

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 60 Haywood St Lot #14 Lot 14 Maplewood Subdivision		Owner: Frank Marston	Phone: [REDACTED]	Permit No: 980482
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name: 7732113	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY 12 1998 CITY OF PORTLAND </div>
Contractor Name: [REDACTED]	Address:	Phone:		
Past Use: Vacant Land	Proposed Use: 1-family dwelling	COST OF WORK: \$ 130,000	PERMIT FEE: \$ 650.00	Zone: CBL: 194-C-030 Zoning Approval: 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"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: 5B Signature: [Signature]	
Proposed Project Description: 1-family dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Permit Taken By: Sherry Pinard	Date Applied For: April 14, 1998	Signature:	Date:	

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..

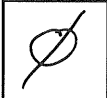
Call for p/u 871-7264 (leave message)

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT Frank Marston	ADDRESS:	DATE: April 14, 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

08 May 1998 - Routed

GEO DISTRICT 
Sam

COMMENTS

5/12/98 Checked footing forms ready to pour 14' + on side
25' on front + rear. Make L + M Wj OK to pour

5-29-98 Tom R. + mwg checked 14' 4" on left side
15' 0" right side, 25' on front OK
8" foundation forms OK

6-1-98 checked foundation wall OK to backfill drain tile layer
lay crushed stone OK

7-27-98 Checked framing + plumbing with architect
2x6 walls, 2x10 rafters. Entire OK to close in -
mwj + Dave

9/27/99 Checked final inspection
below ~~OK~~ hand rails OK, Ready for Type Cert. of Occupancy Date

2x10 stairs treads 10" OK
7/2 Rise

Inspection Record	
Foundation:	Date
_____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 60 Haywood Street Lot 14 CBL# 104-C-050

Issued to Frank Marston

Date of Issue 9-27-99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980482, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R-3
Type 5-B
BOCA 96
Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9/27/99 *Marland Wing*

(Date) Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

~~9/27/99~~
9/28/99

Area 3

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: September 20, 1999

RE: Certificate of Occupancy
62 Haywood Street (lot 14)

On September 10, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 5/4/98.

It is our opinion that all conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy** could be issued, assuming Code Enforcement has no outstanding issues.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: LOT #14 MAPLEWOOD SUBDIVISION (FORE STREET SUBDIVISION)

Tax Assessor's Chart, Block & Lot Number			Owner:	Telephone#:
Chart#	Block#	Lot#	<u>FRANK MARSTON</u>	<u>8717264</u> <u>799 4767</u>
Owner's Address:			Lessee/Buyer's Name (If Applicable)	Cost Of Work:
<u>4 MILDRED ST. SO. PORTLAND</u>				<u>\$ 130,000.00</u>
Proposed Project Description:(Please be as specific as possible)				
<u>REVERSE SALTBOK 2 CAR GARAGE ATTACHED</u>				
Contractor's Name, Address & Telephone				
<u>FRANK MARSTON 4 MILDRED ST SO. PORTLAND, ME 0406</u> <u>7994767</u>				

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: <u>Frank Marston</u>	Date: <u>4-14-98</u>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Applicant: Fran K MARSTON

Date: 8/MAY/98

Address: 60 Haywood ST, Lot #14

C-B-L: 194-C-050

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 8 MAY 98

Zone Location - R-3

Interior or corner lot - NO

Proposed Use/Work - single family dwelling

Sevage Disposal - public

Lot Street Frontage - 65'

Front Yard - 25' req. 25'+ shown

Rear Yard - 25' req 25'+ shown

Side Yard - 14' req - 14' shown & 14'+

Projections - Front porch 72' bulkhead rear, deck rear 19'

Width of Lot - 75' req. 120' ±

Height - 2 stories

Lot Area - 34,187' ± 6500 req ±

Lot Coverage/ Impervious Surface - 0%

Area per Family - 6500

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - OK

Shoreland Zoning/ Stream Protection - NO N/A

Flood Plains - N/A

#9 of SITE PLAN APPROVALS.
Buffer area to remain in
NATURAL CONDITION - ONLY THOSE
TREES WHICH ARE DEAD OR ARE
BLOWN DOWN MAY BE REMOVED.

BUILDING PERMIT REPORT

DATE: 9 May 98 ADDRESS: 60 Haywood St. (lot #14) 194-C-050
REASON FOR PERMIT: To Construct a single family dwelling/garage
BUILDING OWNER: Frank MARSTON
CONTRACTOR: owner
PERMIT APPLICANT: ↑
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *5, *6, *8, *9, *10, *11, *12, *16, *24, *25, *26, *27, *29, *30, *31, *32, *33, *34, *35

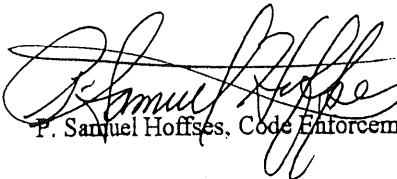
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- *6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
- *9. Headroom in habitable space is a minimum of 7'6".
- *10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
- *11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- *12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- *16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

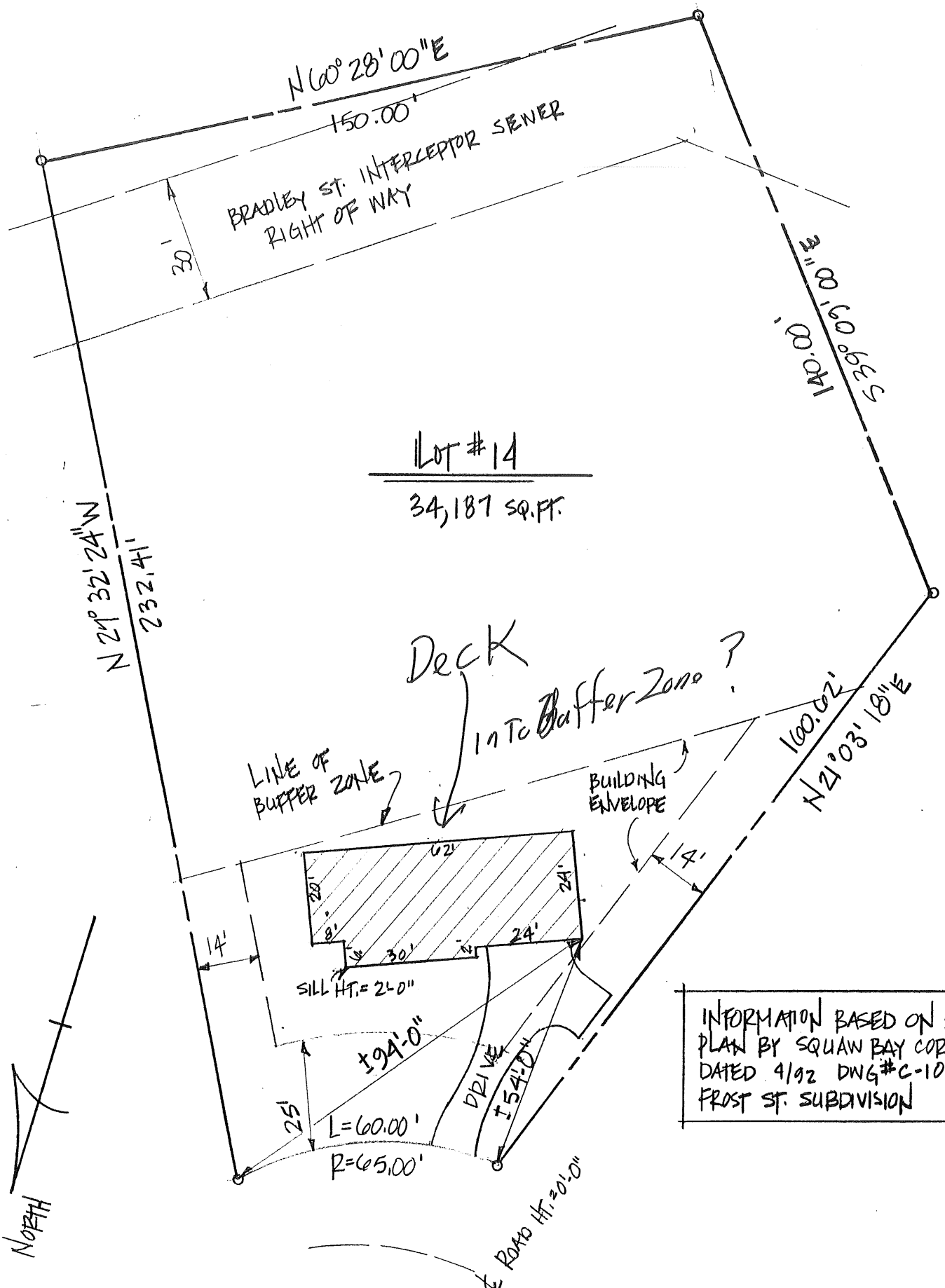
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- *25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- *27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. All approve subdivision and site site plan approval must To Met and abherd
To #9 Subdivision ref. buffer zone-Bear deck.
- *30. waterproofing & damp proofing as per 1812.0
- *31. Crawl opening size 1210. 28" x 24" ATTIC.
- *32. Bridging - 230 516
- *33. Boring, notching and cutting Framing member 2305.0
- *34. Steel Beam - A design Criteria must be submitted bearing a structural eng. Name and seal
- *35. All Chaz. 21ng shall be done in accordance with Chapter 24 of The Code


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



LOT # 14
34,187 SQ. FT.

BRADLEY ST. INTERCEPTOR SEWER
RIGHT OF WAY

Deck
INTO Buffer Zone?

LINE OF BUFFER ZONE

BUILDING ENVELOPE

INFORMATION BASED ON SITE
PLAN BY SQUAW BAY CORP.
DATED 4/92 DWG # C-101
FROST ST. SUBDIVISION

JOB #: D-216
SCALE: 1" = 30'
DATE: 4-6-98
DR. BY: KMJ

PROJECT:
MARSTON RESIDENCE
LOT # 14 FROST ST.
PORTLAND, MAINE

Revelwood Designs
Kathryn M. Jolner, CPBD
phone & fax (207) 625-4387

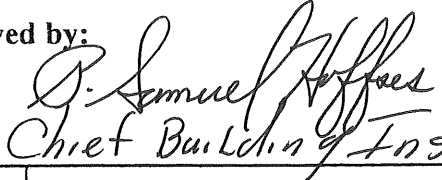
CITY OF PORTLAND, ME
 BOCA 1996 Plan Review Record
 One and Two Family Dwelling

Valuation: \$130,000
 Fee: 650.00

Plan Review # 1098-30
 Date: 9-MAY-98

Building Location: 60 HAYWOOD ST. (LOT #14) CBL: 194-C-050

Building Description: Single family dwelling with attached garage

Reviewed by:

 Chief Building Inspector

Correction List		
NO:	Description	Code Section
1.	All site plan & subdivision requirements must be adhere to. #9 subdev. buffer -	
2.	water proofing & damp proofing	1813
3.	Crawl opening size (Access)	1211.0
4.	Bridging	2305.16
5		

Foundations (Chapter 18)

Wood Foundation (1808)

N/A Design
N/A Installation

Footings (1807.0)

OK Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.

N/A Insulated footing provided

OK Soil bearing value (table 1804.3)

16" Footing width

✓ Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

_____ Design (1812.1)

8" Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)

See report Water proofing and damp proofing Section 1813

OK Sill plate (2305.17)

✓ Anchorage bolting in concrete (2305.17)

OK Columns (1912)

N/A Crawl space (1210.2) Ventilation

See report Crawl opening size (1210.2.1)

1211 Access to Crawl space 18" x 24" ATTIC 22" x 30"

Floors (Chapter 16-23)

2x10" Joists - Non sleeping area LL40PSF (Table - 1606)

2x10" Joists - Sleeping area LL30PSF (Table - 1606)

3 Grade

16' Spacing

13' Span

OK Girder 4" bearing 2305

Floors (contd.)

- OK Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- See notes Bridging (2305.16)
- Boring and notching (2305.5.1)
- Cutting and notching (2305.3)
- Fastening table (2305.2)
- NA Floor trusses (AFPANDS Chapter 35)
- OK Draft stopping (721.7)
- OK Framing of openings (2305.11) (2305.12)
- OK Flooring - (2304.4) 1" solid - 1/2" particle board
- OK Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
-
-
-
-
-

Wall Construction (Chapter 2300)

- OK Design (1609) wind loads
- OK Load requirements
- Grade
- Fastening schedule (Table 2305.2)
- 2x6 Wall framing (2305.4.1)
- OK Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- 1/2" Minimum thickness of wall sheathing (Table 2305.13)
- NA Metal construction
- NA Masonry construction (Chapter 21)
- OK Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Chap 14 Materials (1404)
- NA Veneers (1405)
- Interior finishes (Chapter 8)
-
-
-

Roof-Ceiling Construction (Chapter 23)

- 2012 ^{no n on 2x 8} Roof rafters - Design (2305.15) spans
- 1/2" Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- N/A Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

- yes Approved materials (1404.1)
- _____ Performance requirement (1505)
- OK Fire classification (1506)
- _____ Material and installation requirements (1507)
- N/A Roof structures (1510.0)
- Asphalt Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- ✓ Masonry (1206.0)
- N/A Factory - built (1205.0)
- ✓ Masonry fireplaces (1404) ^{Heat-TH}
- _____ Factory - built fireplace (1403)
- See report

**Mechanical
1993 BOCA Mechanical Code**

- See report
- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code

_____ must have plbg. permits,

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<i>OK</i> _____ _____ _____ _____ _____
Floor live load non sleeping	<u>40 PSF</u>	
Roof live load	<u>42 PSF</u>	
Roof snow load	<u>46 PSF</u>	
Seismic Zone	<u>2</u>	
Weathering area	<u>S</u>	
Frost line depth	<u>4' MIN</u>	

Glazing (Chapter 24)

- _____ Labeling (2402.1)
- _____ Louvered window or jalousies (2402.5)
- _____ Human impact loads (2405.0)
- _____ Specific hazardous locations (2405.2)
- _____ Sloped glazing and skylights (2404)
- _____
- _____
- _____
- _____
- _____

Private Garages (Chapter 4)

- See report General (407)
- _____ Beneath rooms (407.3)
 - _____ Attached to rooms (407.4)
 - _____ Door sills (407.5)
 - _____ Means of egress (407.8)
 - _____ Floor surface (407.9)
 - _____
 - _____
 - _____

Egress (Chapter 10)

- OK One exit from dwelling unit (1010.2)
- Sleeping room window (1010.4)
- EXIT DOOR (1017.3) 32" W 80" H
- Landings (1014.3.2) stairway
- Ramp slope (1016.0)
- Stairways (1014.3) 36" W
- Treads (1014.6) 10" min.
- Riser (1014.6) 7 3/4" max.
- Solid riser (1014.6.1)
- Winders (1014.6.3)
- Spiral and Circular (1014.6.4)
- See report (Handrails (1022.2.2.) Ht.
- Handrail grip size (1022.2.4) 1 1/4" to 2"
- Guards (1012.0) 36" min.
-
-
-

Smoke Detectors (920.3.2)

- See report Location and interconnection
- Power source

**Dwelling Unit Separation
Table 602**

A. U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan
 1. FHA
 2. FMHA
 3. Conv. Unins.
 4. VA
 5. Conv. Ins. Other.
 6. File Number
 980407
 7. Loan Number

Settlement Statement

8. Mortgage Ins. Case No.

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 ("POC") were paid outside the closing; they are shown here for information purposes and are not included in the totals.

D. Name of Borrower: Franklin K. Marston, 184 Commercial Street, Portland, ME 04101
 E. Name of Seller: Ralph Romano, Jr., Inc., Two Lights Terrace, Cape Elizabeth, ME 04107
 F. Name of Lender: Lot 14, Maple Woods Portland, ME 04103
 G. Property Location: Lot 14, Maple Woods Portland, ME 04103
 H. Settlement Agent: Maine Title Company
 Place of Settlement: 778 Main Street, South Portland, ME 04106
 I. Settlement Date: 3/30/98
 Proration Date: 3/30/98
 TIN:

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price	47,000.00	401. Contract sales price	47,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	631.40	403.	
104.		404.	
105.		405.	

Adjustments for items paid by seller in advance		Adjustments for items paid for seller in advance	
106. City/town taxes	3/30/98 to 6/30/98	406. City/town taxes	3/30/98 to 6/30/98
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	47,817.24	420. Gross amount due to seller:	47,185.84
200. Amounts paid by or in behalf of the borrower:		500. Reduction in amount due to seller:	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	3,863.40
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	

Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	1,000.00	520. Total reduction in amount due seller:	3,863.40
300. Cash at settlement from/to borrower		600. Cash at settlement from/seller	
301. Gross amount due from borrower (line 120)	47,817.24	601. Gross amount due to seller (line 420)	47,185.84
302. Less amount paid by/for borrower (line 220)	1,000.00	602. Less total reduction in amount due seller (line 520)	3,863.40
303. CASH (X)FROM (I)TO BORROWER	46,817.24	603. CASH (I)FROM (X)TO SELLER	43,322.44

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

FRANKLIN K. MARSTON
 Buyer
 RALPH ROMANO, JR.
 Seller

THOMAS P. SWANEY
 Borrowers
 RALPH ROMANO, JR.
 Sellers

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: Richard J. Morris Date: 3-30-98

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18, §1001 & §1010.

L. Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700.	Total sales/broker commission based on: \$47,000.00 @ 8.00% = \$3,760.00		
Division of commission (line 700) as follows:			
701.	\$1,880.00 Mulkerin Associates		
702.	\$1,880.00 Mark Stinson & Associates		
703.	Commission paid at settlement \$3,760.00		
704.			3,760.00
800. Items payable in connection with loan			
801.	Loan origination fee		
802.	Loan discount		
803.	Appraisal fee		
804.	Credit report		
805.	Lender's inspection fee		
806.	Mortgage insurance application fee		
807.	Assumption fee		
808.			
809.			
810.			
811.			
812.			
813.			
900. Items required by lender to be paid in advance			
901.	Interest from		
902.	Mortgage insurance premium for		
903.	Hazard insurance premium for		
904.			
905.			
1000. Reserves deposited with lender			
1001.	Hazard insurance		
1002.	Mortgage insurance		
1003.	City property taxes		
1004.	County property taxes		
1005.	Annual assessments (maint.)		
1006.			
1007.			
1008.			
1009.			
1100. Title charges			
1101.	Settlement or closing fee		
1102.	Abstract or title search		
1103.	Title examination to Maine Title Company	515.00	
1104.	Title insurance binder		
1105.	Document preparation		
1106.	Notary fees		
1107.	Attorney's fees to includes above items no.:		
1108.	Title insurance includes above items no.:		
1109.	Lender's coverage		
1110.	Owner's coverage 47,000.00		105.75
1111.			
1112.			
1113.			
1200. Government recording and transfer charges			
1201.	Recording fee: Deed \$13.00	13.00	
1202.	City/county tax/stamps:		
1203.	State tax/stamps: Deed \$206.80	103.40	103.40
1204.			
1205.			
1206.			
1300. Additional settlement charges			
1301.	Survey		
1302.	Pest inspection		
1303.			
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)	631.40	3,863.40

The undersigned Acknowledges Receipt of This Settlement Statement and Agrees to the Correctness Thereof.

BORROWER (S)

Franklin K. Mission

Franklin K. Mission

SELLER (S)

Ralph Romano, Jr., Inc

Ralph Romano, Jr., Inc

1998 REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

CBL

CITY OF PORTLAND AND PAID 194 - C-050-001
LENDING INST.

Fiscal Year 1998
July 1, 1997 - June 30, 1998

Owner of Record as of April 1, 1997

98 FEB 26 PM 1:24

THANK YOU Assessed Property Description

ROMANO RALPH JR INC

194-C-50
HAYWOOD ST 60-64

12 TWO LIGHTS TER
CAPE ELIZABETH ME 04107

34187 SF

CURRENT BILLING DISTRIBUTION

School	\$ 386.53
Public Works	\$ 53.31
Parks & Recreation	\$ 20.73
Fire	\$ 65.16
Police	\$ 67.38
Debt Repayments	\$ 63.68
General Government	\$ 27.40
County	\$ 24.44
Health & Human Services	\$ 18.51-
Library	\$ 24.44
Metro Transit District	\$ 17.77
Enterprise Funds	\$ 2.96-
Regional Waste Systems	\$ 11.11

CURRENT BILLING INFORMATION

Land Value	\$ 30,150.00
Building Value	\$.00
Total Value	\$ 30,150.00
Exemptions	\$.00
Taxable Value	\$ 30,150.00
Tax Rate	\$ 24.56
TOTAL TAX	\$ 740.48
AMOUNT PAID	\$ 370.24

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to return your payment or mail to:

City of Portland
P.O. Box 544
Portland, ME 04112 - 0544

Use top right margin for change of address and check off box on return envelope.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980030

I. D. Number

Marston Frank

Applicant

4 Mildred St, So. Portland, ME 04106

Applicant's Mailing Address

Consultant/Agent

799-4767

Applicant or Agent Daytime Telephone, Fax

4/14/98

Application Date

Maplewood Subdivision Lot 14

Project Name/Description

62 Haywood St, single family dwelling

Address of Proposed Site

194-C-050

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **1-family dwelling**

1824 sq. ft.

34,187 sq. ft

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: _____

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **5/4/98** Approval Expiration **5/4/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **5/4/98**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980030

I. D. Number

Marston Frank

Applicant

4 Mildred St, So. Portland, ME 04106

Applicant's Mailing Address

Consultant/Agent

799-4767

Applicant or Agent Daytime Telephone, Fax

4/14/98

Application Date

Maplewood Subdivision Lot 14

Project Name/Description

62 Haywood St, single family dwelling

Address of Proposed Site

194-C-050

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **1-family dwelling**

1824 sq. ft. **34,187 sq. ft.**
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: _____

Inspections Approval Status:

Reviewer **Sam**

- Approved **Approved w/Conditions** see attached Denied

Approval Date **5/11/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Sam Hoffses** **5/11/98**
 signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount
- Building Permit Issued _____ date
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
- Temporary Certificate of Occupancy _____ date Conditions (See Attached)
- Final Inspection _____ date _____ signature
- Certificate Of Occupancy _____ date
- Performance Guarantee Released _____ date _____ signature
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19980030
I. D. Number

Marston Frank
Applicant
4 Mildred St, So. Portland, ME 04106
Applicant's Mailing Address
Consultant/Agent
799-4767
Applicant or Agent Daytime Telephone, Fax

4/14/98
Application Date
Maplewood Subdivision Lot 14
Project Name/Description
62 Haywood St, single family dwelling
Address of Proposed Site
194-C-050
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 62 Haywood Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A. sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on site. Silt fence shall be installed along the buffer zone line and downgradient of all disturbed areas. A crushed stone construction entrance shall be placed at the curb cut.

Planning Conditions of Approval

Inspections Conditions of Approval

This permit is being issued with the understanding that condition Number 9 of the subdivision approved plan is met.(Ref. buffer zone conditions.) adhered to.(Buffer Zone and rear deck).

Fire Conditions of Approval