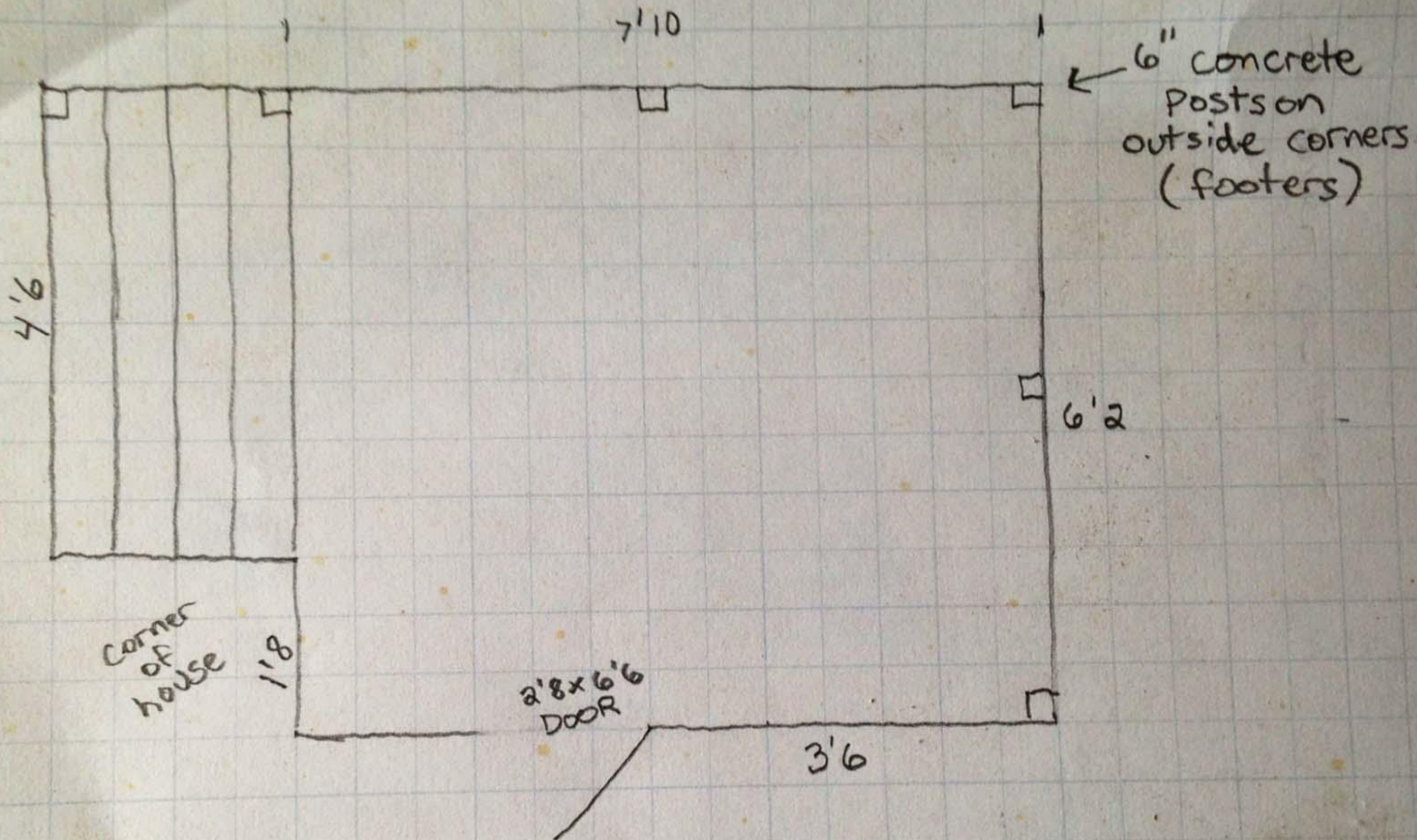


# Existing Deck



Auburn – Bangor – Belgrade – Brunswick – Fairfield  
Farmington – Greenville – Portland – Skowhegan

1x4 decking  
37" rails  
PT Framing 16" OC  
PT rail posts  
stairs = 8" rise 10.5" treads



