

PERMIT ISSUED

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

Permit No: 05-0731 Issue Date: JUN 10 2005 CBL: 340 J002001

| | | | |
|--|---------------------------------------|---|------------------|
| Location of Construction: 89 Broadway | Owner Name: Sampson Albert A & | Owner Address: 89 Broadway | Phone: |
| Business Name: | Contractor Name: Cousins Carpentry | Contractor Address: Portland | City of Portland |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Dwellings | Zone: R-3 |

| | | | | | |
|--|--|--|---|--------------------|--|
| Past Use: single family | Proposed Use: single family - create openings restore front porch | Permit Fee: \$39.00 | Cost of Work: \$2,000.00 | CEO District: 5 | |
| Proposed Project Description: create openings restore front porch | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i> | INSPECTION: Use Group R-3 Type SB IRC 2003 Signature: <i>[Signature]</i> | | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____ | | | |

| | | | | |
|--|---------------------------------|---|---|--|
| Permit Taken By: tmm | Date Applied For: 0611012005 | Zoning Approval | | |
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <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"/> Date: 6/10/05 | 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: 6/10/05 |

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 |

City of Portland, Maine - Building or Use Permit

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

| | | |
|-------------------------------|--|----------------------------|
| Permit No: 05-073 1 | Date Applied For: 06/10/2005 | CBL: 340 J002001 |
|-------------------------------|--|----------------------------|

| | | | |
|---|--|--|---------------|
| Location of Construction: 89 Broadway | Owner Name: Sampson Albert A & | Owner Address: 89 Broadway | Phone: |
| Business Name: | Contractor Name: Cousins Carpentry | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Dwellings | |

| | |
|---|---|
| Proposed Use: single family - create openings/restore front porch | Proposed Project Description: create openings/restore front porch |
|---|---|

Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 06/15/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 06/15/2005
Note: **Ok to Issue:**

Dept: Fire **Status:** **Reviewer:** **Approval Date:** **Ok to Issue:**

Comments:

611512005-tmm: after the fact permit

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- ~~N/A~~ Footing/Building Location Inspection: Prior to pouring concrete
- ~~N/A~~ Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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] Signature of Applicant/Designee Date 6-15-05
[Signature] Signature of Inspections Official Date 6/10/05
CBL: 340-J-2 Building Permit #: 05-0731

All Purpose 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.

| | | | |
|---|---|-------------------------------------|---|
| Total Square Footage of Proposed Structure | | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 340 5 - 2 - 16 | | Owner: <i>Lance + Amy Meader</i> | Telephone: 831-8539 |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <i>Lance Meader 13 Poplar Ridge Dr. Falmouth, ME 04105 831-8539</i> | | Cost Of Work: \$ <u>1900</u> Fee: \$ |
| Current use: <u>single family home</u> | | | |
| If the location is currently vacant, what was prior use: _____ | | | |
| Approximately how long has it been vacant: _____ | | | |
| Proposed use: <u>same</u> | | | |
| Project description: <u>convert a closed-in farmer's porch back into the original open porch design. Also, reframe rotted window frames in one dormer.</u> | | | |
| Contractor's name, address & telephone: <u>Cousins Carpentry, Portland, ME</u> | | | |
| Who should we contact when the permit is ready: <u>Lance Meader 831-8539</u> | | | |
| Mailing address: _____ | | | |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>831-8539</u> | | | |

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u><i>Lance Meader</i></u> | Date: <u>6-7-05</u> |
|--|---------------------|

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 050731

This is to certify that Sampson Albert A &/Cousins Carpentry
has permission to create openings/restore front porch
AT 89 Broadway City of Portland 340 J002001

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 when permission procured before this building or part thereof is laid or closed-in. FOUR HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED
OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
JUN 10 2005
CITY OF PORTLAND
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

