

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

PERMIT ISSUED

Permit Number: 100705

This is to certify that Chipman Benjamin JUL 2 2010

has permission to Rebuild/repair damaged foundation wall, redesign remaining wall

AT 5 MAYO ST CB 022 J023001 City of Portland

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Carrie Burke 7/2/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0703	Issue Date:	CBL: 022 J023001
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Location of Construction: 5 MAYO ST	Owner Name: Chipman Benjamin	Owner Address: P.O. Box 1254	Phone: 207-318-4961
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: 3 unit residential	Proposed Use: 3 unit residential - Rebuild/ repair damaged foundation wall, re-design retaining wall	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R2 Type: N/A #BC-2003 Signature: [Signature] 7/2/10

Proposed Project Description: Rebuild/ repair damaged foundation wall, re-design retaining wall	Signature:	Signature: [Signature] 7/2/10
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 06/16/2010	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/17/10 [Signature]	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 District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
	PERMIT ISSUED JUL 2 2010 City of Portland		

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 application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0703	Date Applied For: 06/16/2010	CBL: 022 J023001
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Location of Construction: 5 MAYO ST	Owner Name: Chipman Benjamin	Owner Address: P.O. Box 1254	Phone: 207-318-4961
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Bayer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 unit residential - Rebuild/ repair damaged foundation wall, re-design retaining wall	Proposed Project Description: Rebuild/ repair damaged foundation wall, re-design retaining wall
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/17/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being issued with the condition that all the work is taking place within the existing footprint. 2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 07/02/2010
Note:	Ok to Issue: <input type="checkbox"/>		
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
7/2/2010-jmb: Left vcmmsg for Peter N. If they are installing a fence or guardrail at the top of the retaining wall. Peter called back, the chaninlink fence will go back.

PERMIT ISSUED
 JUL 2 2010
 City of Portland

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 Inspection 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 with construction.**

 X **Foundation Inspection: Prior to placing backfill below grade to cover footing**

 X **Final inspection required at completion of work.**

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

PERMIT ISSUED

JUL 2 2010

City of Portland



General Building Permit Application

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

Location/Address of Construction: <u>S Mayo St</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>22</u> Block# <u>J</u> Lot# <u>23</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Benjamin Chipman</u> Address <u>T.O. Box 1254</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>907-318-4961</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) <u>Multi family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Residential</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Demo damaged Foundation wall & Rebuild Redesign Retaining wall</u>		
Contractor's name: <u>Peter Noone</u> Address: <u>246 Main St</u> City, State & Zip <u>Westbrook, ME 04092</u> Telephone: <u>749-0519</u> Who should we contact when the permit is ready: <u>Peter</u> Telephone: <u>749-0519</u> Mailing address: _____		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at: www.portlandmaine.gov, 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: Peter Noone Date: 6-16-10

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

**PETER NOONE / PUB BUILDERS
246 MAIN ST.
WESTBROOK ME, 04092
207-749-0519**

**BEN CHIPMAN
PROPERTY LOCATION:
5 MAYO ST.
PORTLAND MAINE 04101
JUNE 15, 2010**

PROPOSAL/CONTRACT

First phase is to build 2x6 posts as a temporary wall in basement under floor joist to support while demoing basement masonry brick walls, and support with braces. Also by bracing exterior with 2x6 strong backs at and angle 16' long.

Then dig out soil on exterior and demo falling brick wall area and any soil area affecting the structure. By using Dig Safe methods.

Then re-build wall with 8 in. CMU block and re-build brick work by building vinear coarse on exterior with existing brick when cleaned.

Then demo temp wall supports and clean-up debris.

*Note: Also cut retaining wall to appropriate size, so it does not affect basement wall any longer.

Approximate sq. ft to be cut 10 sq. ft.

All Dump runs, clean-up of site included in cost.

Cost: 15000

Signed Peter Noone

Prepared By: Stephanie Lackey
Please return to: Liberty Title & Escrow Company
1575 South County Trail
East Greenwich, RI 02818

SPECIAL WARRANTY DEED

THIS DEED, made this 14 day of June, 2010, by and between Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1, hereinafter referred to as "Grantor", party of the first part; and Benjamin Chipman, Individually, hereinafter referred to as "Grantee", party of the second part.

