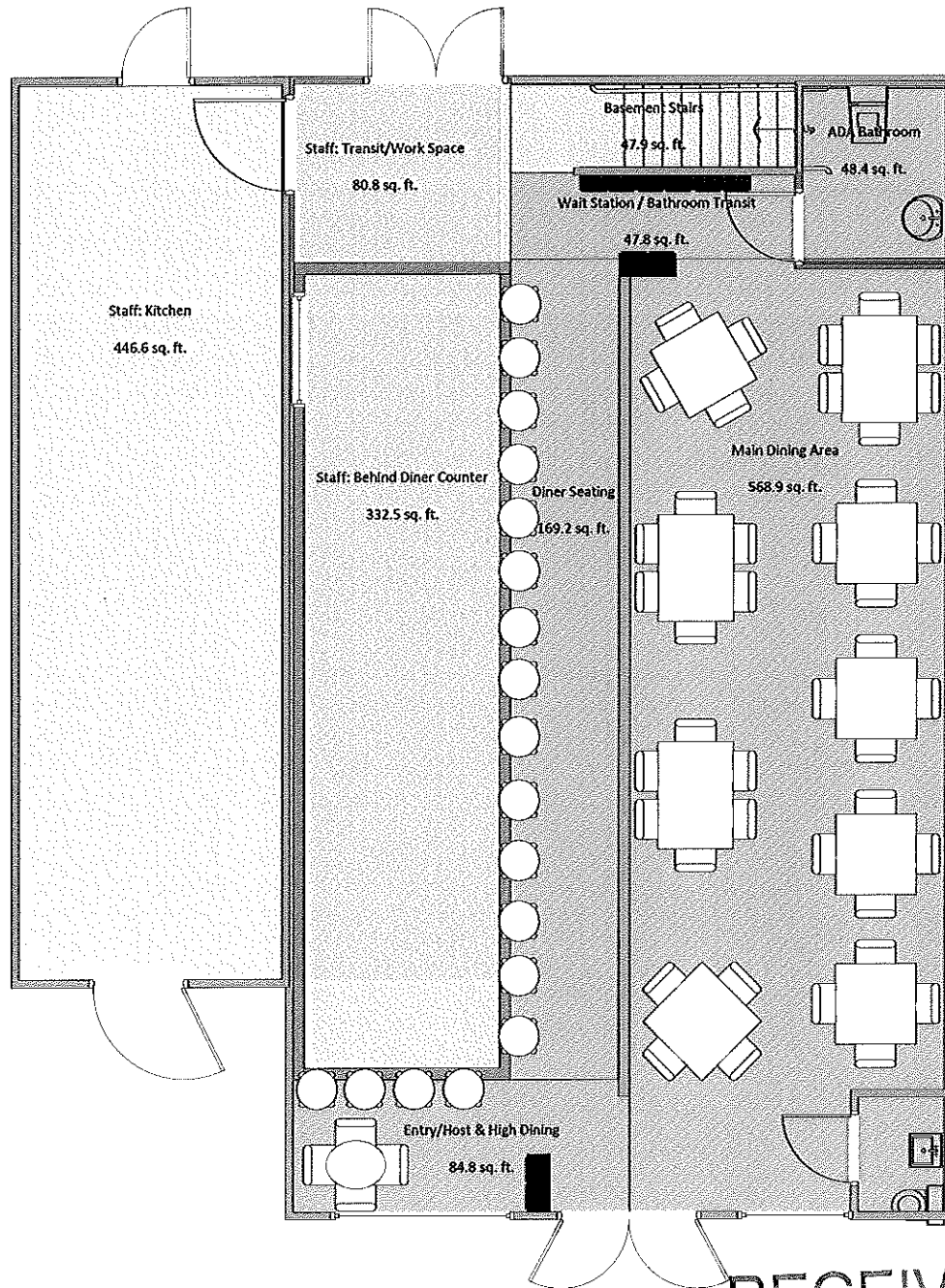
Total: 9 required Parking Spaces

[all spaces to-scale overlaid on 2012 survey and each measures required 9' x 16']

34 Vannah Restaurant

Proposed Change of Use Submission
Floor Plan

Document Version 2.0
06/07/2013



Main Room Interior Dimensions: 28'6" x 49'

For Use of Public = 919.1 Sq. ft.