Inspections Division  
Date: 03/04/15



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

## **Electronic Signature and Fee Payment Confirmation**

*Notice: Your electronic signature is considered a legal signature per state law.*

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- ☒ to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- ☐ call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- ☐ hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- ☐ or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature: \_\_\_\_\_ Date: 2/13/2015

I have provided digital copies and sent them on: \_\_\_\_\_ Date: 2/13/2015

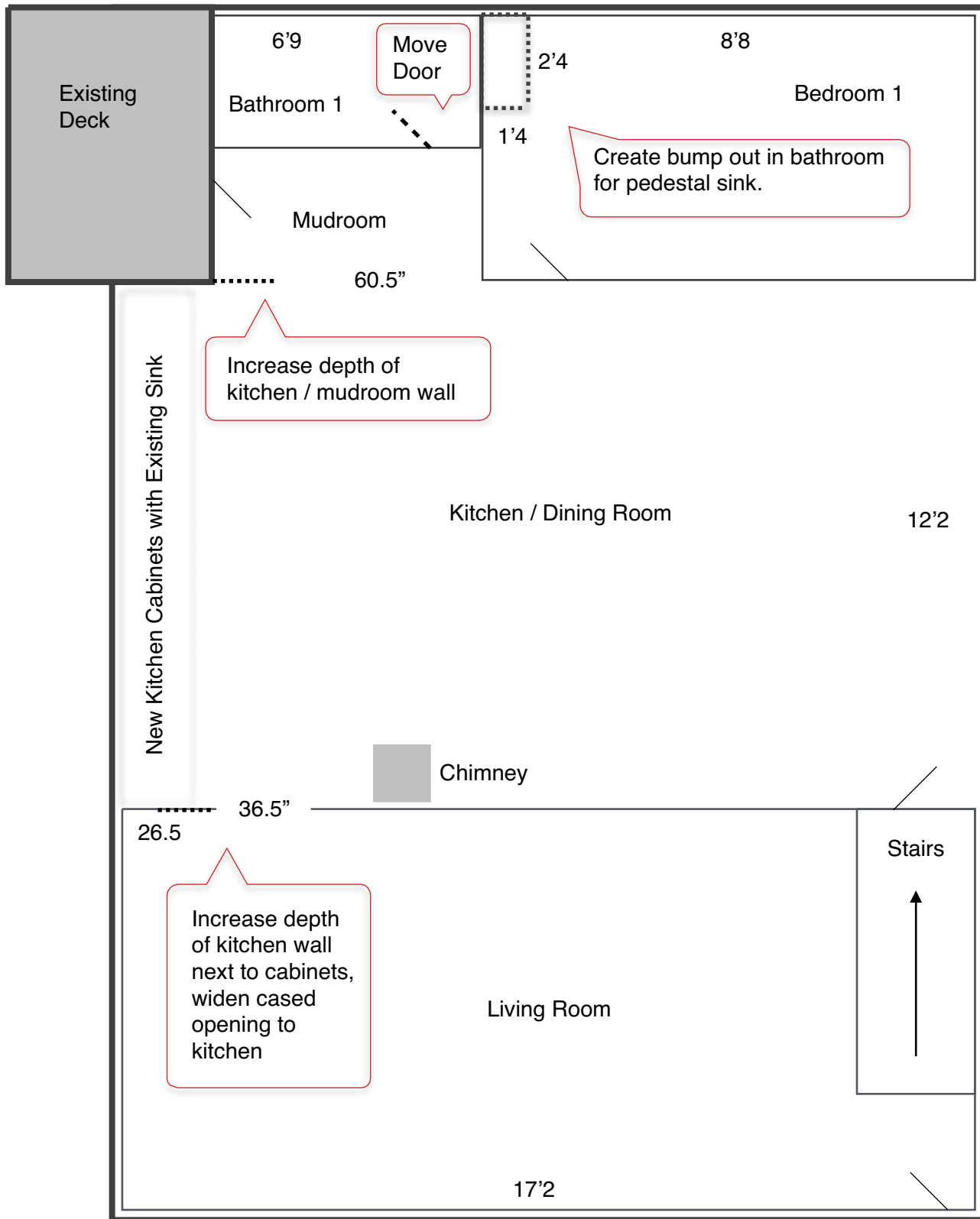
NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

**Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936**



11 East Cove Street, Portland, ME

**Proposed First Floor Changes**

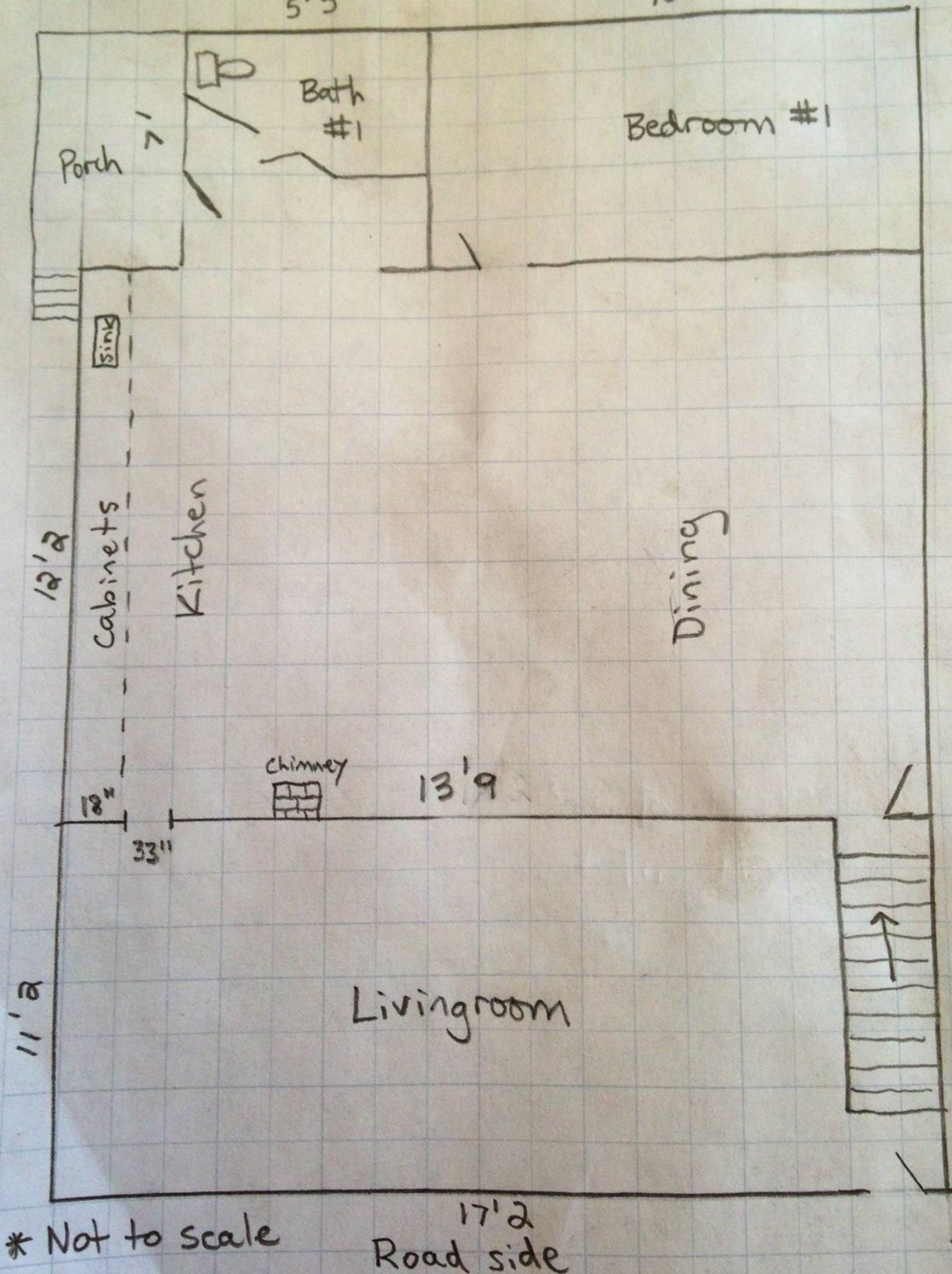


Not to Scale