#4000843930
QUITCLAIMDEED WITHOUT COVENANT
CORPORATE GRANTOR

KNOW ALL BY THESE PRESENTS,

THAT Mortgage Electronic Registration Systems, Inc., a corporation organized and existing under the laws of the State of Delaware and having a place of business in Flint, Michigan, acting pursuant to a Judgment of Foreclosure and Sale entered on December 1, 2004, in District Nine, Division of Southern Cumberland, located in Portland, Maine, Docket No. POR-RE-04-120, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of a Mortgage given by Albert A. Sampson and Barbara A. Sampson to Accredited Home Lender's Inc., dated July 26, 2001, and recorded in the Cumberland County Registry of Deeds in Book 16592, Page 19, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Lance J. and Amy W. Meader, whose mailing address is 13 Poplar Drive, Falmouth, Maine 04105, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Lance J. and Amy W. Meader, their heirs and assigns forever,

A certain lot or parcel of land, together with the buildings thereon, situated at 89 Broadway Street, Portland, Maine, being more particularly described in the attached Exhibit A.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Lance J. and Amy W. Meader, their heirs and assigns forever.

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc. has caused this instrument to be signed in its corporate name by Herb Brumm its asst. secretary this 21 day of April, 2005.

MAINE DEED ESTATE TAX PAID

Signed and Delivered in the Presence of

Mortgage Electronic Registration Systems, Inc.,

Nicole Herrera

By: Herb Brown

Nicole Herrera

Its ASSISTANT SECRETARY

STATE OF UTAH
SALT LAKE, ss.

April 27, 2005

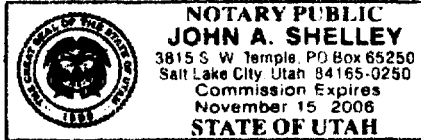
Then personally appeared the above named _____, Herb Brown of Mortgage Electronic Registration Systems, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Mortgage Electronic Registration Systems, Inc.

Before me,

John A. Shelley
Notary Public

Printed Name _____

My Commission Expires _____





A certain lot or parcel of land, together with any buildings and improvements thereon, situate in Portland, County of Cumberland, State of Maine, bounded and described as follows, to wit:

Beginning on the easterly side of Broadway at a point distance one hundred (100) feet northerly thereon from the northerly side of Wall Street; thence Easterly parallel with said Wall Street a distance of ninety-five (95) feet; thence northerly parallel with said Broadway a distance of fifty-seven and sixty-two hundredths (57.62) feet; thence westerly parallel with said Wall Street a distance of ninety-five (95) feet to said Broadway; thence southerly by said Broadway a distance of fifty-seven and sixty-two hundredths (57.62) feet to the point of beginning

Being the same premises described in the deed from Russell S. Haskell and Marie A. Haskell to Albert A. Sampson and Barbara A. Sampson, dated August 13, 1975 and recorded in Book 3727 Page 24, Cumberland County Registry of Deeds.

Received
Recorded Register of Deeds
Nov 05, 2005 11:48:53A
Cumberland County
John B O'Brien

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 07-15-05. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 3727 PAGE 24 COUNTY Cumberland
PLAN BOOK -- PAGE -- LOT --

ADDRESS: 89 Broadway, Portland, Maine

Job Number:

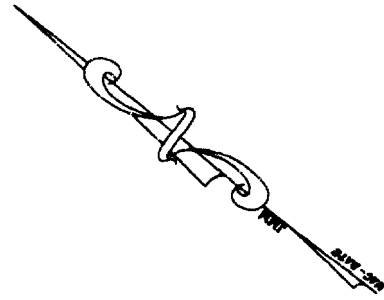
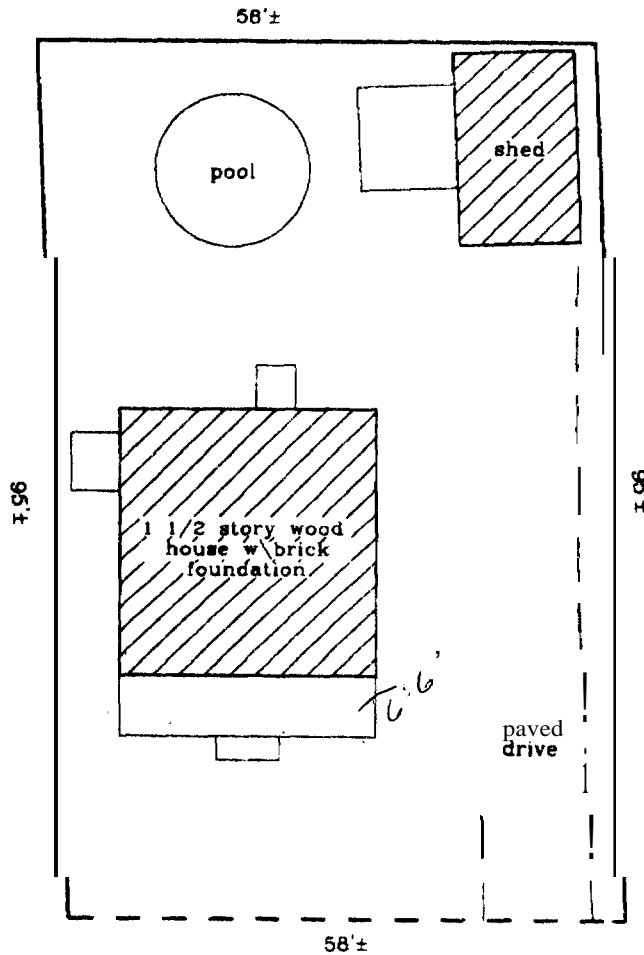
Inspection Date: 04-15-05

Scale: 1"=20'

Client File #: 1032306

Buyers: Lance & Amy Meader

Sellers: MERS



[Handwritten signature]

HEREBY CERTIFY TO: Guaranty Title Corporation
The Lender, and its title insurer.

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements

As delineated on the Federal Emergency Management Agency Community Panel: 230051 0006 B

The structure does not fall within the special flood hazard zone
The land does not Call within the special flood hazard zone.

A wetlands study has not been performed

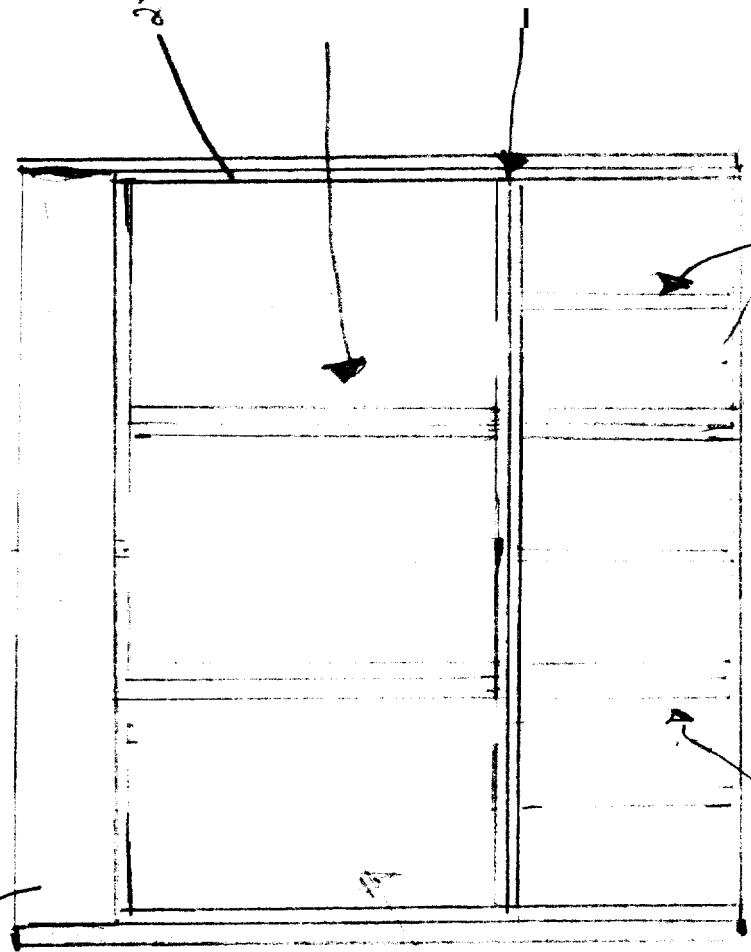
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport, Maine 04046
207-967-9761 phone 207-967-4631 fax
www.livingston-hughesurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Downer / Header / Ceiling Repair

