



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

CBL: 324-A-001001

BUILDING PERMIT # 2011-02-476-DUP

BUILDING PERMIT

This is to certify that William Jipson has permission to Change of Use- Interior alterations (add provided that the person or persons, firm or corporation accepting this permit 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 the buildings and structures, and of the application on file in the department.

Located At 1920 Forest Ave.

Notification of inspection and written permission must be completed by owner before this building or part thereof is lathed or closed-in. 48 HOUR NOTICE IS REQUIRED. A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CARD.

PERMIT ISSUED

MAR - 7 2011

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Job No: 2011-02-476-DUP	Date Applied: 2/18/2011	CBL: 324 - - A - 001 - 001 - - - - -	MAR - 7 2011	
Location of Construction: 1920 FOREST AVE	Owner Name: William Jipson	Owner Address: P.O Box 7015 AVE SCARBOROUGH, ME 04070	City of Portland	Phone: 229-3423
Business Name:	Contractor Name:	Contractor Address:	Phone:	
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-DW - Change of Use - Dwelling	Zone: B-2	
Past Use: 1 st floor retail & second floor one dwelling unit	Proposed Use: Two dwelling units – change of use	Cost of Work: 20000.00	CEO District:	
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: R3 SB IR 5/20/11 Signature: <i>[Signature]</i>	
Proposed Project Description: 1920 Forest Ave – Change of use to 2 dwelling units		Pedestrian Activities District (P.A.D.)		

Permit Taken By:	Zoning Approval		
<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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/ condition 2/22/11 ABU	Zoning Appeal <input checked="" type="checkbox"/> Variance <i>Practical Difficulty</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 60 <input type="checkbox"/> Denied Date: 2/23/11	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: ABU
	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	PHON	



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>1920 Forest Ave</u>		
Total Square Footage of Proposed Structure/Area <u>1998</u>	Square Footage of Lot <u>5604</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>324</u> Block# <u>A</u> Lot# <u>001</u>	Applicant *must be owner, Lessee or Buyer Name <u>William Simpson</u> Address <u>P.O. Box 7015</u> City, State & Zip <u>Scarborough Me 04070</u>	Telephone: <u>207-229-3423</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 unit - 2 residential</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>unknown - 1 residential / 1 retail</u> Proposed Specific use: <u>2 residential units</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>1 building consisting of 2 residential units each containing 3 bedrooms. Units will be upgraded and brought up to code. Separate garage will be added + roofing installed</u>		
Contractor's name: <u>William Simpson</u> Address: <u>P.O. Box 7015</u> City, State & Zip <u>Scarborough Me 04070</u> Telephone: <u>207-229-3423</u> Who should we contact when the permit is ready: <u>S/A</u> Telephone: _____ Mailing address: <u>S/A</u>		

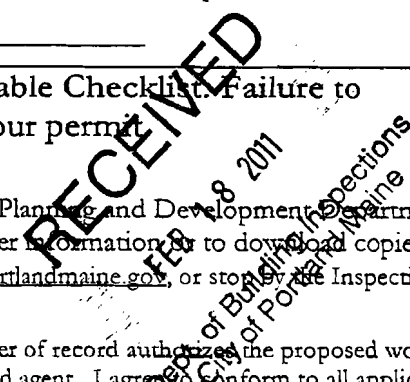
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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 authorized 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: 2-12-11

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





Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Job Summary Report
Job ID: 2011-02-476-DUP

Report generated on Feb 24, 2011 11:54:55 AM

Page 1

Job Type:	Duplex	Job Description:	1920 Forest Ave	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	721	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	20,000	Square Footage:			
Related Parties:	William Jipson		<i>Property Owner</i>		

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 34554

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
D31440	324 A 001 001		M				-70.321563	43.700819

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				1920 FOREST AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
TWO FAMILY		NOT APPLICABLE	B-2				DISTRICT 8	RIVERSIDE

Structure Details

Structure: Duplex

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			1920 FOREST AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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Permit #: 20111511

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
34554	Duplex	Initialized	Change of use to 2 Residential			

Inspection Details

Job Summary Report
Job ID: 2011-02-476-DUP

Report generated on Feb 24, 2011 11:54:55 AM

Page 2

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Certificate of Occupancy Fee	\$75.00							
Job Valuation Fees	\$220.00							

Permit # 2011-02-476-DUP.

