

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

**2006-0133**

Application I. D. Number

**7/17/2006**

Application Date

**Lot#10 Ballpark**

Project Name/Description

**Candage Douglas B &**

Applicant

**Po Box 142, South Windham , ME 04062**

Applicant's Mailing Address

**Doug Candage**

Consultant/Agent

**Agent Ph: (207)653-6004**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**71 - 71 Ballpark Dr , Portland, Maine**

Address of Proposed Site

**371 A040001**

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) \_\_\_\_\_

Proposed Building square Feet or # of Units 17200 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 \$250.00 Date 7/20/2006

**DRC Approval Status:**

Reviewer Jay Reynolds

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 8/11/2006 Approval Expiration 8/11/2007 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 8/11/2006  
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 Issue \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date  Conditions (See Attached) \_\_\_\_\_ expiration date
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
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ADDENDUM**

**2006-0133**

Application I. D. Number

**7/17/2006**

Application Date

**Lot#10 Ballpark**

Project Name/Description

**Candage Douglas B &**

Applicant

**Po Box 142, South Windham , ME 04062**

Applicant's Mailing Address

**Doug Candage**

Consultant/Agent

**Agent Ph: (207) 653-6004**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**71 - 71 Ballpark Dr , Portland, Maine**

Address of Proposed Site

**371 A040001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2 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.
- 3 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.
- 4 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 5 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6 Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 22, 2007

RE: C. of O. for #71 Ballpark Drive, Lot 10 Ballpark Drive  
Subdivision (Id#2006-0133)(CBL 371 A040001)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Paving/concrete pavers,

I anticipate this work can be completed by **June 1, 2007**.

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

Cc: Barbara Barhydt, Development Review Services Manager  
Jeanie Bourke, Inspection Services Manager  
File: Urban Insight

**ATLANTIC TITLE COMPANY**  
**76 ATLANTIC PLACE**  
**SO. PORTLAND, MAINE 04106**  
**207-321-5786 or 1-800-625-7502**  
**Fax 207-774-5935**  
**Email Address: scoffin@firstam.com**

Date: 5/22

TO: Phil

Receiving telecopier #: 756 8258

FROM: Sue Coffin  
*Richard Harris*

RE: Please see Pg 2 - Escrow Holdback

Number of Pages (including cover sheet): 4

**COMMENTS**

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (collect) and return the original message to us at the address above via the U.S. Postal Service. Thank you.

OMB Approval No. 2502-0265

<b>Atlantic Title Company</b> <b>Final Statement</b>		<b>B. Type of Loan</b>	
		1-5. Loan Type Conv. Unins.	
		6. File Number 1287728	
		7. Loan Number 156813729	
		8. Mortgage Insurance Case Number	
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 this closing. They are shown here for informational purposes and are not included in the totals.			
D. Name of Borrower: Richard R. Harris, Nancy L. Harris 71 Ballpark Drive, Portland, ME 04103			
E. Name of Seller:			
F. Name of Lender: Countrywide Home Loans, Inc. 24 Atlantic Place, Ste A-24 So. Portland, ME 04106			
G. Property Location: 71 Ballpark Drive, Portland, ME 04103			
H. Settlement Agent: Atlantic Title Company Address: 76 Atlantic Place, South Portland, ME 04106		I. Settlement Date: 05/22/2007	
Place of Settlement Address: 76 Atlantic Place, South Portland, ME 04106		Print Date: 05/22/2007, 3:14 PM	
		Disbursement Date: 05/29/2007	
<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract Sales Price		401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	18,764.34	403. Total Deposits	
104. Supplemental Summary	478,954.74	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due From Borrower	<b>497,719.08</b>	420. Gross Amount Due To Seller	
200. Amounts Paid By Or In Behalf of Borrower		500. Reductions In Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	413,000.00	502. Settlement charges (line 1400)	
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204. Proceeds of Equity Line	68,372.00	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	<b>481,372.00</b>	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from Borrower (line 120)	<b>497,719.08</b>	601. Gross amount due to Seller (line 420)	
302. Less amounts paid by/for Borrower (line 220)	<b>481,372.00</b>	602. Less reductions in amounts due to Seller (line 520)	
303. Cash (X From) ( To) Borrower	<b>16,347.08</b>	603.	
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 _____		Date: _____	

