



PLUMBING PERMIT APPLICATION

PROPERTY ADDRESS

Street: 258 Vaughn St

CBL: 054 0006

Town/City PORTLAND

Permit # 201600337

Date Permit Issued 2/16/15 Fee: \$ 100 Double Fee Charged []

PROPERTY OWNER(S) NAME

OWNER NAME: David Parker

Applicant Name: David MacWilliams

Mailing Address of Owner/Applicant (if Different) 98 Columbia Rd
Portland Me 04103

Local Plumbing Inspector Signature

L.P.I. # 360

The Internal Plumbing Fixtures and Piping shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

E Mail:

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.

David MacWilliams 2/16/15
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules Application.

LPI Signature

Date Approved (Final)

PERMIT INFORMATION

This Application is for

- NEW PLUMBING
- RELOCATED PIPING

Type of Structure to be Served

- SINGLE FAMILY RESIDENCE
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER-SPECIFY _____

Plumbing to be Installed by:

NAME: David MacWilliams

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D HOUSING DEALER / MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # M1S1901010819141

RECEIVED
16 2016
Building Inspections
Portland Maine
RECEIVED
FEB 16 2016
Building Inspections
Portland Maine

Please call 874-8703 with your permit # to schedule inspections!

Hook-Up & Piping Relocation Maximum of Hook-Up	Column 2 Number Type of Fixture	Column 1 Number Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.	<input type="checkbox"/> Hosebib / Sillcock	<input type="checkbox"/> Bathtub (and Shower)
<input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system	<input type="checkbox"/> Floor Drain	<input type="checkbox"/> Shower (separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	<input type="checkbox"/> Urinal	<input type="checkbox"/> Sink
	<input type="checkbox"/> Drinking Fountain	<input type="checkbox"/> Wash Basin
	<input type="checkbox"/> Indirect Waste	<input type="checkbox"/> Water Closet (Toilet)
	<input type="checkbox"/> Water Treatment Softener, Filter, Etc.	<input type="checkbox"/> Clothes Washer
	<input type="checkbox"/> Grease / Oil Separator	<input type="checkbox"/> Dish Washer
	<input type="checkbox"/> Roof Drain	<input type="checkbox"/> Garbage Disposal
	<input type="checkbox"/> Bidet	<input type="checkbox"/> Laundry Tub
	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Water Heater
	<input type="checkbox"/> Fixtures (Subtotal) Column 2	<input type="checkbox"/> Fixtures (Subtotal) Column 1
		<input type="checkbox"/> TOTAL FIXTURES
	Fees: \$10 Surcharge + First 4 fixtures = \$50 Minimum Over 4 = \$10 Surcharge + \$10/fixture	<input type="checkbox"/> Fixture Fee <input type="checkbox"/> Transfer Fee
<input type="checkbox"/> TRANSFER FEE \$[10.00]		<input type="checkbox"/> Hook-Up & Relocation Fee

Please call 874-8703 with your permit # to schedule inspections!

PERMIT FEE (TOTAL)

RECORDATION REQUESTED BY:

Norway Savings Bank
Congress Street Office
PO Box 8550
1200 Congress Street
Portland, ME 04104

WHEN RECORDED MAIL TO:

Norway Savings Bank
Congress Street Office
PO Box 8550
1200 Congress Street
Portland, ME 04104

SEND TAX NOTICES TO:

Norway Savings Bank
Congress Street Office
PO Box 8550
1200 Congress Street
Portland, ME 04104

FOR RECORDER'S USE ONLY

MORTGAGE

MAXIMUM LIEN. The lien of this Mortgage will not exceed at any one time the principal amount of \$325,000.00, plus interest and other advances Lender makes which are necessary to protect Lender's security interest.

THIS MORTGAGE dated February 3, 2016, is made and executed between Parker Vaughan Street, LLC, whose address is 249 Vaughan Street, Portland, ME 04102 (referred to below as "Grantor") and Norway Savings Bank, whose address is PO Box 8550, 1200 Congress Street, Portland, ME 04104 (referred to below as "Lender"). This Mortgage is given primarily for a business, commercial or agricultural purpose.

GRANT OF MORTGAGE. In consideration of the loans secured hereby and for other valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby give, grant, bargain, sell, mortgage and convey to Lender, its successors and assigns, forever, the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Cumberland County, State of Maine:

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 249 Vaughan Street, Portland, ME 04102.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future advances Lender in its discretion may loan to Grantor, together with all interest thereon.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. PROVIDED, NEVERTHELESS, that if Grantor shall pay all indebtedness secured hereby, including without limitation, all principal and interest under the terms of the Note, and shall well and truly perform the obligations contained in this Mortgage, then this Mortgage shall be null and void, otherwise to remain in full force and effect. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for

MORTGAGE
(Continued)

substitutions for the promissory notes.

NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

PARKER VAUGHAN STREET, LLC

By: David A. Parker
David A. Parker, Manager of Parker Vaughan Street, LLC

Signed, acknowledged and delivered in the presence of:

x Dora Myls
Witness

x _____
Witness

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Maine)
) SS
COUNTY OF Cumberland)

On this 3 day of Feb, 20 16, before me, the undersigned Notary Public, personally appeared David A. Parker, Manager of Parker Vaughan Street, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Mortgage and acknowledged the Mortgage to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Mortgage and in fact executed the Mortgage on behalf of the limited liability company.

By: J. Gamache
Notary Public in and for the State of ME
JEROME J. GAMACHE
Notary Public, Maine
My Commission Expires June 23, 2020

Residing at _____
My commission expires _____

MORTGAGE DEED
(Maine Statutory Short Form)

I, **David A. Parker**, of Portland, Maine, Maine for consideration paid grant to **Leland B. Courtois** of City of Portland, County of Cumberland and State of Maine, to secure the payment of the sum of One Hundred and Sixty-Five Thousand Dollars, (\$165,000.00) in ten (10) years with 4.75% interest rate per anum, payable in 120 installments, as provided in Promissory Note dated January ____, 2016, the land and buildings in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Parcel 1 - 258 Vaughan Street

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

COMMENCING at a point on the westerly side of Vaughan Street distant about one hundred fifty-eight (158) feet southerly from the point of intersection of said sideline of Vaughan Street with the southerly sideline of Bramhall Street, being on the division line between lot formerly of Cyrus H. Farley and the lot hereby conveyed;

Thence westerly by said Farley land seventy-five (75) feet two inches, more or less, to land formally of William L. Fernald;

Thence northerly twenty (20) feet, more or less, by said Fernald land to the southeast corner of land formerly of heirs of Thomas W. O'Brien and now or formerly of Charles A. Jones and Annie M. Jones;

Thence northeasterly four (4) feet ten inches, more or less, to land formerly of Benjamin Barnes, Jr. later of Charles H. Tolman;

Thence easterly sixty-eight (68) feet, more or less, by said Tolman land to said Vaughan Street;

Thence southerly by said Vaughan Street twenty-three (23) feet, five and one half inches, more or less, to the point begun at, being the middle tenement in a block of three wooden houses, the house hereby conveyed being numbered two hundred fifty-eight (258) on said Vaughan Street.

Together with a right of way from said house to Vaughan Street over said Tolman land in the rear of and on the northerly side of the house on said Tolman land.