2x4 Joists



2x4 Joists
 Downer
 New Studs
 Underlayment
 Drywall

2x4 Joists
 Downer
 New Studs
 Underlayment
 Drywall

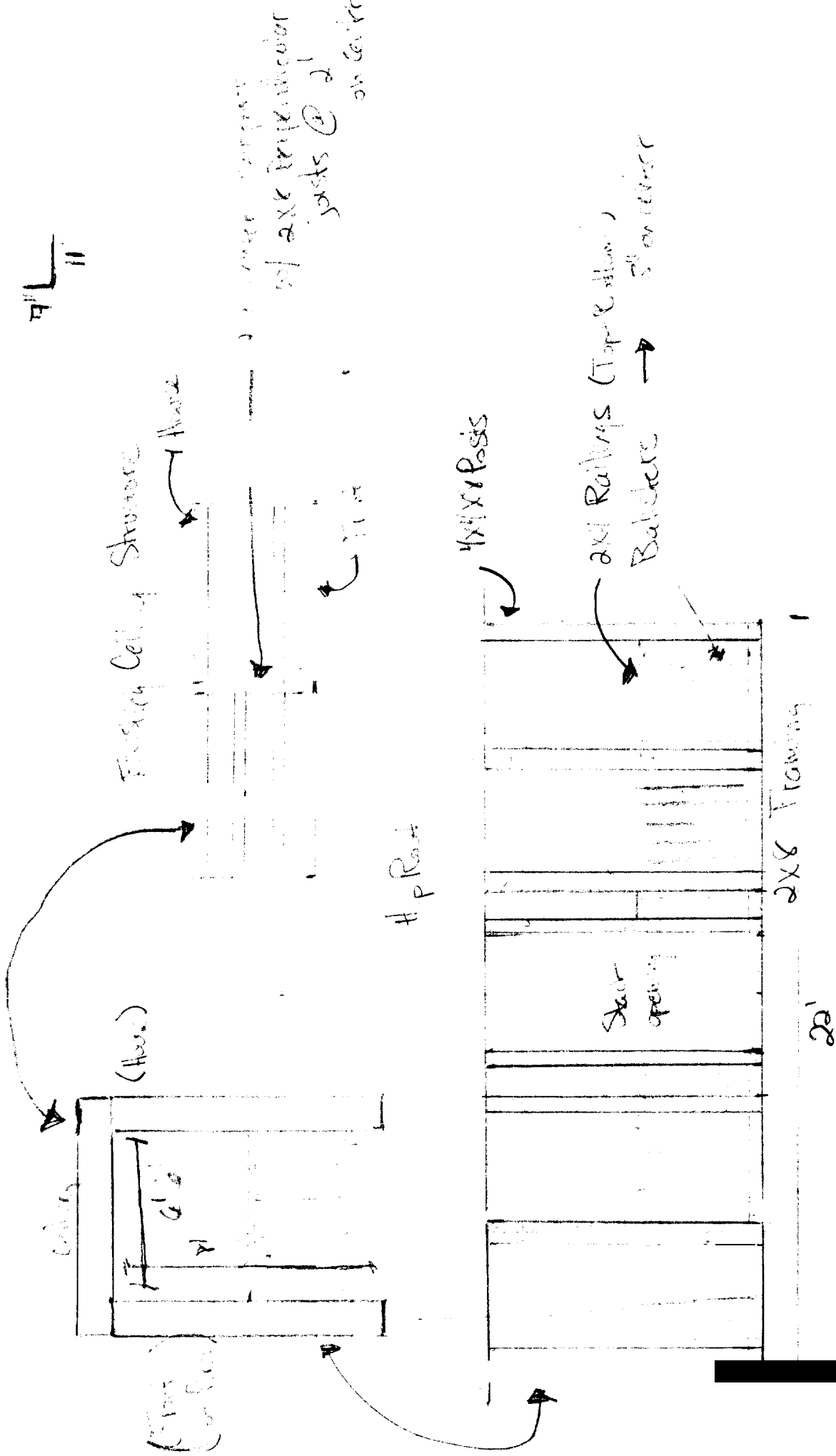
2x4 Joists
 Downer
 New Studs
 Underlayment
 Drywall

Underlayment
 Drywall
 New Studs
 @ 16" o.c.