Staff Space = 907.8 sq. ft.

Total Interior Space = 1826.9 sq. ft.

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Dept. of Building Inspections
City of Portland Maine

Ann Machado - Dimension Specifics for 34 Vannah Ground Floor

From: Birch Shambaugh <b.shambaugh@gmail.com>
To: <amachado@portlandmaine.gov>
Date: 6/7/2013 9:30 AM
Subject: Dimension Specifics for 34 Vannah Ground Floor

Good morning, Anne,

Below are the dimension specifics you requested which underlie the square footage calculations for 34 Vannah. I'll drop off revised floor plan copies in an hr or so.

Please let me know if you have questions or concerns & thanks much for your time.

My best,
-birch

Public Areas:

Maine Dining Area": $13'9" \times 41.45' = 568.9$ sq. ft.
Diner Seating: $4'9" \times 35'7.5" = 169.2$ sq. ft.
Entry/Host High Dining: $14'9" \times 5'9" = 84.8$ sq. ft.
Wait Station / Bathroom Transit: $12'9" \times 3'9" = 47.8$ sq. ft.
ADA Bathroom: $6'3" \times 7'9" = 48.4$ sq. ft.

Staff:

Behind Diner Counter: $9'6" \times 35' = 332.5$ sq. ft.
Staff Transit Work Space: $9'6" \times 8'6" = 80.8$ sq. ft.
Kitchen: $11'6" \times 38'10" = 446$ sq. ft.
Basement Stairs: $12'6" \times 3'10" = 47.9$ sq. ft.