Key: - - - Proposed Change



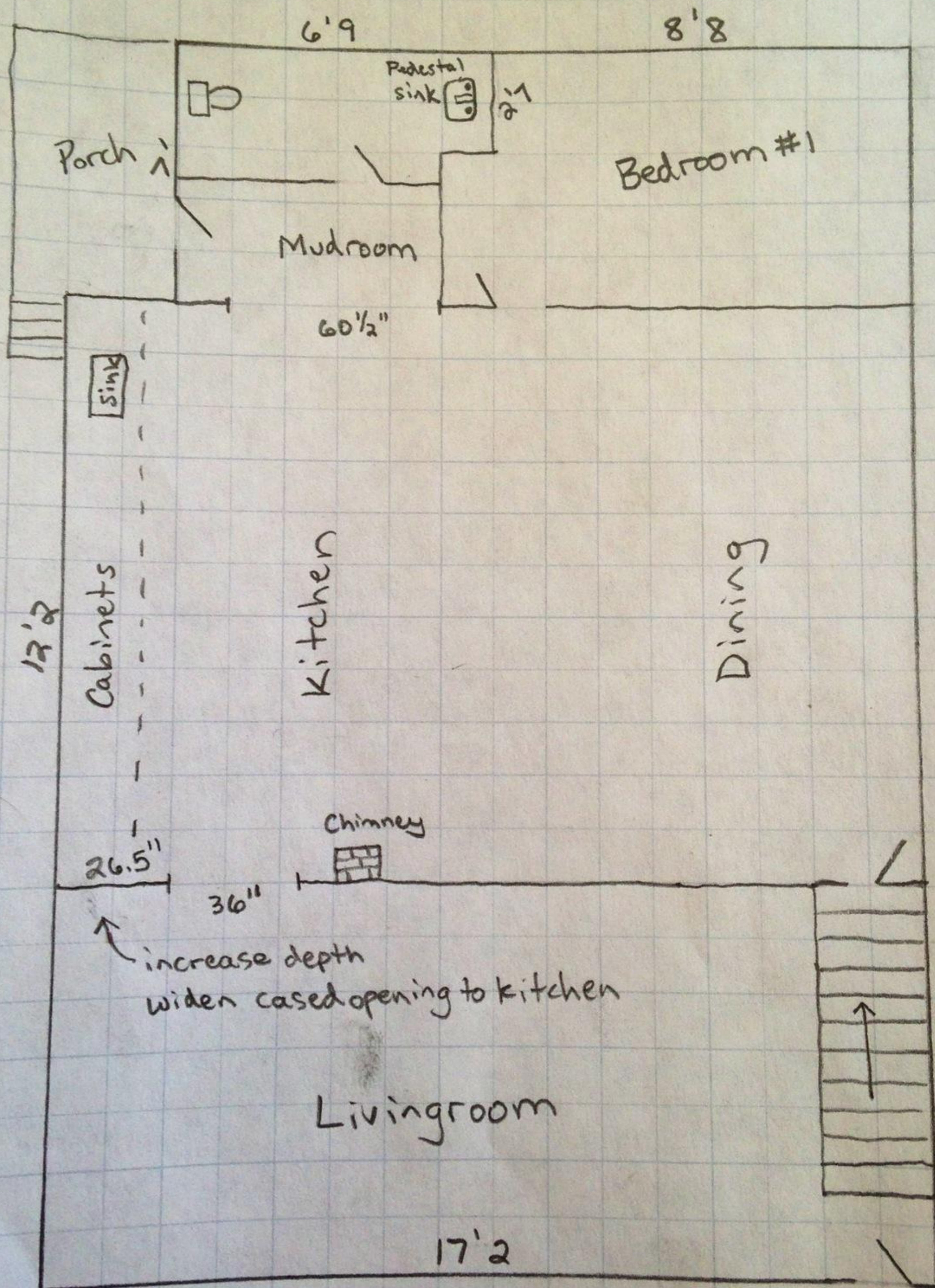
First Floor (Existing layout)



Auburn – Bangor – Belgrade – Brunswick – Fairfield  
Farmington – Greenville – Portland – Skowhegan



