



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/24/2019

Applicant: Gerald Muto, Inc.
115 Raymond Road
Brunswick, Maine 04011
207-751-4382
mutoj@comcast.net

Property: CBL 002 A0070BG
Living Unit No. B-G
Portland House
45 Eastern Promenade Unit B-G
Portland, Maine 04101

Owner: **As of Monday, December 17, 2018**

Candace and Michael Myers
PO Box 81
Peaks Island, Maine

Previous Owner:

Winthrop, Katharine H Trustee

Overview: This property was damaged by water that leaked in through faulty windows. The new owners would like to renovate the Condo to bring it back to livable condition. This will include:

- Repairing walls (plaster was removed to eliminate mold).
- Replace faulty Windows
 - This is to be done by "Rich Aluminum", the Company selected by the "Portland House Home Owners Association. They have done all the windows that have been replaced in the Portland House
- New Kitchen
- Repair existing Bathroom
- New half bath
- Some new wiring
- New Sprinkler System
- New Flooring

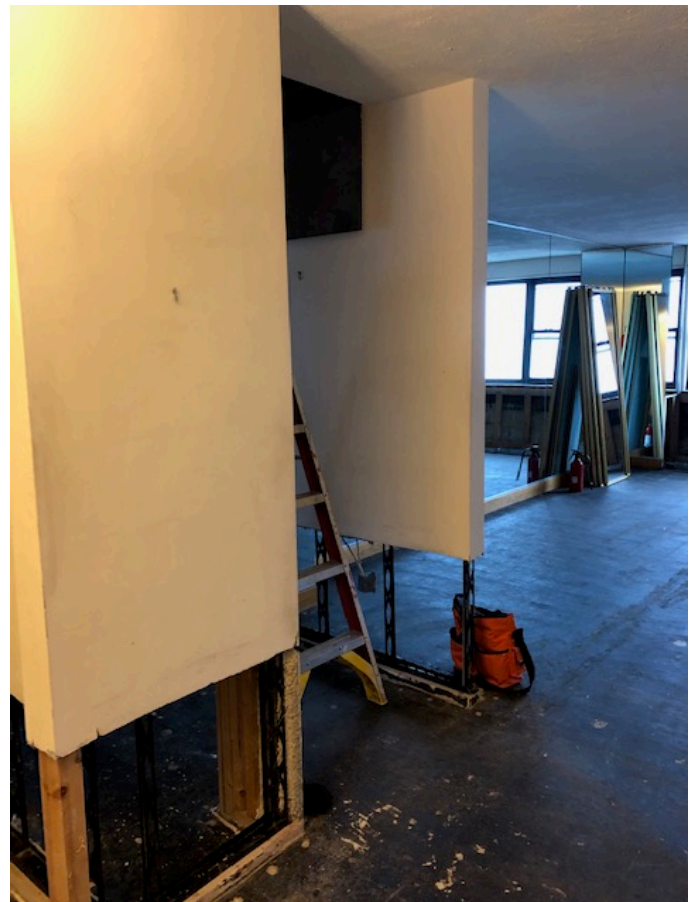
Note: The New Owners, and the Contractor, will be working with the Portland House Home Owners Association and the Codes Office of the City of Portland to get the unit back up to Code, and to livable Condition.

Pictures: See Below.



