

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Permit Number: 091100

PERMIT ISSUED

OCT - 5 2009

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Pulpit Rock Properties, LLC/Christensen We
has permission to Sill replacement on back exterior
AT 35 Arlington St CBI 25 N014001

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 HOUR 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

10/5/09 *Thomas H. Mackley*
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

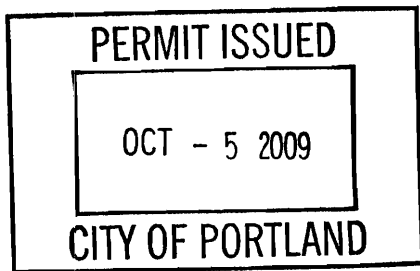
Permit No: 09-1100	Issue Date: 10/05/2009	CBL: 125 N014001
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Location of Construction: 35 Arlington St	Owner Name: Pulpit Rock Properties, LLC	Owner Address: 604 Chandler Wharf	Phone: 202-258-5239
Business Name:	Contractor Name: Christensen Webber	Contractor Address: 105 Fowler Road Cape Elizabeth	Phone: 2076716670
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R5

Past Use: Two Family	Proposed Use: Two Family / Sill replacement on back exterior.	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 3
Proposed Project Description: Sill replacement on back exterior.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JRC 2003	
		Signature: <i>Jm 14/5/09</i>		Signature: <i>Jm 14/5/09</i>
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: gg	Date Applied For: 10/05/2009	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>OK</i> <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: <i>Jm</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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: <i>Jm 10/13/09</i>
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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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

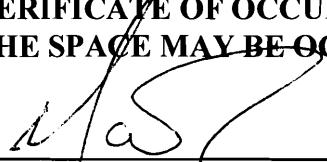
A Pre-construction Meeting will take place upon receipt of your building permit.

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

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

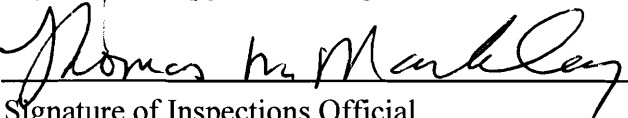
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 10/5/09
Date



Signature of Inspections Official

 10/5/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1100	Date Applied For: 10/05/2009	CBL: 125 N014001
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Location of Construction: 35 Arlington St	Owner Name: Pritchard Donald C Jr &	Owner Address: 192 Stroudwater St	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Building	

Proposed Use:	Proposed Project Description:

Dept: Zoning	Status: Approved	Reviewer: Tom Markley	Approval Date: 10/05/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 10/05/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			



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>35 Arlington St, Portland Me 04</u>		
Total Square Footage of Proposed Structure/Area <u>2,338</u>	Square Footage of Lot <u>7650 SF</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>125-N-14</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Pulpit Rock Properties LLC</u> Address <u>604 Chndlers Wharf</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>202-258-5239</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>200000</u> C of O Fee: \$ _____ Total Fee: \$ <u>4000</u>
Current legal use (i.e. single family) <u>Two Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family S.S.I.C.</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Sill Replacement on Back Exterior</u>		
Contractor's name: <u>Christian Webber</u> Address: <u>105 Fowler Rd</u> City, State & Zip <u>Cape Elizabeth Me 04105</u> Telephone: <u>671-6670</u> Who should we contact when the permit is ready: <u>Matt DiBiase</u> Telephone: <u>653-0376</u> Mailing address: <u>66 Karl St suite 321 Portland Me 04101</u>		

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.

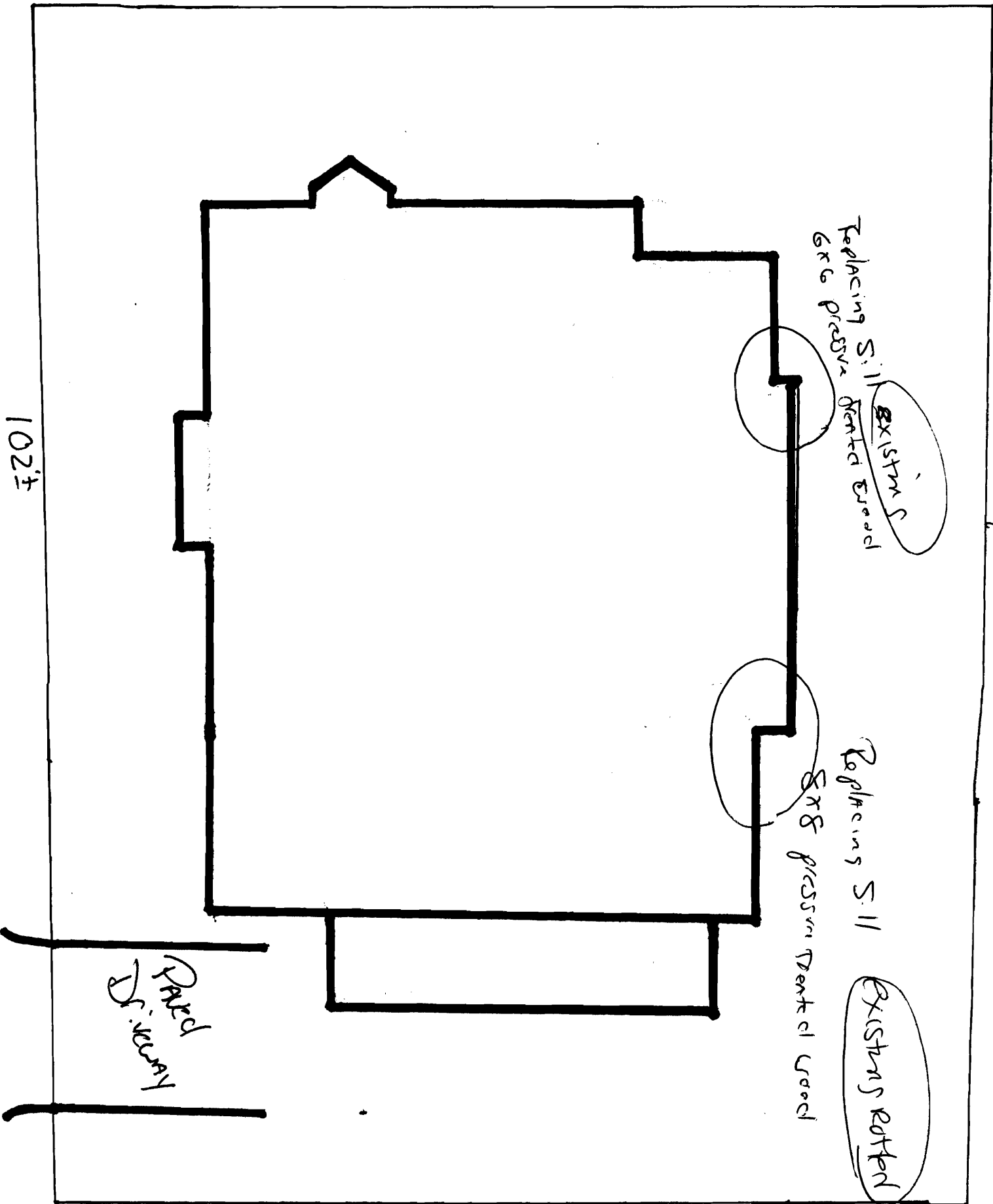
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature]

Date: 10/5/09

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

75'



102'

75'

Driveway

Replacing Sill
Existing Sill
Existing Rotten

Replacing Sill
Existing Rotten

**SPECIAL WARRANTY DEED
(Quitclaim Deed with Covenant)**

GRP Loan, LLC, a corporation duly organized and existing and having a place of business at c/o GRP Financial Services, Corp, 445 Hamilton Avenue, 8th Floor, White Plains, NY 10601, for consideration paid, GRANTS to Pulpit Rock Properties, LLC, having a place of business at 604 Chandler's Wharf, Portland, Maine, hereinafter called "Grantee", and their heirs and assigns forever, WITH QUITCLAIM COVENANTS, the following described property, with the buildings thereon, and the appurtenances belonging thereto, situated at 35 Arlington Street in Portland, County of Cumberland and State of Maine, bounded and described as follows:


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

Beginning at a point on the northwesterly side line of Arlington Street distant one hundred ninety one and five tenths (191.5) feet from the intersection of said aide line with the northeasterly side line of Forest Avenue; said point of beginning being also the southernmost corner of a lot of land conveyed to Fred E. Wheeler by Elizabeth G. Sparrow and Frank W. Sparrow by their warranty deed dated January 17, 1903, and recorded in Cumberland County Registry of Deeds in Book 727, page 369; thence in a northwesterly direction along the southwesterly side line of said Wheeler lot a distance of seventy-five (75) feet to a point; thence southwesterly on a line parallel to Arlington Street a distance of one hundred two (102) feet to a point; thence in a southeasterly direction a distance of seventy-five (75) feet to a point on the northwesterly side line of Arlington Street, which point is distant southwesterly from the point of beginning one hundred and two(102) feet to the point of beginning.

Reference is made to a Judgment of Foreclosure and Sale recorded in the Cumberland County Registry of Deeds in Book 27102, Page 326, brought by GRP Loan, LLC recorded 7/20/09 against Donald Pritchard and Cheryl Pritchard as filed in the Maine District Court and duly recorded in the Cumberland County Registry of Deeds. Reference is also made to a Foreclosure deed from GRP Loan, LLC to GRP Loan, LLC recorded at the Cumberland County Registry of Deeds in Book 27102, Page 330.

IN WITNESS WHEREOF, GRP Loan, LLC, , has caused this instrument to be executed by Douglas Lombardo, Vice President as thereunto duly authorized agent, this 30th day of September 2009.


Witness NATALIE GARDALO


GRP Loan, LLC
By: Douglas Lombardo, Vice President
Its Duly Authorized Agent

STATE OF NEW YORK
COUNTY OF WESTCHESTER

September 30th, 2009

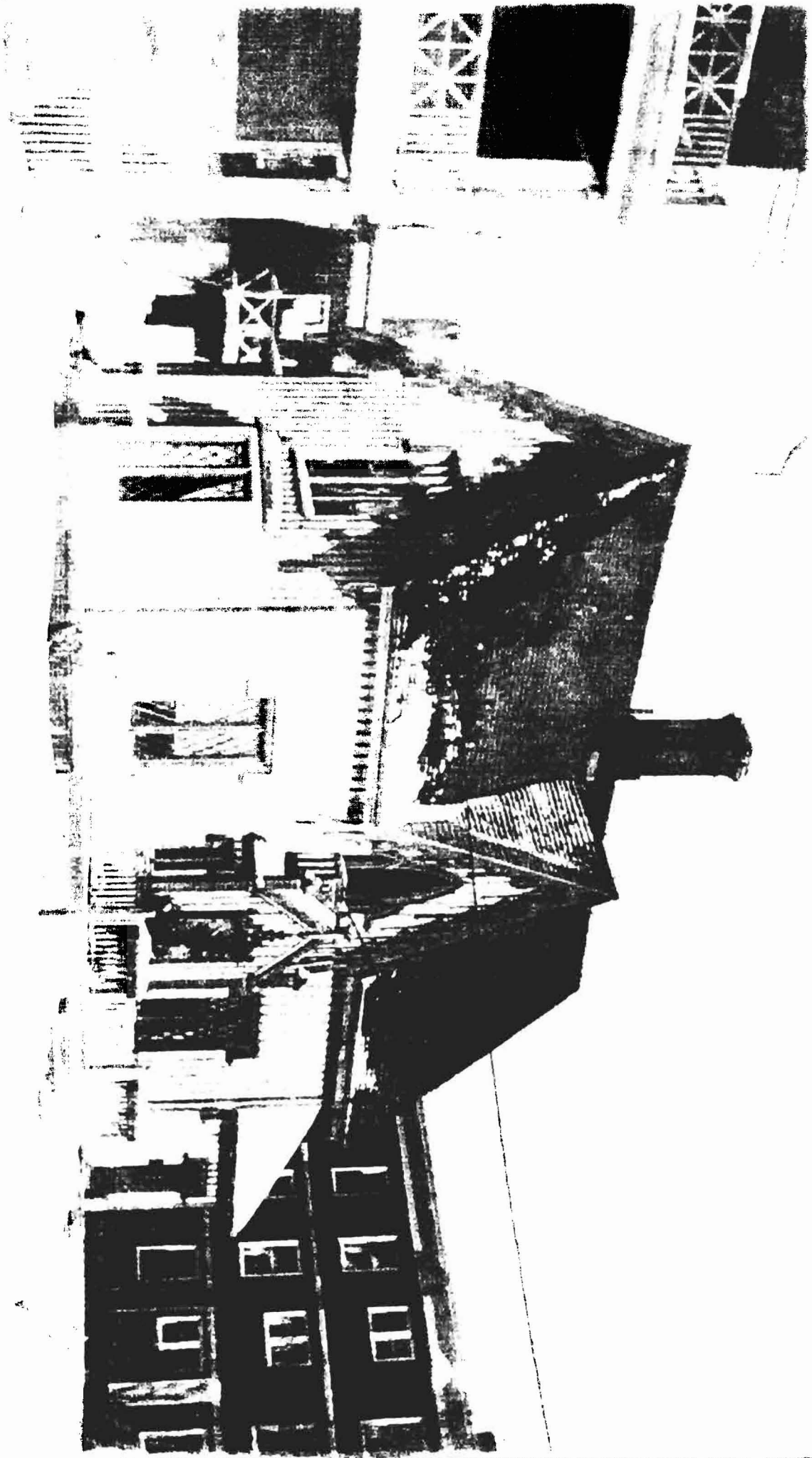
Personally appeared the above-named Douglas Lombardo, as duly authorized agent for GRP Loan, LLC, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Grantor.