## \* Proposed First Floor Changes



\* Not to scale Roadside

Auburn – Bangor – Belgrade – Brunswick – Fairfield  
Farmington – Greenville – Portland – Skowhegan





Inspections Division  
Date: 03/04/15

# General Building Permit Application

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

<b>Address/Location of Construction:</b> 11 East Cove St., Portland, ME 04101		
<b>Total Square Footage of Proposed Structure:</b>		<b>884</b>
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 012 F017001	<b>Applicant Name:</b> King Pine Capital, LLC <b>Address</b> 676 2nd St. <b>City, State &amp; Zip</b> Encinitas, CA 92024	<b>Telephone:</b> 207-577-3873 <b>Email:</b> johnny@kingpinecapita
<b>Lessee/Owner Name :</b> Same as Applicant (if different than applicant) <b>Address:</b>  <b>City, State &amp; Zip:</b>  <b>Telephone</b>  <b>E-mail:</b>	<b>Contractor Name:</b> Andrew Wilkie (if different from Applicant) <b>Address:</b> 360 Town Farm Rd <b>City, State &amp; Zip:</b> Farmington, ME 04840 <b>Telephone</b>  <b>E-mail:</b>	<b>Cost Of Work:</b> \$ 10,000 <b>C of O Fee:</b> \$ _____ <b>Historic Rev \$</b> _____ <b>Total Fees : \$</b> _____
<b>Current use</b> (i.e. single family) <u>Single Family</u> <b>If vacant, what was the previous use?</b> <u>Single Family</u> <b>Proposed Specific use:</b> <u>Single Family</u> <b>Is property part of a subdivision?</b> <u>No</u> If yes, please name <u>N/A</u> <b>Project description:</b> Remove interior wood paneling and drywall; install new sheet rock and trim; install/repair flooring as needed; install new kitchen cabinets and counter.		
<b>Who should we contact when the permit is ready:</b> Andrew Wilkie		
<b>Address:</b> 360 Town Farm Rd		
<b>City, State &amp; Zip:</b> Farmington, ME 04938		
<b>E-mail Address:</b> awilkie56@gmail.com		
<b>Telephone:</b> (207) 576-3795		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at <http://www.portlandmaine.gov/754/Applications-Fees> or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:

Date: 2/13/2015

This is not a permit; you may not commence ANY work until the permit is issued.



# Acknowledgment of Code Compliance Responsibility- Fast Track Project



I, King Pine Capital, LLC am the owner or duly **authorized owner's agent** of the property listed below  
Print Legal Name

11 East Cove Street, Portland, ME 04101  
Physical Address

I am seeking a permit for the construction or installation of:

Install Drywall, Interior Trim, Replacement Windows in Basement, kitchen cabinets and counters; Rebuild First Floor Deck.

All interior work is cosmetic and not structural. Deck is limited to first floor.  
Proposed Project Description

I understand that the permits obtained pursuant to this acknowledgement of code compliance responsibility will be in my name and that I am acting as the **general contractor** for this project. I accept full responsibility for the work performed.

I am submitting for a permit authorized by the **State of Maine Uniform Building and Energy Code (MUBEC), Fuel Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions.** I have read the following statement and understand that **failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained.** I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the **12 M.R.S. § 12801 et seq. - Endangered Species.**

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a **Owner** of the below listed property and by so doing will assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.  
Owner or Owner's Agent

*I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes.* KPC INITIAL HERE

Sign Here: King Pine Capital, LLC  
Owner or Owner's Authorized Agent

Date: 2/13/2015

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE



Inspections Division  
Date: 03/04/15

## Acknowledgment of Code Compliance Responsibility- Fast Track Project

### OFFICE USE ONLY

PERMIT # \_\_\_\_\_

CBL # \_\_\_\_\_



THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING BECAUSE IT IS IN THE FOLLOWING CATEGORY / CATEGORIES (CHECK ALL THAT APPLY):