RECEIVED

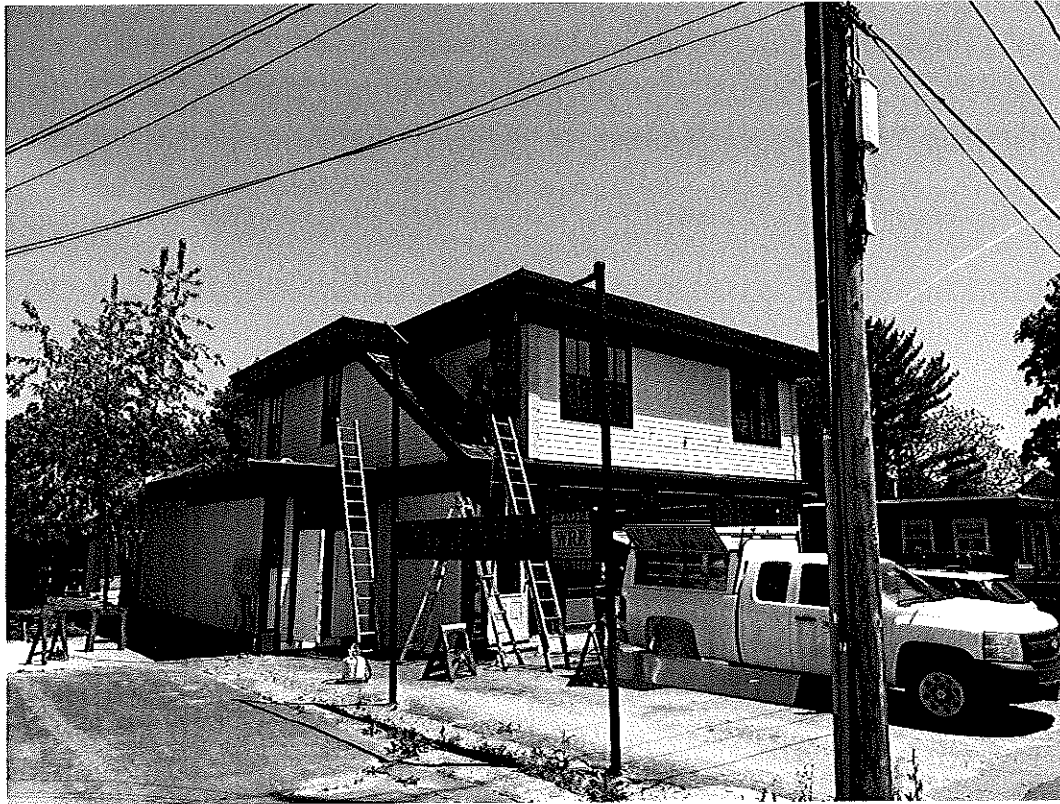
JUN - 7 2013

Dept. of Building Inspections
City of Portland Maine

34 Vannah Assessor Map



34 Vannah Front



CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE

RECEIVED from Birch Shambaugh, Mary Fayth Preyer, whose mailing address is 92 Williams Street, Portland, ME 04103 (hereinafter called "Purchaser"), this 18th day of May, 2013, the sum of [REDACTED] Dollars (\$ [REDACTED]) as earnest money deposit toward purchase and sale of certain real estate owned by Stephen Mardigan (hereinafter called the "Seller") and located at 34 Vannah Ave. in the city/town of Portland, County of Cumberland, State of Maine, described as follows: 5265 sq. foot Multit-use commerical building

and being more fully described at said County Registry of Deeds in Book 29836, Page 044, upon the terms and conditions indicated below.

1. **PERSONAL PROPERTY:** The following items of personal property are included in this sale (if applicable):
Ranges, refrigerators in residential units, walk-in cooler on first floor
2. **PURCHASE PRICE:** The total Purchase Price is [REDACTED] Dollars ([REDACTED]), with payment made as follows:

Earnest money to be delivered on or before <u>05/24/2013</u> :	\$ <u>[REDACTED]</u>
Other: <u>N/A</u>	\$ <u> </u>
Other: <u>N/A</u>	\$ <u> </u>
Balance due at closing, in immediately-available funds:	\$ <u>[REDACTED]</u>
3. **EARNEST MONEY/ACCEPTANCE:** WRE Real Estate / Jay Wise ("Escrow Agent") shall hold the earnest money in a non-interest bearing account and act as escrow agent until closing. This offer shall be valid until May 22, 2013 at 6:00 (☐ AM ☒ PM). In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to Purchaser.
4. **TITLE:** Within 45 days of the Effective Date (the "Title Review Period"), Purchaser shall notify Seller in writing (the "Title Objection Notice") of any matters affecting title to the property that are objectionable to Purchaser in Purchaser's sole discretion ("Title Defects"). Purchaser shall be deemed to have waived the right to object to any matter affecting title as of the Effective Date, except for any mortgage, tax lien, mechanics' lien, judgment lien, or other liens encumbering the property (for which no objection is required), if Purchaser fails to specifically identify such matters in the Title Objection Notice (each matter not objected to being a "Permitted Encumbrance"). Within seven (7) days of Seller's receipt of the Title Objection Notice, Seller shall notify Purchaser in writing whether or not Seller elects to cure any of the matters identified in the Title Objection Notice. If Seller elects to cure certain Title Defects, Seller shall use good faith efforts to cure such Title Defects and shall have a period of not more than thirty (30) days after notice of Seller's election within which to cure any such Title Defects (the "Title Cure Period"), and the Closing Date shall be extended until five (5) days after the expiration of the Title Cure Period. Seller agrees that, after the Effective Date, it shall not permit or suffer encumbrance of the property with any liens, easements, leases or other encumbrances without Purchaser's prior written consent, except that Purchaser shall not unreasonably withhold or delay its consent to new leases. On or before the Closing Date, Seller shall remove at its sole cost any such matters affecting the title to the property suffered or created by or consented to by Seller after the Effective Date that are not approved in writing by Purchaser. If Seller elects not to cure any Title Defects or if Title Defects which Seller elects to cure are not cured within the Title Cure Period, then Purchaser shall elect, by written notice to Seller on or before the Closing Date, as the same may be extended, either (i) to accept title to the property subject to such uncured Title Defects without reduction of the purchase price and without any liability on the part of Seller therefor, in which case such Title Defects shall be Permitted Encumbrances, or (ii) to terminate this Contract, whereupon the earnest money immediately shall be returned to Purchaser and neither party shall have any further obligations under this Contract.
5. **DEED:** In return for payment in full of the purchase price, Seller shall convey the property on 07/19/13 (the "Closing Date") to Purchaser by Maine Statutory Short-Form Quit Claim Deed (the "Deed"), and the parties agree to execute and deliver on the Closing Date such other documents that are customary and/or reasonably necessary to complete the conveyance. It is a condition to Purchaser's obligations hereunder that title to the property shall be free and clear of all liens and encumbrances except for the following matters and otherwise in compliance with the requirements of this Contract: (i) zoning restrictions and land use laws and regulations and permits and approvals issued pursuant thereto; (ii) current taxes and assessments attributable to periods from and after the Closing, which Purchaser shall be liable to pay; (iii) leases and occupancies disclosed to Purchaser pursuant to Section 11 below; and (iv) any Permitted Encumbrance.