Building Conditions of Approval.

1. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
2. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. Mechanical or natural ventilation is required in the bathrooms.
5. The Owner indicated each bedroom will have a code compliant egress window, using two 2x8 inch headers for each opening.
6. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
7. See attached sheet for bathroom clearances and headroom requirements.
8. Owner will submit specs for installation of a header near the 1st floor bedrooms prior to construction.
9. Due to the building being vacant a field inspection will verify compliance with our minimal code requirements for occupancy.
10. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

-
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2. With the issuance of this permit and the certificate of occupancy, this property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Ann Machado - 1920 Forest Avenue

From: Barbara Barhydt
To: Machado, Ann
Date: 2/8/2011 2:19 PM
Subject: 1920 Forest Avenue

Hi Ann:

William Jipson is proposing a change of use from a retail use to a second dwelling unit at 1920 Forest Avenue. The change of use is 999 square feet and the threshold for requiring site plan review for a change of use is 10,000 square feet. As I understand it, the proposal does not include any additions to the building nor any changes to the site, thus a site plan review is not required. Secondly, a Level I Minor Residential is for the construction of single and two-family buildings and the addition of a unit to a two unit or multi-family dwelling that does not trigger subdivision review. This proposal does not fall within this framework.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Matthew Morgan
Gordan Smith-secretary
Mark Bower
William Getz
Elyse Wilkinson

February 8, 2011

William Jipson
PO Box 7015
Scarborough ME 04070

RE: 1918-1920 Forest Avenue
CBL: 324 A001
ZONE: B-2

Dear Mr. Jipson:

At the February 3, 2010 meeting, the Zoning Board of Appeals voted 6-0 to grant your practical difficulty appeal to allow approximately 5,608 square feet of land area instead of the required 6,000 square feet in order to be able to change the use of the property to two residential dwelling units. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of February 3, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

Now that the practical difficulty appeal has been approved, you need to submit an application to change the use of the property to two residential dwelling units. You have six months from the date of the hearing, February 3, 2011, referenced under section 14-473(e), to obtain the building permit and start construction, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,



Ann B. Machado
Zoning Specialist

SCANNED

Cc. file

RECEIVED

FEB 18 2011

Dept. of Building Inspections
City of Portland Maine



Doc#: 8506 Bk:28517 Pg: 290

CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the third day of February, 2011, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

- 1. **Current Property Owner:** William A. Jipson, Jr.
- 2. **Property:** 1918-1920 Forest Avenue, Portland, ME CBL: 324-A-001
Cumberland County Registry of Deeds, Book 27867, Page 183
Last recorded deed in chain of Title: June 23, 2010
- 3. **Variance and Conditions of Variance:**
To grant relief from section 14-14-120(a) & (b) of the closest residential zone, R-5, which rules this location for residential uses, to allow approximately 5,608 square foot of land area instead of the required 6,000 square foot.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 3rd day of February 2011.


City of Portland Zoning Board, Philip Saucier, Chair of

SCANNED

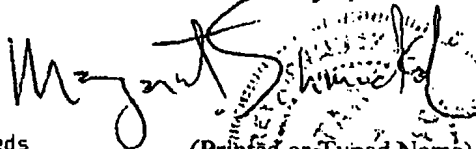
(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on February 3, 2011

SEAL

Received
Recorded Register of Deeds
Feb 11, 2011 09:35:41A
Cumberland County
Pamela E. Lovley


(Printed or Typed Name)
Notary Public
Margaret Schmuckal
My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Terry Smith, Esq.