That for and in consideration of the sum **Ninety-Five Thousand and 00/100 Dollars (\$95,000.00)**, the consideration received therefore by the Grantor for the conveyance made hereby, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, subject to the matters described herein, does hereby grant, bargain, sell and convey to the Grantee, in fee simple, and with SPECIAL WARRANTY OF TITLE, all that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto, as described below. Said property being situate in the City of Portland, having an address of 5 Mayo Street, and being more particularly described as follows, to-wit:

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

Beginning at a point on the northeasterly side of Mayo Street distant fifty-two (52) feet northwesterly from the corner of Mayo Street and Cumberland Avenue, thence running northeasterly by the northwesterly end of a two family house formerly owned by Laura C. Partington and keeping a distance of fourteen (14) inches from the northwesterly and thereof to a fence sixty (60) feet from Mayo Street; thence northwesterly by said fence thirty-seven (37) feet to land formerly owned by one Mason; thence southwesterly by said Mason land sixty-nine (69) feet to Mayo Street aforesaid; thence southeasterly by said street thirty-two (32) feet to a point of beginning.

Also a certain lot or parcel of land with any buildings therein, situated in said Portland, bounded and described as follows, viz:

Beginning at the northeasterly corner of a lot of land conveyed by Susan A. Austin to Aaron Hodsdon fifty-one (51) feet northwesterly from Cumberland Avenue; thence running northwesterly in range with the easterly line of said Hodsdon lot thirty-one (31)

feet to land now or formerly of Horatio N. Haley; thence southwesterly by said Haley land to the lot first above described; thence southeasterly by said first above described lot thirty-one (31) feet to said Hodsdon land; thence northwesterly eleven (11) feet eight (8) inches to the point of beginning.

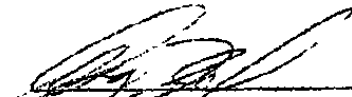
Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 by Foreclosure Deed dated June 19, 2009 and recorded October 7, 2009 in Book 27311 at Page 141.

Property Address: 5 Mayo Street, Portland, ME 04101

Tax ID#: 22-J-23

Witness the following Signatures and Seals,

Wells Fargo Bank, N.A. as Trustee for
Option One Mortgage Loan Trust 2007-
FXD1 Asset-Backed Certificates, Series
2007-FXD1 by its Attorney in Fact
Specialized Loan Servicing, LLC



Witness

State of *Colorado*
County of *Douglas*

BY: 

Printed Name:

STATUTORY AUTHORITY:

Specialized Loan Servicing

As Attorney In Fact

Jeffrey Dowden, Manager REO

I hereby certify that on this *4* day of *May*, 2010, before me, the subscriber, Notary Public of the State aforesaid, personally appeared *Jeffrey Dowden* of *Specialized Loan Servicing, LLC* on behalf of Wells Fargo Bank, N.A. as Trustee for *Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1* whose name is subscribed to the within instrument, and acknowledged the foregoing deed to be his/her act under authority of the Grantor and the free act and deed of the Grantor, and also certify, under penalties of perjury, that the consideration recited herein is true and correct.

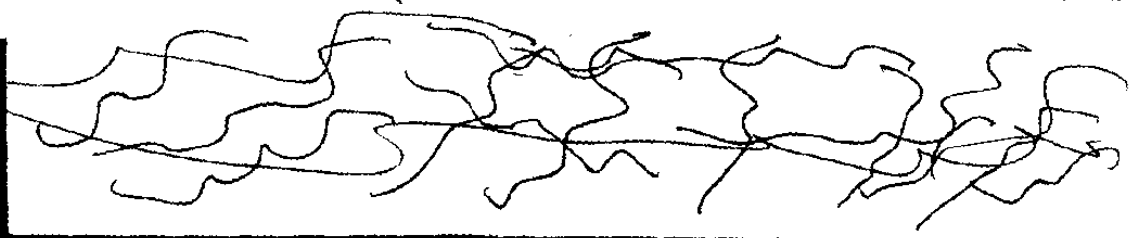




Notary Public:

My Commission Expires:

Property Address: 5 Mayo Street, Portland, ME

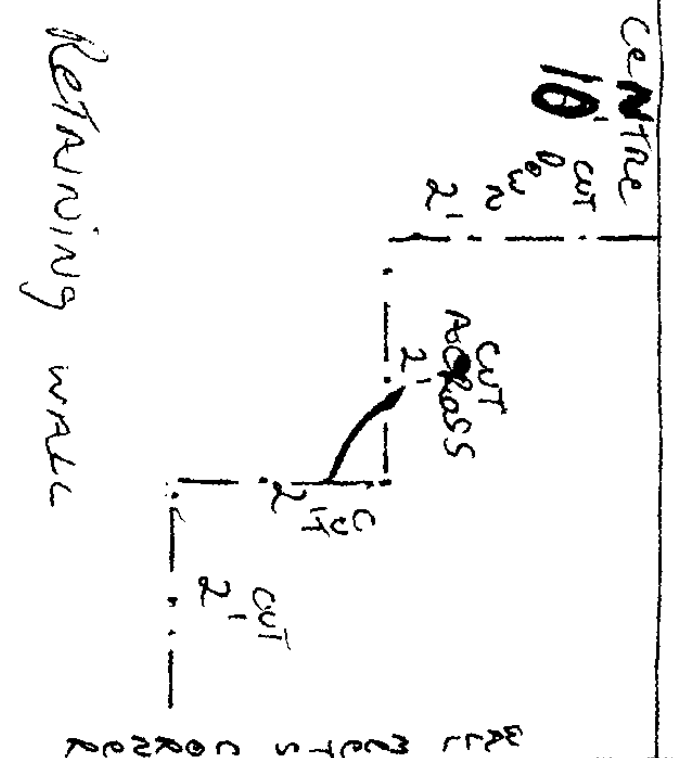


these
wall
sighboards



CONCRETE WALL
CONTR V

20' APPROX

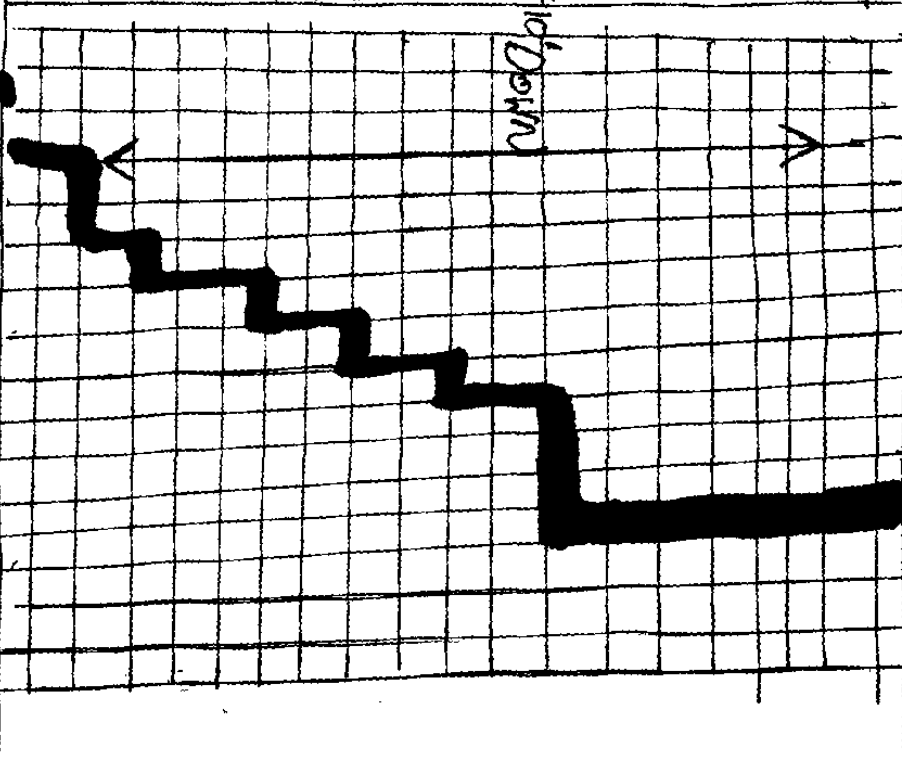


REMAINING WALL

CUT ON SOFTED LINE OF THE CONCRETE

BRICK WORK
FOUNDATION V

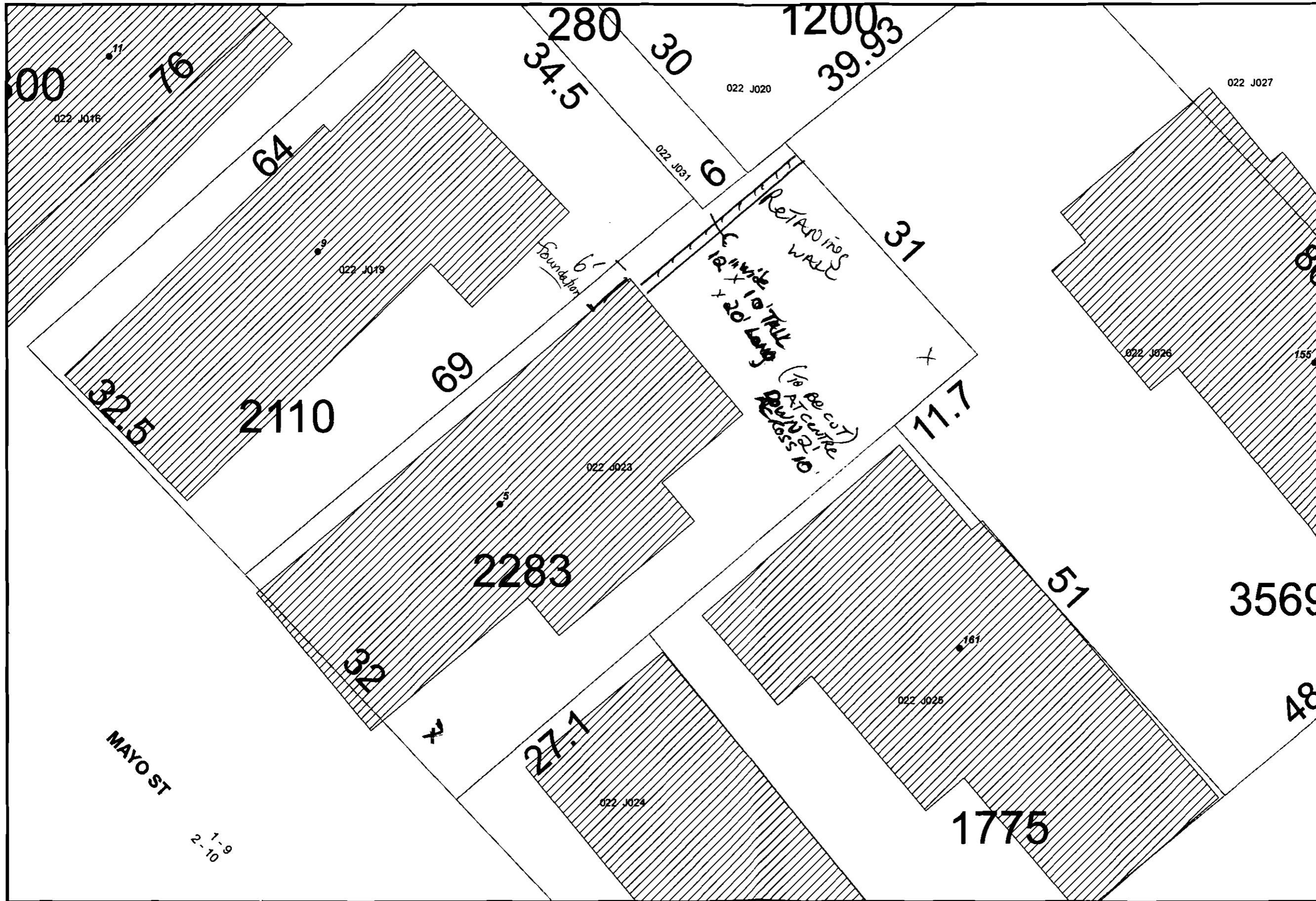
6' ACROSS



Re Build FROM CORNER
a step in brick work

Remove FROM CORNER TO given
line & Rebuild Bricks

WITH END BEHIND ON INTERNAL
OF BASEMENT,



1 inch = 10 feet
 Feet
 0 5 10

Map Produced by the City of
 Portland's ArcGIS Server
 Web Application.

MAYO ST

1-9
 2-10

100

76

64

280

30

1200

34.5

39.93

022 J020

022 J027

022 J031

60

31

022 J019

Foundation

Retaining WALL
 12' wide x 10' tall
 x 20' long
 (to be cut
 AT centre
 of 21'
 access to

022 J026

155

32.5

2110

69

022 J023

11.7

2283

63

51

3569

022 J025

181

48

27.1

022 J024

1775



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 6/16 20 10 _____

Received from Peter Moore

Location of Work 5 Mayo

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 170

Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 22-5-23

Check #: _____ Total Collected \$ 170

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S. J.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy