



Certificate of Occupancy

LOCATION 58 Tide Mill Rd

CBL 212 A057001

Issued to Cuc t. & Tan T. Nguyen/n/a

Date of Issue 08/18/2003

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. 02-1200 , 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

40' x 28' Single Family Dwelling w/ 28'x36' Attached Garage

APPROVED OCCUPANCY

Use Group R-3 Type 5B (Boca 1999)

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

8/18/03
(Date)

Inspector

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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1200	Issue Date: DEC - 3	CBL: 212 A057001
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Location of Construction: 58 Tide Mill Rd	Owner Name: Cuc t. & Tan T. Nguyen	Owner Address: 133 Webb Street CITY OF PORTLAND	Phone: 879-6303
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-2

Past Use: Vacant	Proposed Use: New Single Family / New 40' x 28' home with 28' x 36' three car attached garage.	Permit Fee: \$1,498.00	Cost of Work: \$200,000.00	CEO District: 3
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Proposed Project Description: New 40' x 28' Single Family Home with 28' x 36' Attached Garage.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: SB BOIA 99 Signature: <i>[Signature]</i>
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Permit Taken By: gg	Date Applied For: 10/18/2002	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 <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 12 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2002-0229 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: <i>11/22/02</i>	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: <i>9</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

Warranty Deed
Maine Statutory Short Form

Know all Men by these Presents,

That I, **ROBERT E. KURZIUS**, of Boothbay Harbor, County of Lincoln, State of Maine, in consideration of One Dollar and other valuable consideration paid by ~~TAMM NGUYEN and CUC T. NGUYEN, husband and wife~~ ^{TAMM NGUYEN}, whose mailing address is 133 Webb Street, Portland, Maine 04102 the receipt whereof, he does hereby acknowledge, does hereby ~~give, grant, bargain, sell and convey~~ ^{give, grant, bargain, sell and convey} unto the said ~~TAMM NGUYEN and CUC T. NGUYEN~~ ^{TAMM NGUYEN}, to hold as joint tenants according to the principles of joint tenancy and not as tenants in common, their heirs and assigns forever, a certain lot situated in Portland, County of Cumberland, and State of Maine, described as follows:

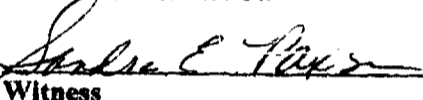
A certain lot or parcel of land, together with any improvements thereon, situated on the easterly side of Tide Mill Road in the City of Portland, County of Cumberland, State of Maine, and being Lot 6 as shown on Property Plan of Harrow Farm Estates made for Kelsar Corporation by R.P. Titcomb Associates, Inc. dated August 25, 1986 and recorded in the Cumberland County Registry of Deeds in Plan Book 160, Page 43. The above-described premises are conveyed subject to and together with the benefit of the terms and provisions of Harrow Farm Estates Declaration of Covenants and Restrictions by Robert E. Kurzius dated May 1, 1997 and recorded on May 30, 1997 in Book 13107, page 224. Lot 6 is a portion of the premises conveyed to the Grantor by quitclaim deed from Peoples Heritage Savings Bank dated November 14, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9385, Page 186.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said ~~TAMM NGUYEN and CUC T. NGUYEN, husband and wife~~ ^{TAMM NGUYEN}, as joint tenants, according to the principles of joint tenancy, their heirs and assigns, for their use and behoof forever.

AND Grantor, does **COVENANT** with the said **Grantees**, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances excepting easements of record as aforesaid; that he has good right to sell and convey the same to the said **Grantees** to hold as aforesaid; and that he and his successors shall and will **WARRANT and DEFEND** the same to the said **Grantees**, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, ROBERT E. KURZIUS, Grantor, have hereunto set my hand and seal this 19th day of August, 2002.

Signed, Sealed and Delivered
In the Presence of:

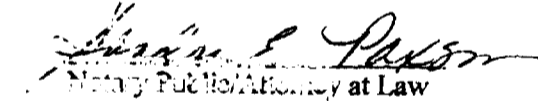

Witness

STATE OF MAINE
County of Lincoln, ss.


ROBERT E. KURZIUS

Dated: August 16, 2002

Personally appeared before me the above-named ROBERT E. KURZIUS and acknowledged the above instrument to be his free act and deed.


Notary Public/Attorney at Law
Suzanne C. Padden

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: August 18, 2003
RE: C. of O. for #58 Tidemill Road
Lead CBL (212A057); Id# (2002-0229)

After visiting #58 Tidemill Road, I have the following comments:

Site work complete.

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\tidemill58a.doc

ELECTRICAL PERMIT City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 1/31/03
Permit # 20034083
CBL# 212 A057

LOCATION: 58 Tide Mill METER MAKE & # _____
CMP ACCOUNT # _____ OWNER TAN Nguyen
TENANT _____ PHONE # _____

						TOTAL	EACH FEE
OUTLETS	51	Receptacles	27	Switches	6		16.80
FIXTURES		Incandescent	3	Fluorescent			

12-20-02
verified details
OK to Power Man
1/14/03 for backfill - plumbing ok, electric
general - all ok.
OK to Power Man

4/25/03 - plumbing test on both lines OK -
wiring looks good - a few plates needed (dao) -
framing looks ok - Egress windows/stairs OK for
rough - OK to close - in.

8/13/03 Final inspection checked all electric (smokes, etc),
plumbing, etc. ① Need handrail in basement ② Electrical panel
must be bonded ③ Need memo from DRC. Hold until done.
8/14/03 -> All issues correct but need memo from DRC. JR
8/18/03 -> ~~memo~~ DRC memo rec'd JR

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 5/8/03
 Permit # 2003-4404
 CBL# 212 A 057

LOCATION: 58 TIDD Mill Rd METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER TAN NGUYEN
 TENANT _____ PHONE # _____

					TOTAL EACH FEE
OUTLETS	Receptacles	Switches	Smoke Detector		.20
FIXTURES	Incandescent	Fluorescent	Strips		.20
SERVICES	Overhead	Underground	TTL AMPS	<800	15.00
	Overhead	Underground		>800	25.00
Temporary Service	Overhead	Underground	TTL AMPS		25.00
					25.00
METERS	(number of)				1.00
MOTORS	(number of)				2.00
RESID/COM	Electric units				1.00
HEATING	oil/gas units	Interior	Exterior		5.00
					2.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens		2.00
	Insta-Hot	Water heaters	Fans		2.00
	Dryers	Disposals	Dishwasher		2.00
	Compactors	Spa	Washing Machine		2.00
MISC. (number of)	Others (denote)				2.00
	Air Cond/win				3.00
	Air Cond/cent			Pools	10.00
	HVAC	EMS	Thermostat		5.00
	Signs				10.00
	Alarms/res				5.00
	Alarms/com				15.00
	Heavy Duty(CRKT)				2.00
	Circus/Carnv				25.00
	Alterations				5.00
Fire Repairs				15.00	
E Lights				1.00	
E Generators				20.00	
PANELS	Service	Remote	Main		4.00
TRANSFORMER	0-25 Kva				5.00
	25-200 Kva				8.00
	Over 200 Kva				10.00
				TOTAL AMOUNT DUE	
				MINIMUM FEE/COMMERCIAL 45.00	
				MINIMUM FEE	35.00
					35.00

CONTRACTORS NAME Cunningham Security MASTER LIC. # _____
 ADDRESS 313 ALDAN ST LIMITED LIC. # LM580013970
 TELEPHONE 978-5858

SIGNATURE OF CONTRACTOR [Signature]
 White Copy - Office • Yellow Copy - Applicant