1920 Forest Avenue
Portland, Maine

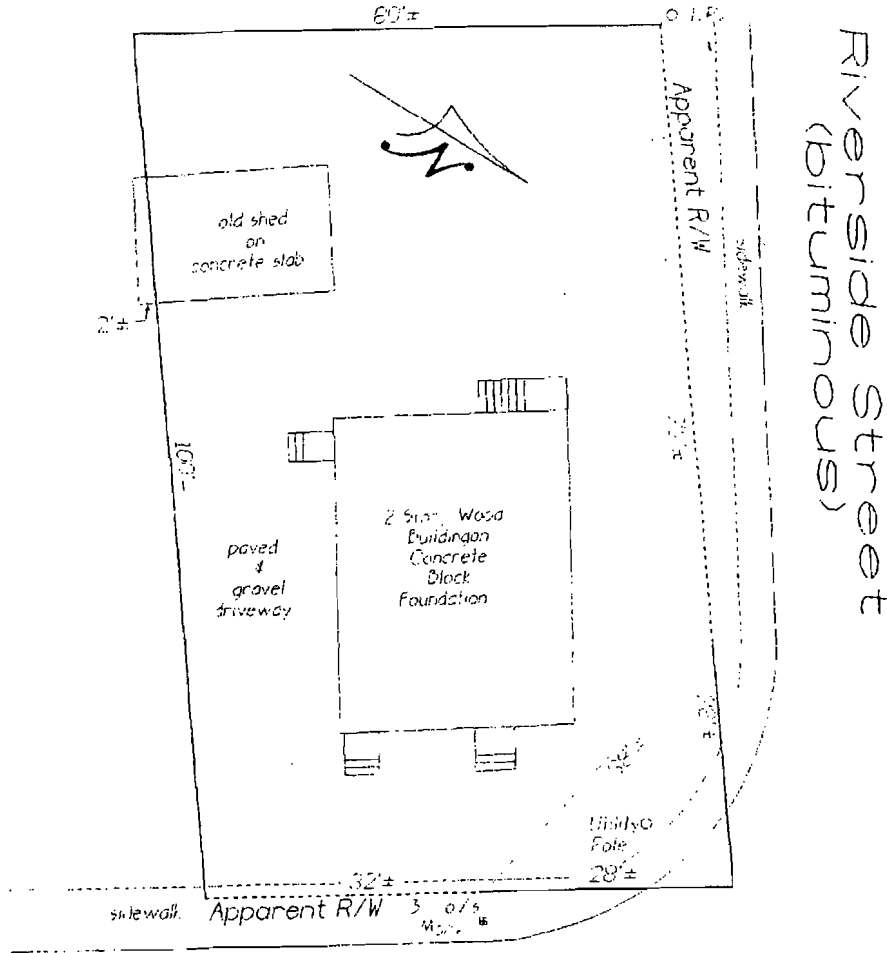
Job Number: 411-10

Inspection Date: 12-20-10

Scale: 1" = 20'

The monumentation is ~~not~~ in harmony with current deed description. Deed is Vague
 The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"
 The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
 The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0001 B

BUYER: William A. Jipsom, Jr.
 SELLER: MeCap, LLC



Forest Avenue
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
 S. REPRESENTATIVE
 184 John Small Road
 Chebeague Island, Maine 04017
 Phone: (207) 846-1663
 Fax: (207) 846-1664