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EXHIBIT A

45 Eastern Promenade, Unit B-G, Portland

A certain lot or parcel of land, being the Unit ("Unit") designated as Unit B.-G of the Portland House Condominium located in the City of Portland, County of Cumberland and State of Maine ("Condominium") created pursuant to the provisions of the Maine Condominium Act ("the Act") by the Portland House Condominium Declaration dated May 15, 1984, and recorded in the Cumberland County Registry of Deeds in Book 6463 at Page 190, as amended by the First Amendment to Portland House Condominium Declaration dated July 18, 1984 and recorded in said Registry in Book 6516 at Page 289, and the Second Amendment to Portland House Condominium Declaration dated August 9, 1984, and recorded in said Registry in Book 6567 at Page 216, and as further amended by Various Amendments Reallocating Limited Common Elements, recorded in said Registry (collectively hereinafter called the "Declaration") and by the Plats and Plans incorporated into the Declaration and recorded in the Cumberland County Registry of Deeds in Plan Book 142 at Page 50 The Unit is subject to, and has the benefit of, the Declaration, the Plats, Plans and the Act which are incorporated herein by reference, to which reference is hereby made for a more particular specification of the definition, location and description of the real property hereby conveyed and of the rights, obligations, easements, developmental rights, special Declarant rights, restrictions, covenants and conditions pertaining thereto. The Unit is conveyed subject to such taxes and assessments, including Common Expenses, allocable to the Unit, if any, as are not due and payable on the date of delivery of this deed.

Being the same premises conveyed by warranty deed from Katharine H. Winthrop to Katharine H. Winthrop, Trustee under Katharine H. Winthrop Living Trust dated February 4, 2011 dated February 4, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28503, Page 128.



01/24/2019

DEED OF TRUSTEE
Statutory Short Form

Know all Persons by these Presents,

That I, **Katharine H. Winthrop, Trustee of the Katharine H. Winthrop Living Trust** dated **February 4, 2011**, of Portland, State of Maine, by the power conferred by law, and every other power, for consideration paid, grant to:

Myers Properties, LLC

a limited liability company organized and existing under the laws of the State of Maine, and having a mailing address of: PO Box 81, Peaks Island, Maine 04108 with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

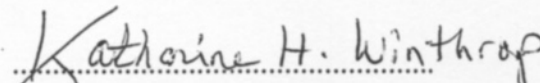
A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 17th day of December, 2018.

Signed, Sealed and Delivered
In the presence of

The Katharine H. Winthrop Living Trust
dated February 4, 2011

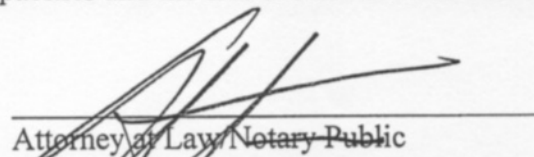
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By: **Katharine H. Winthrop**
Its: **Trustee**

State of Maine
County of Cumberland ss.

December 17, 2018

Then personally appeared before me the above named Katharine H. Winthrop, Trustee of The Katharine H. Winthrop Living Trust dated February 4, 2011, and acknowledged the foregoing instrument to be her free act and deed in her said capacities and the free act and deed of said Trust.



Attorney at Law/Notary Public

Printed Name: _____



01/24/2019

45 Eastern Prom Unit BG

Gerald Muto <mutoj@comcast.net>

Wed, Dec 19, 2018 at 9:51 AM

To: Permitting and Inspections <buildinginspections@portlandmaine.gov>

Tori,

Here is a list of most of the major material to be used:

- New wall framing - 2x4 kd spruce (All the existing outside walls of the unit are 2x4 spruce)
- Drywall - 1/2" thick (Again, the existing interior walls are plaster, but all the outside walls are 1/2" drywall)
- New kitchen cabinets - TBD (could be wood, could be laminated particle board as existing)
- New interior doors - 6 panel wood
- New flooring - Pergo type laminated snap together flooring
- Trim - Painted wood trim (style to be determined).
- Bathroom tub enclosure - tile

Hope this helps. Let me know if you need anything else.

Jerry

[Quoted text hidden]



Permitting and Inspections <buildinginspections@portlandmaine.gov>

45 Eastern Prom Unit BG

Gerald Muto <mutoj@comcast.net>

Wed, Dec 19, 2018 at 11:09 AM

To: Permitting and Inspections <buildinginspections@portlandmaine.gov>

Tori,

Changing the permit category is fine. Could you tell me how that would differ from a Residential?

Jerry

Sent from my iPhone

[Quoted text hidden]



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