- ☐ One/Two Family Swimming Pools, Spas or Hot Tubs
- ☒ 4 One/Two Family Decks, Stairs and Porches (attached or detached) First Floor Only
- ☐ One/Two Family Detached One Story Accessory Structures (garages, sheds, etc.) not to exceed 600sq ft with no habitable space
- ☐ Home Occupations (excluding day cares )
- ☒ 4 One/Two Family Renovation/Rehabilitation (within the existing shell)
- ☐ Attached One /Two Family Garages /Additions/Dormers bearing the seal of a licensed design professional
- ☐ New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) – **MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING**
- ☐ One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- ☐ Interior office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible) bearing the seal of a licensed design professional stating code compliance
- ☒ 4 Interior Demolition with no load bearing demolition
- ☐ Amendments to existing permits
- ☐ Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- ☐ Commercial HVAC for Boilers/Furnaces/Heating Appliances
- ☐ Commercial Signs or Awnings
- ☐ Exterior Propane Tanks
- ☐ Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- ☐ Renewal of Outdoor Dining Areas
- ☐ Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- ☐ Fire Suppression Systems (Both non-water and water based installations)
- ☐ Fences over 6'-0" in height
- ☐ Site work only
- ☐ Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

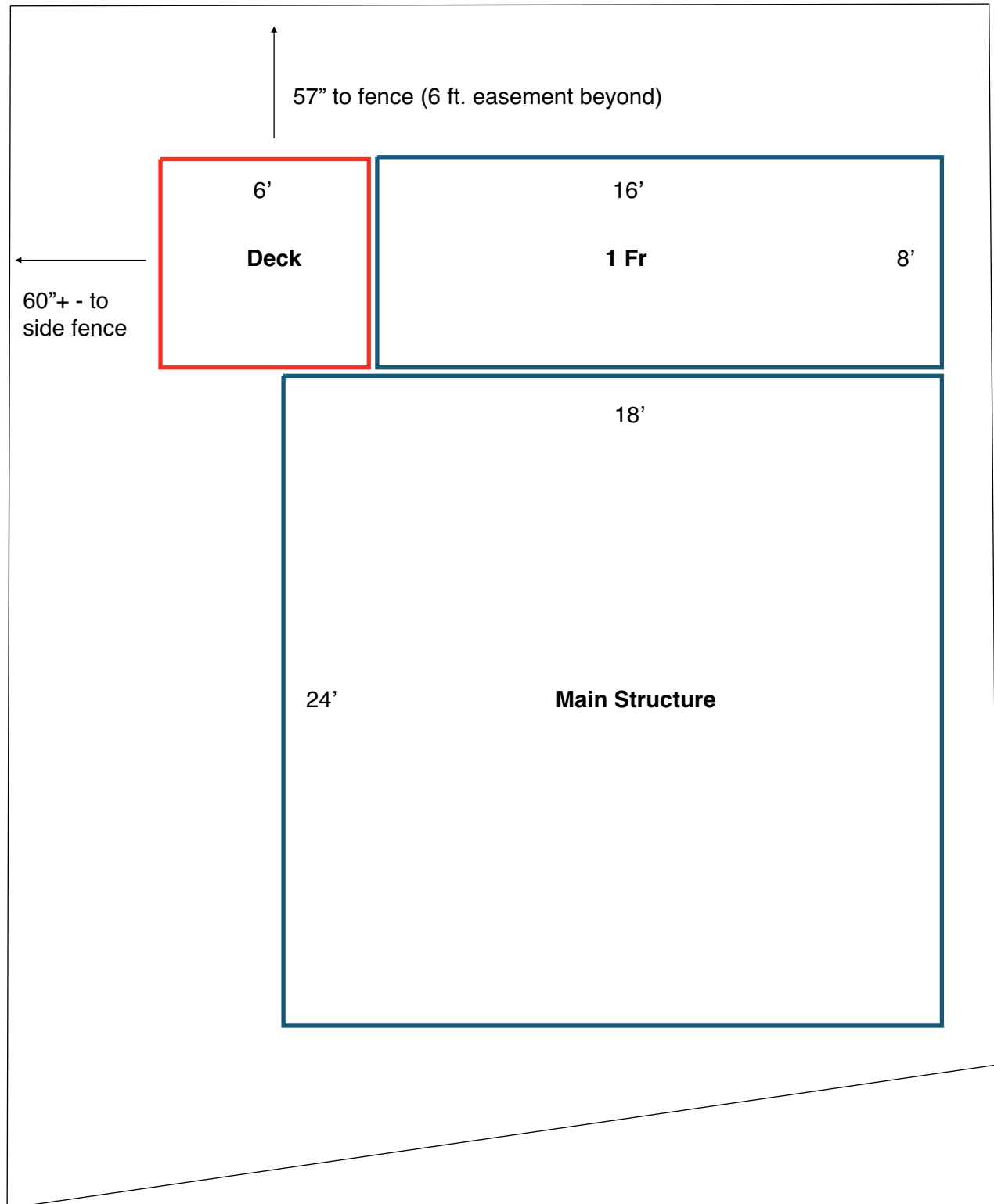
Sign Here: King Pine Capital, LLC  
Owner or Owner's Authorized Agent

Date: 2/13/2015





11 East Cove Street



Summary: The plan is to rebuild the current deck using the same dimensions and same positioning on the lot.





## A Settlement Statement (HUD-1)

## B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conventional  
4. ☐ VA 5. ☐ Conventional 6. ☐ Other7. File Number:  
2015-113

8. Loan Number:

9. Mortgage Insurance Case Number:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked

F. NAME AND ADDRESS OF LENDER:

D. NAME AND ADDRESS OF BORROWER:

E. NAME AND ADDRESS OF SELLER:

King Pine Capital, LLC

David B. Hau and Sharon A. Hau

855 Capital Avenue, Encinitas CA 92024

11 East Cove Street, Portland ME 04101

G. PROPERTY LOCATION:

H. SETTLEMENT AGENT

11 East Cove Street, Portland ME 04101

Marine Coast Title, Inc.

32 Pleasant Street, Portland ME 04101

(207) 871-7159

Place of Settlement

32 Pleasant Street, Portland ME 04101

Disbursement Date:  
02/13/2015

## J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower	
101. Contract sales price	140,000.00
102. Personal Property	
103. Settlement charges to borrower (line 1400)	2,164.00
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 02/13/2015 to 06/30/2015	1,123.78
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due From Borrower	143,287.78
200. Amounts Paid By Or In Behalf Of Borrower	
201. Deposit or earnest money Maine Real Estate Network	2,500.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	2,500.00
300. Cash At Settlement From/To Borrower	
301. Gross Amount due from borrower (line 120)	143,287.78
302. Less amounts paid by/for borrower (line 220)	2,500.00
303. CASH FROM BORROWER	140,787.78

## K. Summary of Seller's Transaction

400. Gross Amount Due To Seller	
401. Contract sales price	140,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 02/13/2015 to 06/30/2015	1,123.78
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due To Seller	141,123.78
500. Reductions in Amount Due To Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	7,433.00
503. Existing loan(s) taken subject to	
504. Portland Tax Collector	1,492.00
505. Portland Water District	63.72
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	8,988.72
600. Cash At Settlement From/To Seller	
601. Gross Amount due to Seller (line 420)	141,123.78
602. Less reductions in amount due seller (line 520)	8,988.72
603. CASH TO SELLER	132,135.06

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to RESPA covered transaction with information during the settlement process.