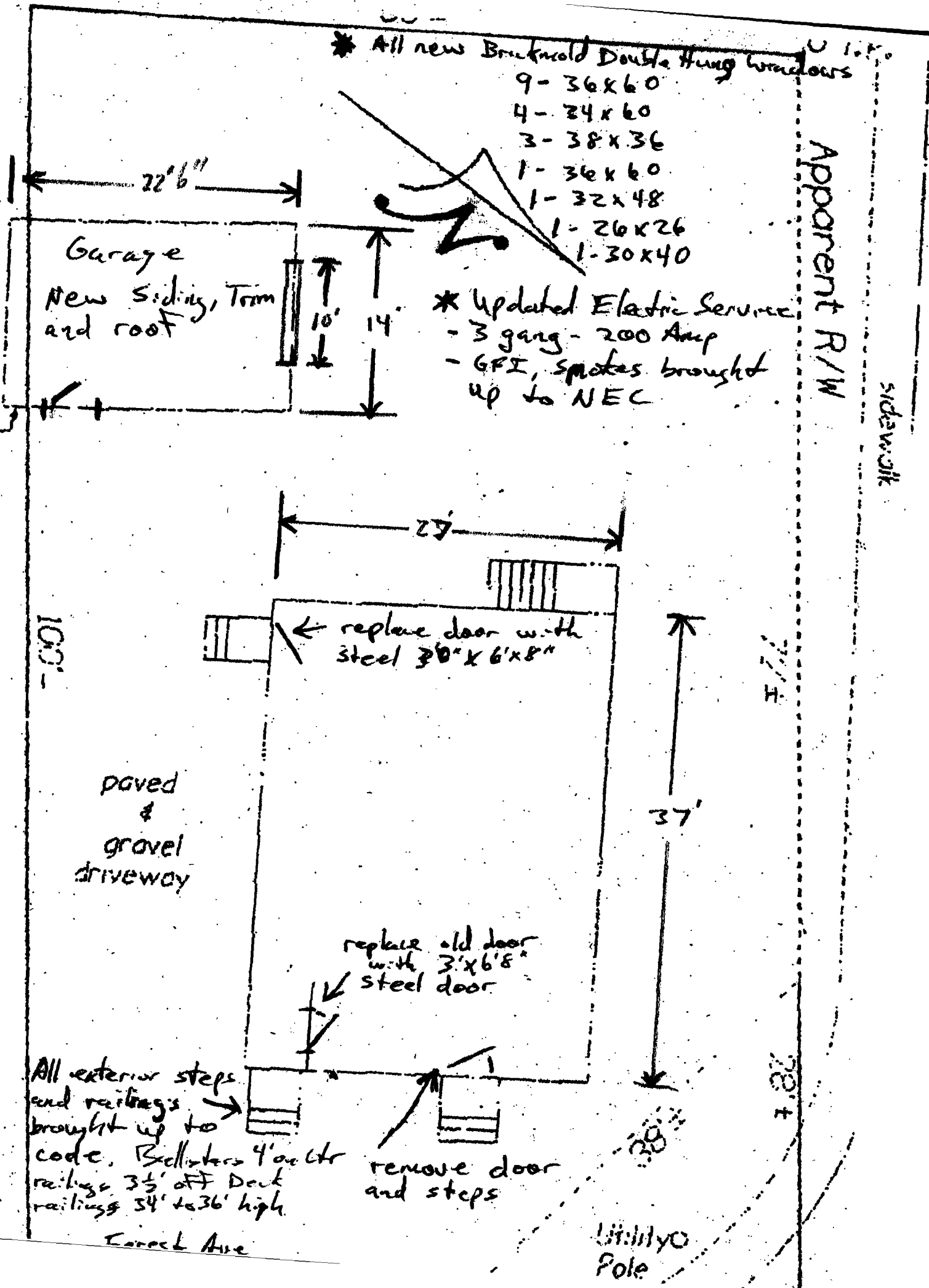
PLAN BOOK _____ PAGE _____ LOT _____
 DEED BOOK 27867 PAGE 183 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: _____

* All new Brunknold Double Hung windows

- 9 - 36x60
- 4 - 24x60
- 3 - 38x36
- 1 - 36x60
- 1 - 32x48
- 1 - 26x26
- 1 - 30x40

* Updated Electric Service
 - 3 gang - 200 Amp
 - GFI, splices brought up to NEC



Garage
New Siding, Trim
and roof

22'6"

10'
14'

27'

← replace door with
steel 30" x 6' x 8"

paved
&
gravel
driveway

replace old door
with 3' x 6' 8"
steel door

All exterior steps
and railings
brought up to
code. Ballisters 4' oc ctr
railings 3 1/2' off Deck
railings 34" to 36" high

remove door
and steps

Apparent R/W

sidewalk

37'

Utility
Pole

Kareck Ave

Thru

JELD-WEN

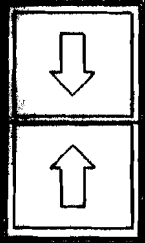
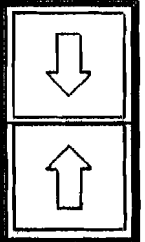
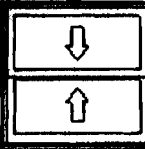
WINDOWS & DOORS