NOTARY PUBLIC
JESSICA MAÑÓN
No. 1414100221
Qualified in Westchester County
Commission Expires 10/24/09

Jessica Mañón
Notary Public, Attorney at Law

File #2009-13726

15684



MORTGAGE LOAN INSPECTION PLAN

I HEREBY STATE TO
PHENIX TITLE SERVICES
THE LENDER
AND ITS TITLE INSURER

THE BUILDING SETBACKS ARE
IN CONFORMITY WITH THE
MUNICIPAL ZONING REQUIREMENTS
THE DWELLING DOES NOT FALL
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED BY
F.E.M.A.

THE LAND DOES NOT FALL
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED
BY F.E.M.A. ON COMMUNITY/
PANEL # 230051 0013B

LOCUS ADDRESS

ARLINGTON STREET
PORTLAND, MAINE

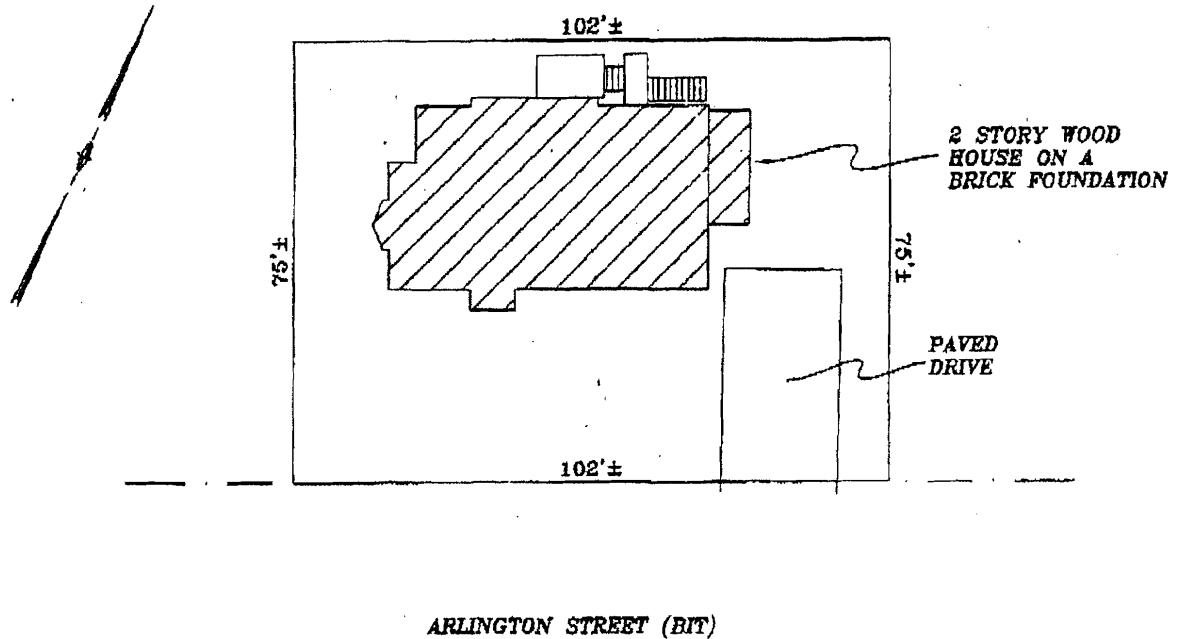
BUYER: PULPIT ROCK PROPERTIES, LLC

SELLER: GRP LOAN, LLC

NORTHEASTERN LAND
SURVEYING
16 COLLEGE AVENUE
GORHAM, MAINE 04038
PHONE (207) 839-2090
FAX (207) 839-6361

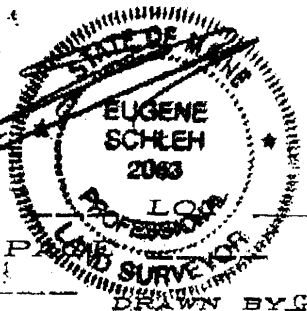
JOB NUMBER 212-73
INSPECTION DATE

9-18-09
SCALE: 1" = 30'



THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS NOT TO BE USED FOR PROPERTY LINE LOCATION, BUILDING PURPOSES, CONVEYING OR DESCRIBING PROPERTY, OR RECORDING PURPOSES. THIS PLAN IS FOR LENDING PURPOSES ONLY. THIS PLAN MAY NOT REVEAL CONFLICTS WITH ABUTTING DEEDS. THE PARCEL IS SUBJECT TO ALL RIGHTS, COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD. A BOUNDARY SURVEY MAY YIELD DIFFERENT RESULTS.

REFERENCES
PLAN BOOK _____ PAGE _____
DEED BOOK _____ PAGE _____
COUNTY _____ CUMBERLAND



DRAWN BY GERS