New Studs
 @ 16" o.c.

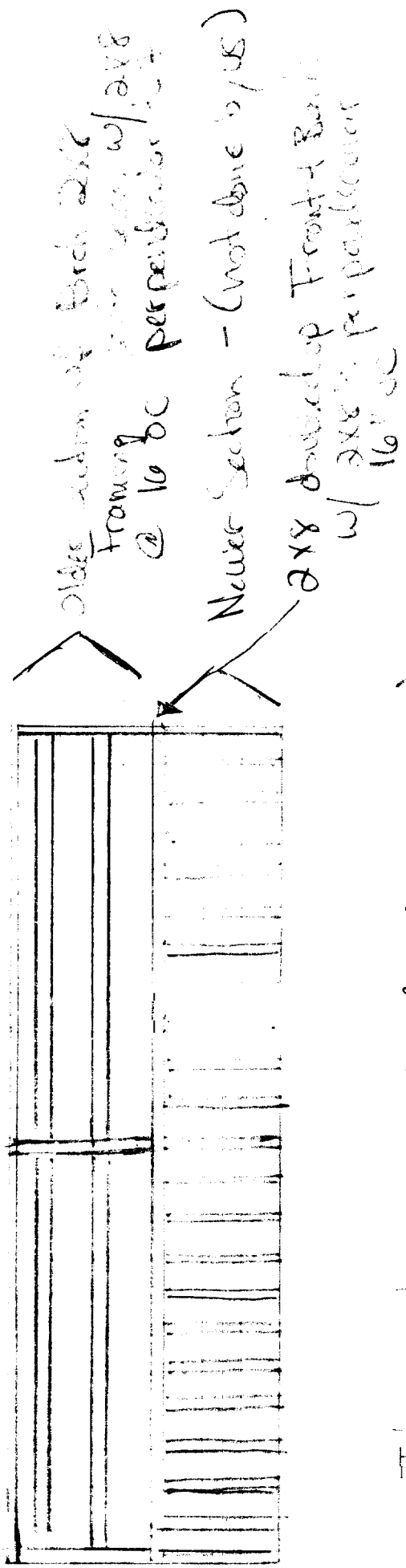
1/2" Detail (Side View) - Meter Resistance -

Star Rail



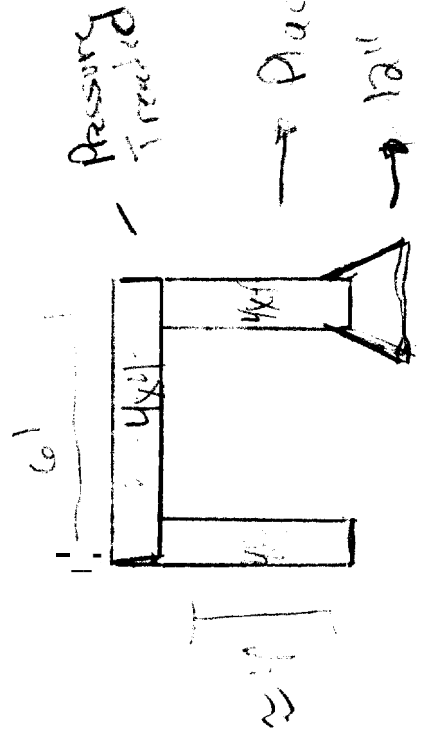
→ This is for Meter Resistance.
 → See drawing.

Existing Wood Frame



The existing supports are in place (ST) Spaced @ 21 oc

Support Added Underneath



→ Placed At each end as well as centered under the newer section at the points