QUOTE BY: scook
SOLD TO: Bill Jipson

QUOTE #: J56900081
SHIP TO:

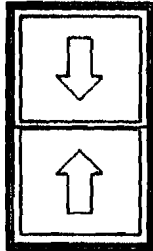
PO#:

PROJECT NAME: 1920 Forest Ave
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
Line- 1	Rough Opening: 36 X 60	VDH3660 Frame Size: 35 1/2 x 59 1/2 Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int, Vent Height = 30 , Low-E Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, AAMA, DP-20, U-Factor: 0.35, SHGC: 0.32, VLT: 0.55 PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA				
						
	Viewed from Exterior. Scale: 1/4" = 1'		\$204.42		9	\$1,839.78
Line- 2	Rough Opening: 34 X 60	VDH3460 Frame Size: 33 1/2 x 59 1/2 Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int, Vent Height = 30 , Low-E Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, AAMA, DP-20, U-Factor: 0.35, SHGC: 0.32, VLT: 0.55 PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA				
						
	Viewed from Exterior. Scale: 1/4" = 1'		\$198.92		4	\$795.68
Line- 3	Rough Opening: 38 X 36	VDH3836 Frame Size: 37 1/2 x 35 1/2 Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int, Vent Height = 18 , Low-E Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, AAMA, DP-20, U-Factor: 0.35, SHGC: 0.32, VLT: 0.55 PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA				
						
	Viewed from Exterior. Scale: 1/4" = 1'		\$165.04		3	\$495.12

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line- 4
Rough Opening:36 X 60

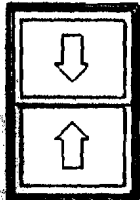


Viewed from Exterior. Scale: 1/4" = 1'

VDH3660
Frame Size: 35 1/2 x 59 1/2
Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int,
Vent Height = 30 ,
Low-E Clear Tempered ,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Style Cam Lock(s), 2 Locks,
AAMA, DP-20,
U-Factor: 0.35, SHGC: 0.32, VLT: 0.54
PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA

\$299.56 1 \$299.56

Line- 5
Rough Opening:32 X 48

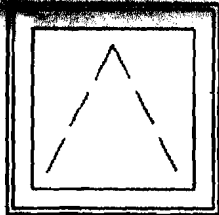


Viewed from Exterior. Scale: 1/4" = 1'

VDH3248
Frame Size: 31 1/2 x 47 1/2
Brickmould Vinyl Double Hung Window Brickmould, White Ext, White Int,
Vent Height = 24 ,
Low-E Clear
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Style Cam Lock(s), 2 Locks,
AAMA, DP-20,
U-Factor: 0.35, SHGC: 0.32, VLT: 0.55
PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA

\$174.15 2 \$348.30

Line- 6
Rough Opening:26 X 26

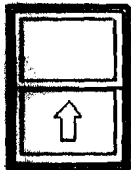


Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 25 1/2 x 25 1/2
Brickmould Vinyl Awning Window Brickmould, White Ext, White Int,
Venting,
Low-E Clear
Standard Screen with Fiberglass Mesh,
White Int Hardware,
AAMA, DP-50,
U-Factor: 0.30, SHGC: 0.27, VLT: 0.46
PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA

\$193.62 1 \$193.62

Line- 7
Rough Opening:30 X 40



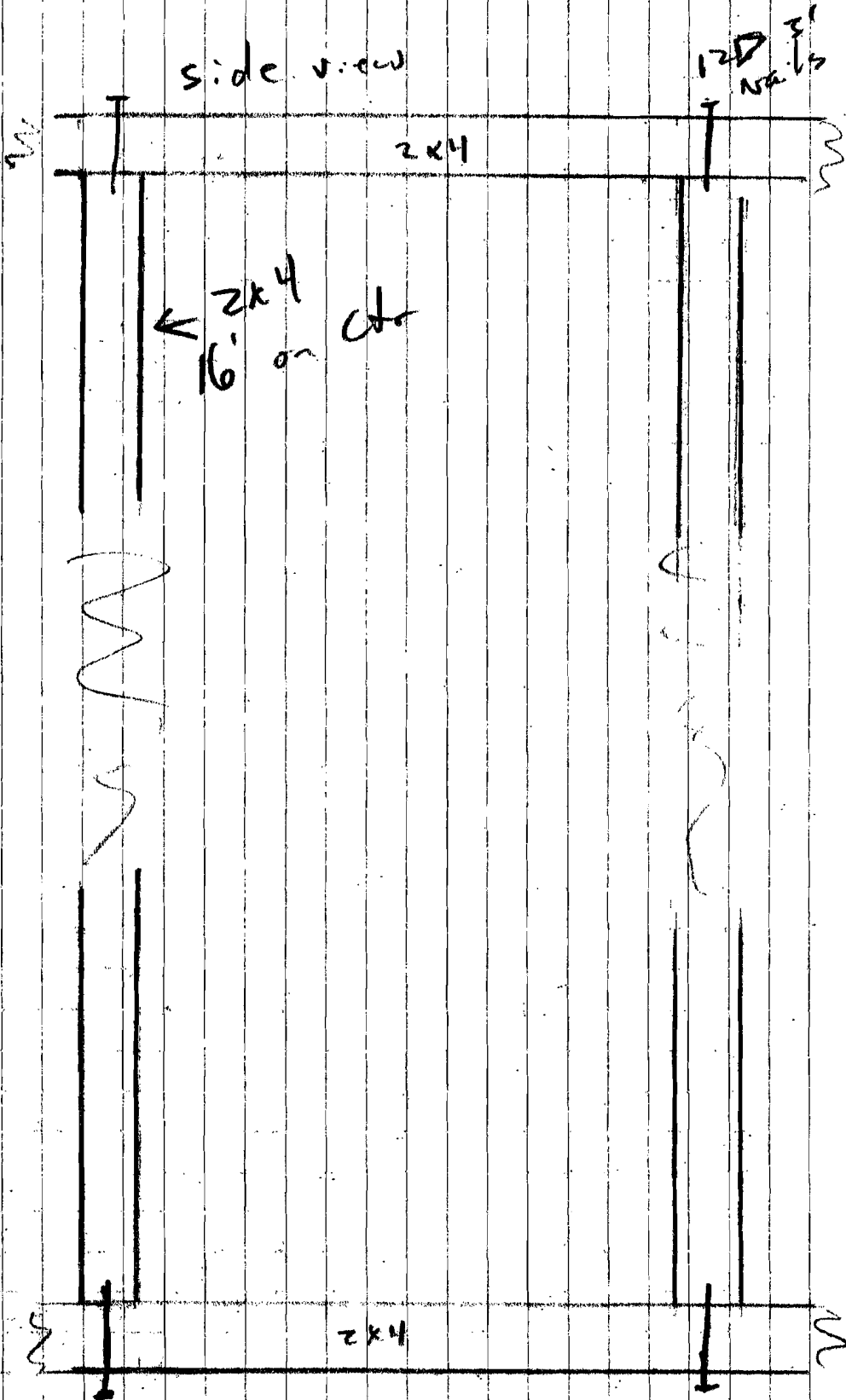
Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 29 1/2 x 39 1/2
Brickmould Vinyl Single Hung Window Tilt Brickmould, White Ext, White Int,
Vent Height = 20 ,
Low-E Clear
Standard Screen with Fiberglass Mesh,
White Int Hardware, Wen-Lock(s), 1 Lock,
AAMA, DP-20,
U-Factor: 0.35, SHGC: 0.33, VLT: 0.56
PEV 2010.4.1.366/PDV 5.511 (11/22/10) PA

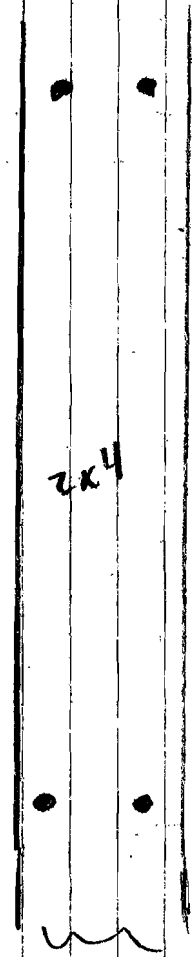
\$119.01 1 \$119.01

Total: \$4,091.07
Sub Total: \$4,091.07
NET TOTAL: \$4,091.07
Total Units: 21

Cross section



over view



T A X R E C E I P T
City of Portland, Maine
P O Box 544
Portland ME 041120544
207-874-8856