Buyer King Pine Capital, LLC, By: John Fitton, President

Seller David B. Hau

Sharon A. Hau

Seller Sharon A. Hau





I. SETTLEMENT CHARGES			
700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. Division of commission (line 700) as follows:			
701. \$3,500.00 to Maine Real Estate Network			
702. \$3,500.00 to Keller Williams			
703. Commission paid at settlement			7,000.00
704. Additional commission .5% to Keller Williams		700.00	
705.			
706.			
800. Items Payable in connection with Loan			
801. Our Origination Charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #1)		
804. Appraisal Fee	(from GFE #3)		
805. Credit Report Fee	(from GFE #3)		
806.	(from GFE #3)		
807. Flood Certification Fee	(from GFE #3)		
808.	(from GFE #3)		
900. Items Required By Lender To Be Paid In Advance			
901. Daily interest charges From 02/13/2015 To 03/01/2015	(from GFE #10)		
902.	(from GFE #3)		
903.	(from GFE #11)		
904.	(from GFE #11)		
1000. Reserves Deposited With Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's Insurance			
1003. Mortgage Insurance			
1004. Property Taxes			
1005.			
1006.			
1007. Aggregate Adjustment			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	670.00	
1102. Settlement or closing fee to Maine Coast Title, Inc.	\$670.00		
1103. Owner's title insurance to Stewart Title Guaranty Company	(from GFE #5)	462.00	
1104. Lender's title insurance to Stewart Title Guaranty Company			
1105. Lender's title policy limit			
1106. Owner's title policy limit \$140,000.00			
1107. Agent's portion of the total title insurance premium	\$346.50 to Maine Coast Title, Inc.		
1108. Underwriter's portion of the total title insurance	\$115.50 to Stewart Title Guaranty Company		
1109. Deed Preparation	to Perkins Olson, PA		125.00
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	24.00	
1202.	Deed \$24.00		
1203. Transfer Taxes	Mortgage		
1204. City/County taxstamps	Deed		308.00
1205. State taxstamps	Deed \$916.00		
1206.	Mortgage		308.00
	from GFE #7		
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #8)		
1302.			
1303.			
1304.			
1305.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		2,164.00	7,433.00

Buyer Prime Capital, LLC, By: John Ritza, President

Seller David B. Han

Sharon A. Han  
Seller Sharon A. Han

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

Settlement Agent:

Date:

2/13/15





## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, David B. Hau and Sharon A. Hau, of 11 East Cove Street, Portland, County of Cumberland, State of Maine, for consideration paid, grant to King Pine Capital, LLC, a Maine Limited Liability Company with a principal place of business in the City of Portland, County of Cumberland, State of Maine with WARRANTY COVENANTS, the following described premises:

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

Beginning on the northerly side of East Cove Street, so-called, eighty (80) feet, more or less, from the easterly side line of Washington Street or Avenue; thence running northeasterly about forty (40) feet to land now or formerly of one Lestro and another; thence southeasterly on said Lestro's land to land formerly of William H. Baxter; thence southwesterly about thirty-six (36) feet to East Cove Street; thence by said East Cove Street about thirty-five (35) feet to the first bound and place of beginning, reserving, however, a passageway about six (6) feet in width on the westerly side of said lot for the common benefit of the proprietors of the lot in the rear, being the same property including the reservation in the deed of Mary E. Hazelton to William A. Porter, said deed bearing date of October 2, 1897 and recorded in the Registry of Deeds for said Cumberland County, Book 656, Page 122.

Meaning and intending to describe and convey the same premises as conveyed to David B. Hau and Sharon A. Hau by a deed from Irene M. Scott dated September 8, 1989 recorded in the Cumberland County Registry of Deeds at Book 8903, Page 98.

EXECUTED this 13 day of February 2015.

Witness to all: \_\_\_\_\_

David B. Hau  
David B. Hau

Sharon A. Hau  
Sharon A. Hau

State of Maine  
County of Cumberland

On this February 13, 2015, personally appeared, before me, David B. Hau and Sharon A. Hau, known to me or proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(seal)

Justice of the Peace/Notary Public/Attorney at Law

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



### **List of Improvements**

#### **House-wide**

- Install new sheetrock
- Install new trim
- Replacement windows (exact same size as current, was told permit not necessary)

#### **Bathroom 1**

- Move doorway
- Small bump out into bedroom 1
- New toilet and sink (plumber to obtain permits)

#### **Kitchen**

- Install new cabinets and countertops
- Install new flooring
- Lengthen walls on both end of cabinets

#### **Living Room**

- Widen cased entry between kitchen and living room

#### **Bedroom 2**

- No changes except those identified as "house-wide"

#### **Bedroom 3**

- No changes except those identified as "house-wide"

#### **Bathroom 2**

- Install new fixtures (plumber to obtain permits)

#### **Exterior**

- Rebuild deck (separate plans provided)
- Repair/replace vinyl siding on side of house facing new condos
- 2 replacement doors (exact same size as current, was told permit not necessary)





11 East Cove Street, Portland, ME

Inspections Division  
Date: 03/04/15

**Proposed Second Floor Changes**