Page 1 of 5

Buyer's Initials BSSeller's Initials SM

6. **LEASES/TENANT SECURITY DEPOSITS:** Seller agrees at closing to transfer to Purchaser, by proper assignment thereof, all Seller's rights under the current leases to the property and any and all security deposits held by Seller pursuant to said leases.
7. **POSSESSION/OCCUPANCY:** Possession/occupancy of property shall be given to Purchaser on the Closing Date subject only to the leases and tenancies disclosed to Purchaser pursuant to Section 11 below, unless otherwise agreed by both parties in writing.
8. **RISK OF LOSS:** Until transfer of title, the risk of loss or damage to the property by fire or otherwise is assumed by Seller unless otherwise agreed in writing. The property shall at closing be in substantially the same condition as of the Effective Date, excepting reasonable use and wear. If the property is materially damaged or destroyed prior to closing, Purchaser may either terminate this Contract and be refunded the earnest money deposit, or close this transaction and accept the property in its as-is condition together with an assignment of the Seller's right to any insurance proceeds relating thereto.
9. **PRORATIONS:** The following items shall be prorated as of the Closing Date:
- Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years;
 - Fuel.
 - Metered utilities, such as water and sewer, shall be paid by the Seller through the date of closing.
 - Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.
 - Rents, estimated monthly common area maintenance charges, estimated monthly property tax payments, and all other additional revenue received by Seller pursuant to leases of the property.
 - Rents
10. **DUE DILIGENCE:** Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of property disclosure form attached hereto. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of Seller's real or personal property. Purchaser's obligation to close under this Contract is conditioned upon Purchaser's satisfaction with its investigations of the property, which may without limitation include survey, environmental assessment, engineering studies, wetlands or soils studies, zoning compliance or feasibility, and code compliance, all within 10 days of the Effective Date.

All investigations will be done by professionals chosen and paid for by Purchaser. If the result of any investigation is unsatisfactory to Purchaser, Purchaser may declare this Contract null and void by notifying Seller in writing within the specified number of days set forth above, and said earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that Purchaser's investigations are unsatisfactory within the time period set forth above, this contingency is waived by Purchaser. In the absence of any investigations(s) mentioned above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the property. Purchaser agrees to restore any disturbance to the property caused by Purchaser's investigations, and Purchaser agrees to indemnify and hold Seller harmless for any claims, damages, losses or costs, including without limitation reasonable attorneys' fees, incurred or suffered by Seller as a result of Purchaser's investigations of the property, which indemnification obligation shall survive termination or closing under this Contract.

11. **REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION:** Seller represents: (a) that below is a complete list of all tenants occupying the property under leases or other tenancy arrangements or agreements (the "Leases"), (b) that the Leases are in full force and effect, (c) that to Seller's knowledge, all tenants under the Leases are in full compliance therewith and (d) that Seller is not in violation of its obligations under the Leases. Seller agrees to provide Purchaser within five (5) days of the Effective Date of this Contract complete copies of all Leases, including any amendments, and income and expense information concerning the property. Purchaser shall have 10 days from the date Purchaser has been provided all Leases and income and expense information to review same, and if the result of the review is unsatisfactory to Purchaser, Purchaser may declare the Contract terminated and the earnest money shall be immediately refunded to Purchaser and thereafter neither party shall have any further obligation under this Contract. Seller represents and warrants that income and expense information provided to Purchaser will be true, accurate and complete in all material respects when given. Seller shall use reasonable efforts to obtain a tenant estoppel certificate and a subordination, non disturbance and attornment agreement in form reasonably satisfactory to Purchaser and/or Purchaser's lender for each Lease within 10 days from delivery of forms therefor. Purchaser shall also on a rolling basis have 3 days from the date of actual receipt of fully-executed written tenant estoppel certificates in which to terminate this Contract pursuant to this Section 11 due to unsatisfactory information contained therein and upon such termination the earnest money shall be immediately refunded to Purchaser and thereafter neither party shall have any further obligation under this Contract. Between the Effective Date and the closing, Seller shall not modify, voluntarily terminate or enter into new leases or tenancy arrangements or agreements and shall obtain Purchaser's written consent to any modification or termination of Leases and to any new lease that Seller proposes to enter into with respect to the property, Purchaser's consent not to be unreasonably withheld, conditioned or delayed. In the event that Seller modifies or terminates any Leases or enters into a new Lease without Purchaser's consent, Purchaser's sole remedy shall be to terminate this Contract and receive an immediate refund of the earnest

money and thereafter neither party shall have any further obligation under this Contract. Failure of Purchaser to timely notify Seller of its termination of the Contract pursuant to any of its foregoing rights to do so under this Section 11 shall be deemed to be a waiver of the applicable right under this Section 11 to terminate the Contract. At the closing, Seller shall deliver written notice to the tenants and occupants of the property of the transfer of the property, and of the tenants' security deposits, to Purchaser.

List tenants: Two residential tenants

12. FINANCING: Notwithstanding anything to the contrary contained in this Contract, Purchaser's obligation to close hereunder is conditioned upon Purchaser's obtaining within Thirty (30) days from the Effective Date of this Contract (the "Commitment Date") a written commitment (the "Commitment") from a lender for a mortgage loan of not less than 80.000 % of the purchase price at an initial interest rate not to exceed Prevailing % per annum, amortized over a period of not less than Twenty (20) years and otherwise on terms reasonably acceptable to Purchaser. In the event the Purchaser is unable to obtain the Commitment and Purchaser notifies Seller thereof by the Commitment Date, then Escrow Agent shall immediately return the earnest money to Purchaser, this Contract shall terminate, and neither party shall be under any further obligation under this Contract. It shall be a further condition of Purchaser's obligation to close hereunder that the Commitment shall not lapse, be terminated and/or withdrawn prior to the Closing Date for any reason whatsoever, including but not limited to the property failing to appraise at or above the Purchase Price, or any such other level acceptable to Purchaser and Purchaser's lender sufficient to support the Commitment. In the event the Commitment shall lapse, be terminated and/or withdrawn by Purchaser's lender for any reason (other than at the request of Purchaser) at any time prior to the Closing Date, Purchaser shall within Three (3) days of Purchaser's receipt of notice of lapse, termination and/or withdrawal notify Seller of same, and upon such notification Purchaser may, at Purchaser's option, elect to terminate this Contract and thereafter the earnest money immediately shall be returned to Purchaser and neither party shall have any further obligation under this Contract. If Purchaser does not timely notify Seller that it has failed to obtain the Commitment or that the Commitment has lapsed, terminated and/or been withdrawn, then Purchaser shall be in default of this Contract at the election of Seller. This contingency benefits Purchaser only, and only Purchaser may waive it by providing written notice to Seller specifically waiving this condition and contingency or any part thereof.
13. AGENCY DISCLOSURE: Purchaser and Seller acknowledge that they have been informed that N/A ("Transaction Broker") is acting as a transaction broker in this transaction and does not have a client relationship with either Purchaser or Seller. Jed Rathband ("Selling Agent") is acting as a Selling agent in this transaction and is representing Birch Shambaugh, Mary Fayth and that Jay Wise ("Listing Agent") is acting as a Listing Agent agent in this transaction and is representing Stephen Mardigan (Transaction Broker, Selling Agent and Listing Agent are referred to elsewhere herein as "Licensees").
14. DEFAULT: If the sale of the property as contemplated hereunder is not consummated solely by reason of Purchaser's default hereunder, provided that Seller is then ready, willing and able to consummate the sale of the property as contemplated by this Contract and provided further that all conditions to Purchaser's obligation to consummate such purchase have been satisfied or waived by Purchaser, Seller shall be entitled to either (i) pursue any and all legal and/or equitable remedies or (ii) terminate this Contract and receive the earnest money as full and complete liquidated damages for the breach of this Contract, it being agreed between the parties that the actual damages to Seller in the event of such breach are difficult to ascertain and/or prove and the earnest money is a reasonable estimate and forecast of such actual damages. The parties acknowledge that the payment of the earnest money is not intended as a forfeiture or penalty, but is intended to constitute liquidated damages to Seller. In the event of an undisputed default by either party, the Escrow Agent may deliver the earnest money to the party entitled to it under this Contract, with written notice to both parties pursuant to Maine Real Estate Commission regulations. If a dispute arises between Purchaser and Seller as of the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, the Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by the Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the earnest money.
15. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the property addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the Maine Association of Dispute Resolution Professionals or its successor organization. This clause shall survive the closing of this transaction.
16. PRIOR STATEMENTS: This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.