L. Settlement Charges		
700. Total Sales/Broker's Commission based on price	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows		
701.		
702.		
703. Commission paid at Settlement		
704.		
<b>800. Items Payable in Connection with Loan</b>		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee - LandSafe Appraisal Services \$480.00 POC	80.00	
804. Credit Report - Landsafe Credit, Inc. POC \$35.00		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Premium		
807. Assumption Fee		
808. Escrow Holdback for driveway - Countrywide Home Loans, Inc.	16,505.00	
809. Processing Fee - Countrywide Home Loans, Inc.	395.00	
810. Flood Check Fee - LandSafe Flood Determination, Inc.	25.00	
811. Underwriting Fee - Countrywide Home Loans, Inc.	100.00	
812.		
813.		
814.		
Supplemental Summary		
<b>900. Items Required by Lender to be Paid in Advance</b>		
901. Interest 06/29/07 to 08/01/07 @ \$67.850000/day - Countrywide Home Loans, Inc.	203.67	
902.		
903. Hazard Insurance Premium for 1 year(s) to MiddleOak	140.67	
904.		
905.		
Supplemental Summary		
<b>1000. Reserves Deposited with Lender</b>		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City Property Taxes		
1004. County Property Taxes		
1005. Annual assessments		
1006.		
1007.		
1008. Aggregate Accounting Adjustment		
<b>1100. Title Charges</b>		
1101. Settlement or closing fee		
1102. Abstract or title search		
1103. Title examination		
1104. Title Insurance Binder		
1105. Document Fee		
1106. Notary Fee		
1107. Attorney Fee - Atlantic Title Company (includes above item numbers: )	500.00	
1108. Title Insurance - See supplemental page for breakdown of individual fees and payees (includes above item numbers: )	554.00	
1109. Lender's coverage \$413,000.00 Premium: \$554.00		
1110. Owner's coverage \$0.00		
1111.		
1112.		
1113.		
1114.		
1115.		
1116.		
1117.		
<b>1200. Government Recording and Transfer Charges</b>		
1201. *Recording fees: Done \$0.00 Mortgage \$60.00 Release \$0.00	60.00	
1202. City/county tax/stamps:		
1203. State tax/stamps:		
1204.		
1205.		
1206.		
<b>1300. Additional Settlement Charges</b>		
1301. Mortgage Loan Inspection Plan to Livingston-Hughes Professional Land Surveying Corp.	200.00	
1302. Pest Inspection to		
1303.		
1304.		
1305.		
1306.		
1307.		
1308.		
1309.		
1310.		
1311.		
1312.		
1313.		
1314.		
Supplemental Summary		
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>	<b>18,764.34</b>	

\* See Supplemental Page for details.

Supplemental Page HUD-1 Settlement Statement	File No. 1287728
<b>Atlantic Title Company</b> Final Statement	Loan No. 158913729
	Settlement Date: 05/22/2007
Borrower Name & Address: Richard R. Harris, Nancy L. Harris 71 Ballpark Drive, Portland, ME 04103	
Seller Name & Address:	

Section L. Settlement Charges continued		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
1108. Supplemental Summary	554.00		
a) ALTA 1992 Lender's Policy - Atlantic Title Company		554.00	
1201. Supplemental Summary	60.00		
a) Record 1st Mortgage (Deed of Trust) - Registry of Deeds		60.00	

Section J. Summary of Borrower's Transaction continue			
100. Gross Amount Due From Borrower		Borrower Charges	Borrower Credits
104. Supplemental Summary	328,323.49		
a) Mortgage Payoff - Saco & Biddeford Savings Institution		328,323.49	
104. Supplemental Summary	150,606.40		
b) Payoff - Douglas B. Candage, Builder		150,606.40	
104. Supplemental Summary	24.85		
c) Outstanding balance to City of Portland		24.85	
200. Amounts Paid By Or in Behalf of Borrower			
The following Section is restated from the Settlement Statement Page 1			
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from Borrower (line 120)	497,719.08	601. Gross Amount due to Seller (line 420)	
302. Less amounts paid by/for Borrower (line 220)	481,372.00	601. Less reductions in amounts due to Seller (line 520)	
303. Cash (X From) ( To) Borrower	16,347.08	603.	

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 distributions 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.

BUYER(S):

\_\_\_\_\_  
Richard R. Harris

\_\_\_\_\_  
Nancy L. Harris

**From:** Donna Martin  
**To:** C of O  
**Date:** 5/15/2007 2:54:20 PM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 71 BALLPARK DR Parcel ID:  
371 A040001

~~Date: 5/21/2007 Time:~~

Note: 653-6004 Doug Candage Property Addr: 71 BALLPARK DR Parcel ID: 371 A040001

Application Type: Prmt  
Application ID: 61066

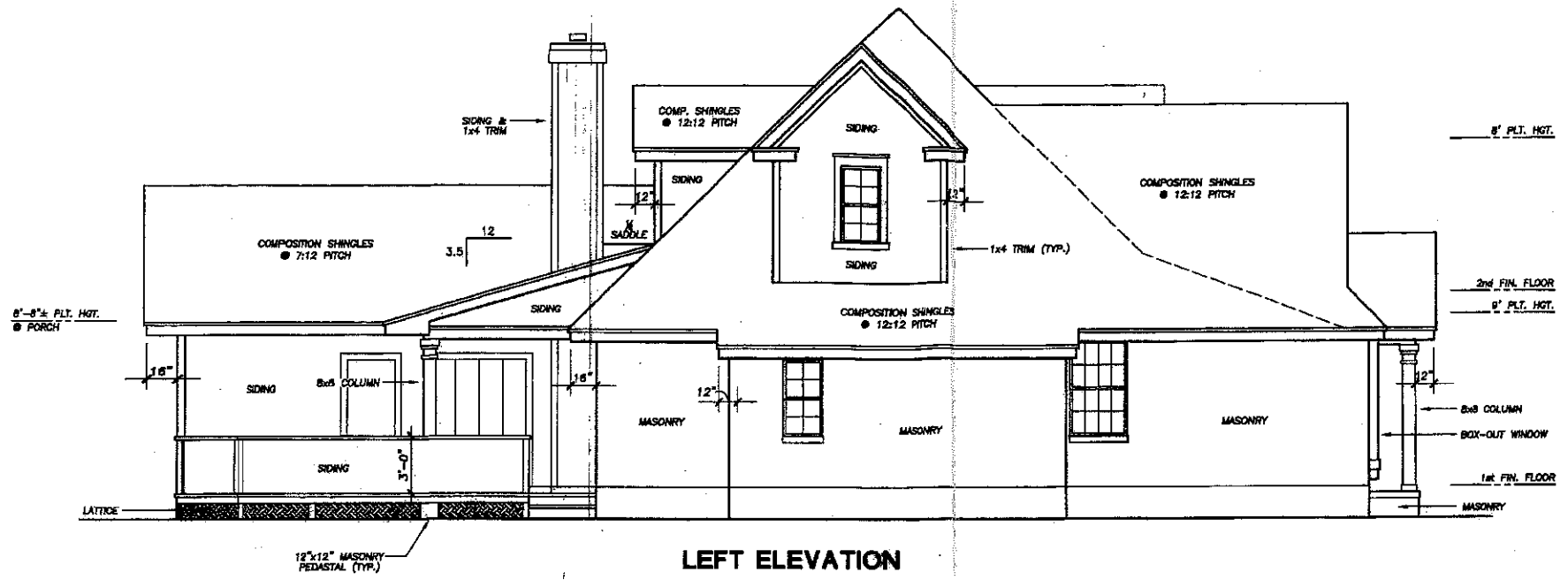
Contact:  
Phone1: Phone2:

Owner Name: HARRIS NANCY LEE &  
Owner Addr: 412 PALMER AVE  
PORTLAND , ME 04103

Donna Martin  
Building Inspections  
City of Portland  
389 Congress St. Rm 315  
Portland, ME. 04101

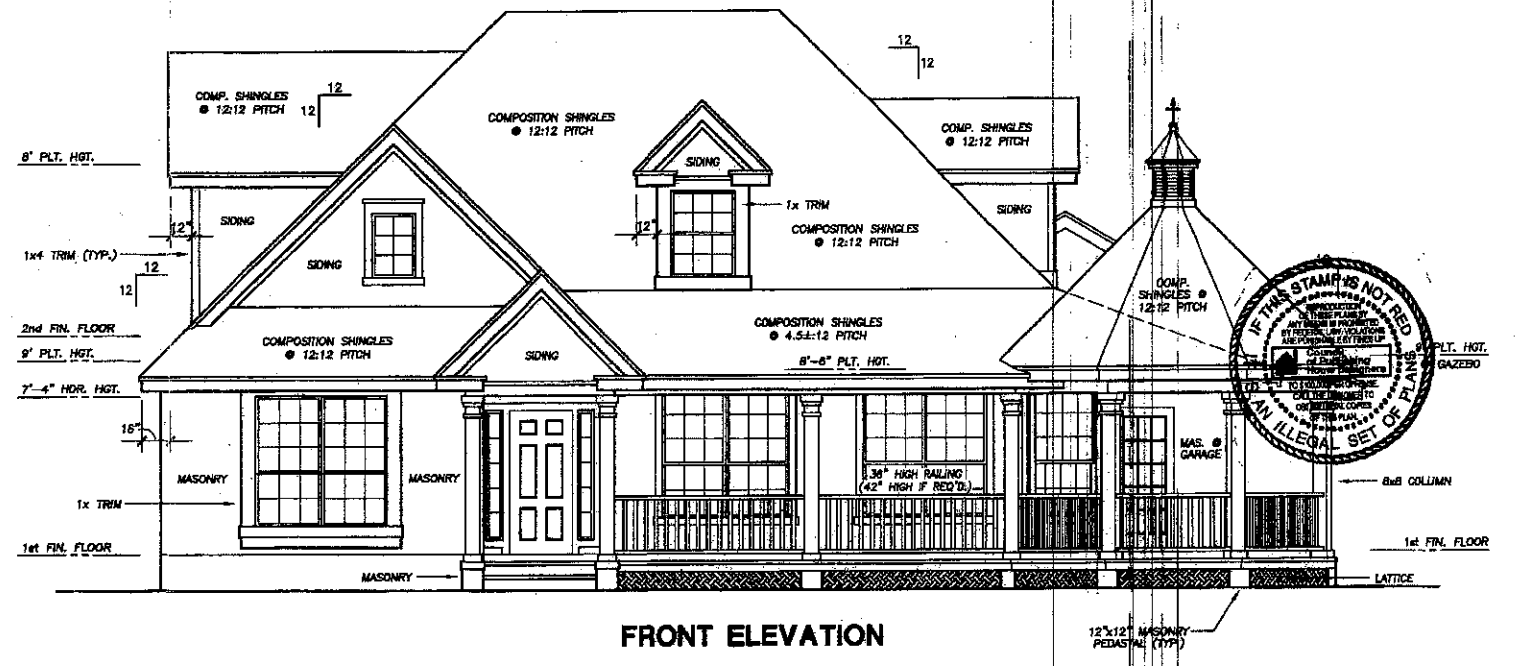
P 207-874-8703  
F 207-874-8716



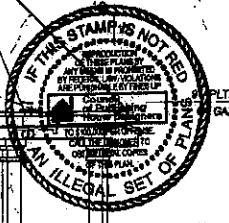


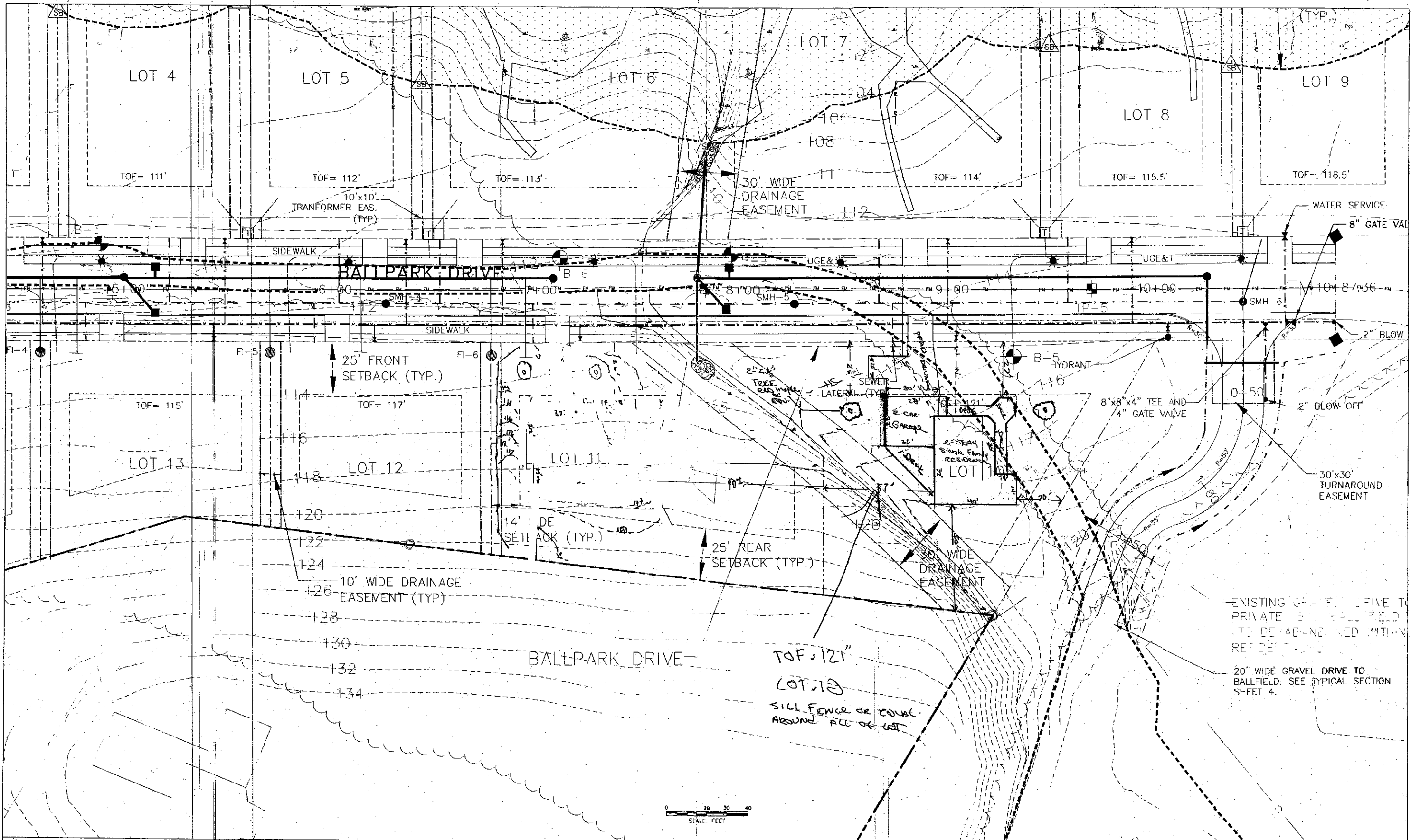
**LEFT ELEVATION**

1257.9 SQ. IN. FREE ATTIC AREA.  
 PROVIDE MIN. 256.2 SQ. IN. THRU  
 6" 12" ROOF VENTS.  
 THE REMAINING VENTILATION THRU  
 SCREENED OPENINGS @ EAVES OR  
 CORNICE.



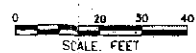
**FRONT ELEVATION**





EXISTING GRAVEL DRIVE TO PRIVATE BALLFIELD TO BE ABANDONED WITHIN REDEVELOPMENT.

20' WIDE GRAVEL DRIVE TO BALLFIELD. SEE TYPICAL SECTION SHEET 4.



	PROJECT NAME:	BALLPARK DRIVE LOTS 10-12	SHEET TITLE:	LOTS 10-12 PLAN BALLPARK DRIVE SUBDIVISION	SHEET OF
	PROJECT LOCATION:	WASHINGTON AVE, PORTLAND, MAINE	DATE:		MAY 19 2005
	CLIENT:		SCALE:	1" = 20'	
	PROJECT NO.:				

URS Corporation  
 477 Congress Street, 9th Floor  
 Portland, ME 04101-3453  
 Tel: 207.879.7686  
 Fax: 207.879.7685  
 www.urscorp.com