Paid by: JIPSON JR WILLIAM
PO BOX 7015
SCARBOROUGH ME 04070

Receipt#: 38609 / 924704
Batch: KELLYG 2/18/2011 00
Date paid: 2/18/2011

Account ID: 110257 Description: 119193-04
1920 FOREST AVE SEWER USER
Owner: MOSES KELLY &
 BRIAN STONE JTS
Account Number STONE, BRIAN

Year		Value	Rate	Base	Pen & Int	Coll fee	Total paid
2007	1 SW DEL	11270	0.01000	112.70	47.47		160.17
2007	1 SW LATE	96	0.01000	.96			.96
2007	1 FEE		1.00	1.00			1.00
2007	1 LIEN FEE		1.00	1.00			1.00
2007	1 FCLFEE		1.00	3.00			3.00
2007	1 MAIL 1		4.42	15.63			15.63
2007	1 MAIL 2		3.94	15.63			15.63
2007	1 MORT 3		6.80	21.28			21.28
2007	1 LIEN		35.00	45.00			45.00
	Year total:			216.20	47.47		263.67
2010	1 SW DEL	9932	0.01000	99.32	7.37		106.69
2010	1 SW LATE	180	0.01000	1.80			1.80
2010	1 FEE		3.00	3.00			3.00
2010	1 LIEN FEE		3.00	3.00			3.00
2010	1 MAIL 1		5.54	16.62			16.62
2010	1 MAIL 2		5.54	5.54			5.54
2010	1 LIEN		45.00	45.00			45.00
	Year total:			174.28	7.37		181.65
2011	1 SW DEL	42708	0.01000	427.08			427.08
2011	1 SW LATE	449	0.01000	4.49			4.49
	Year total:			431.57			431.57

Printed: 2/18/11 15:21:55

Receipt total: 876.89

Tender: CHECK 1223 1,098.29

Thank you for your tax payment; City of Portland, Maine Treasury Staff

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MECAP, LLC, a Maine Limited Liability Company, with a mailing address of 5 Milk Street, Portland, in the County of Cumberland, State of Maine, for Consideration Paid, GRANT with WARRANTY COVENANTS TO William A. Jipson, Jr., an individual with a mailing address of P.O. Box 7015, Scarborough, _____, the following described real estate: Maine 04070

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

Commencing at the point of intersection of the westerly side line of said Forest Avenue with the southerly sideline of Riverside Street, so called;

Thence southerly by said Forest Avenue line sixty (60) feet to a point;

Thence westerly and parallel with the southerly side line of said Riverside Street one hundred (100) feet to a point;

Thence northerly and parallel with said Forest Avenue line sixty (60) feet to said Riverside Street line;

Thence easterly by said Riverside Street line one hundred (100) feet to said Forest Avenue line and the point of beginning.

Excepting a lot or parcel of land described in deed of Jennie G. Doten to the City of Portland, recorded in Book 9548, Page 322 of the Cumberland County Registry of Deeds.

Meaning and intending to convey the same property as described in a deed from U.S. Bank National Association to MECAP, LLC of even date.

Reference is made to a deed of foreclosure recorded at Book 27867, Page 183 in said Registry.

In Witness Whereof, MECAP, LLC has caused this instrument to be executed this 5th day of ~~December, 2010.~~ January, 2011.

Signed, Sealed and Delivered
In the presence of:

MECAP, LLC

By:
Its manager

STATE OF MAINE
CUMBERLAND, SS

Dated: January 5, 2011

Personally appeared the above-named Scott Lalumiere in his capacity as manager of MECAP, LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Company.

Before me,

Notary/Attorney at Law
Alan C. White

Received
Recorded Register of Deeds
Jan 05, 2011 03:37:43P
Cumberland County
Pamela E. Lovley