DS
BS
MCP

17. **HEIRS/ASSIGNS:** This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of Seller and assigns of Buyer.
18. **COUNTERPARTS:** This Contract may be signed on any number of identical counterparts, including telefax copies and electronically transmitted copies with the same binding effect as if all of the signatures were on one instrument.
19. **EFFECTIVE DATE:** This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract. Seller or Licensees are given permission by the parties to complete the Effective Date blank below with the date of the last signature of the parties, and that date shall be the Effective Date for all purposes under this Contract, and if that blank is not completed, then the Effective Date shall be the date of the last signature of the parties. Except as expressly set forth to the contrary in this Contract, the use of the term "days" in this Contract, including all addenda made a part hereof, shall mean calendar days. Deadlines in this Contract, including all addenda, expressed as "within x days" or the like shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 pm, Eastern Time, on the last day counted.
20. **CONFIDENTIALITY:** Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.
21. A copy of this Contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult an attorney.
22. Seller acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2 % of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of the State of Maine or the transfer is otherwise exempt from withholding.
23. **ADDENDA:** This Contract has addenda containing additional terms and conditions. Yes ☐ No ☒ .
24. **OTHER PROVISIONS:**
1. This contract also includes the 5265 sq. foot lot at 31 Hersey Street, Book & Page #
29836/044
2. Days referenced within are business days
3. Siding and rear doors is to be completed prior to sale

The parties agree that none of the above are collateral agreements. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.

Biroh Shambaugh, Mary Fayth Preyer

Legal Name of Purchaser

Tax ID #

DocuSigned by:

DocuSigned by:

Biroh Shambaugh

Mary Fayth Preyer

91385D248945471

Signature

Name/Title, thereunto duly authorized

Seller accepts and agrees to the terms and conditions set forth in this Contract and agrees to pay the Licensees the commission for services according to the terms of the listing agreement or if there is no listing agreement, the sum of 4% split between both brokers. In the event the earnest money is forfeited by Purchaser, it shall be evenly distributed between (1) Licensees and (2) Seller; provided, however, that the Licensees' portion shall not exceed the full amount of the commission specified.

Signed this 1 day of May, 2013.

Stephen Mardigan

Legal Name of Seller

Tax ID #