

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 070045

This is to certify that Murphy Kevin/Home owner
has permission to interior repairs & Renovation Foundation repairs in the existing footprint
AT 15 LORING AVE 402 C005001

PERMIT ISSUED

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Qualification of inspection must be given and when permission procedure before this building or part thereof is closed or services closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

1/12/07 *Clayton S. M...*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0045	Issue Date:	CBL: 402 C005001
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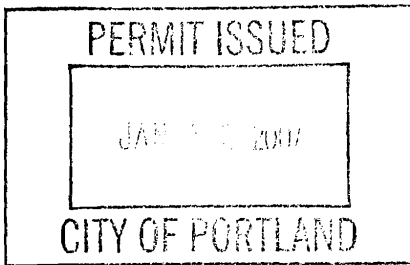
Location of Construction: 15 LORING AVE	Owner Name: Murphy Kevin - <i>Restorant LLC</i>	Owner Address: 252 US Route 1	Phone: 207-756-3776
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family - interior repairs & Renovations, Foundation repairs all in the existing footprint	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 4
Proposed Project Description: interior repairs & Renovations, Foundation repairs all in the existing footprint		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		Signature:	Signature: 1/12/2007 <i>ABM</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 01/12/2007	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland <i>work within existing footprint</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 1/12/07 <i>ABM</i>	Date: _____	Date: ABM



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.

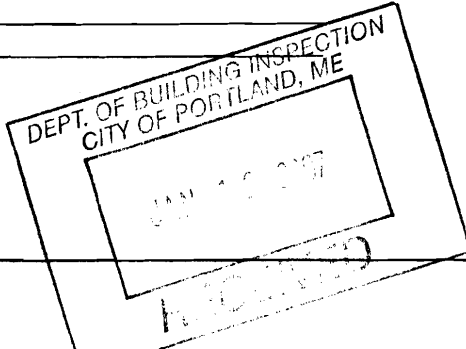
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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>15 Loring Ave. Portland, ME</u>		
Total Square Footage of Proposed Structure <u>816</u>	Square Footage of Lot <u>5155</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>402</u> Block# <u>C</u> Lot# <u>5</u>	Owner: <u>Kevin Murphy (Put Right LLC)</u>	Telephone: <u>207-756-3776</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kevin Murphy</u> <u>252 US Rt. one</u> <u>Scitborough, ME 04074</u> <u>756-3776</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>170</u> C of O Fee: \$
Current Specific use: <u>Single family</u> If vacant, what was the previous use? Proposed Specific use:		
Project description: <u>see attached</u>		
Contractor's name, address & telephone: <u>Self</u>		
Who should we contact when the permit is ready: <u>Kevin</u> Mailing address: <u>252 US Rt 1</u> <u>Scitborough 04074</u> Phone: <u>756-3776</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 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: [Handwritten Signature] Date: 1/11/07

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0045	Date Applied For: 01/12/2007	CBL: 402 C005001
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Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family - interior repairs & Renovations, Foundation repairs all in the existing footprint	Proposed Project Description: interior repairs & Renovations, Foundation repairs all in the existing footprint
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/12/2007

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being issued with the understanding that all the work is being done within the existing footprint.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

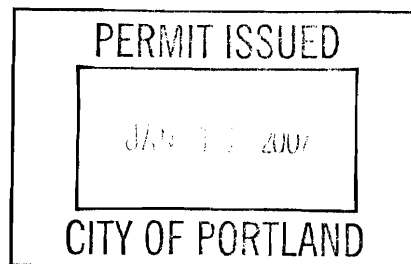
Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:**

Note: **Ok to Issue:**

- 1) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

1/12/2007-amachado: Spoke to Kevin Murphy. We need document showing right, title & interest.



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Basement:

Pour 4 new 2' x 2' pads with a minimum depth of 1'

Install 4 new lolly column posts (see plan for locations)

as needed - Repair/Replace broken block foundation with similar material: existing is 2x1 Cinder block

1. right side front corner
2. right side rear corner
3. backyard wall from right rear corner to access doorway

~~Rebuild basement staircase~~

First floor:

Remove non-load bearing wall in living room

Replace header in hall entering kitchen from living room - 2x8 header

Repair/replace wall around chimney in kitchen with minimum 2" clearance and firestops

Install 11 replacement windows on first floor

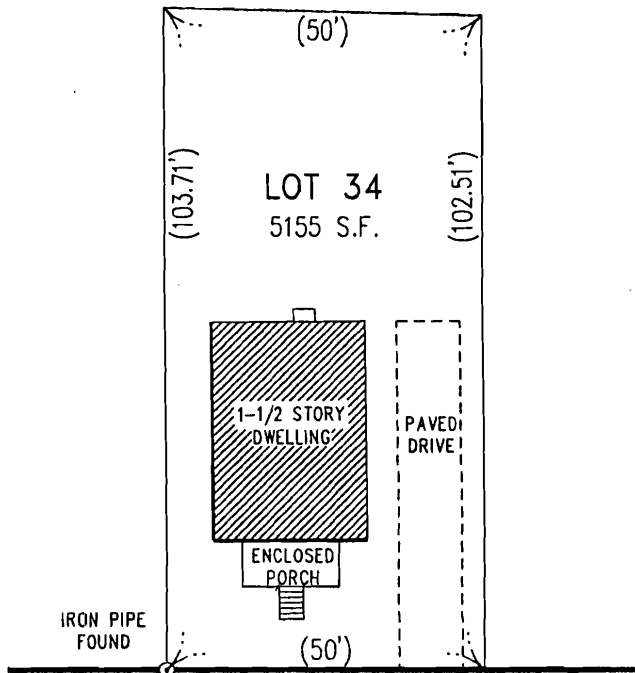
Install bathtub, toilet, vanity, and kitchen sink, and dishwasher

Attic:

Sister 2x8's with webbing onto sagging/broken 2x4 collar ties

1. 9 in living room 2' on center
2. 6 in kitchen 2' on center

MORTGAGE INSPECTION PLAN
15 LORING AVENUE, PORTLAND, ME



LORING AVENUE

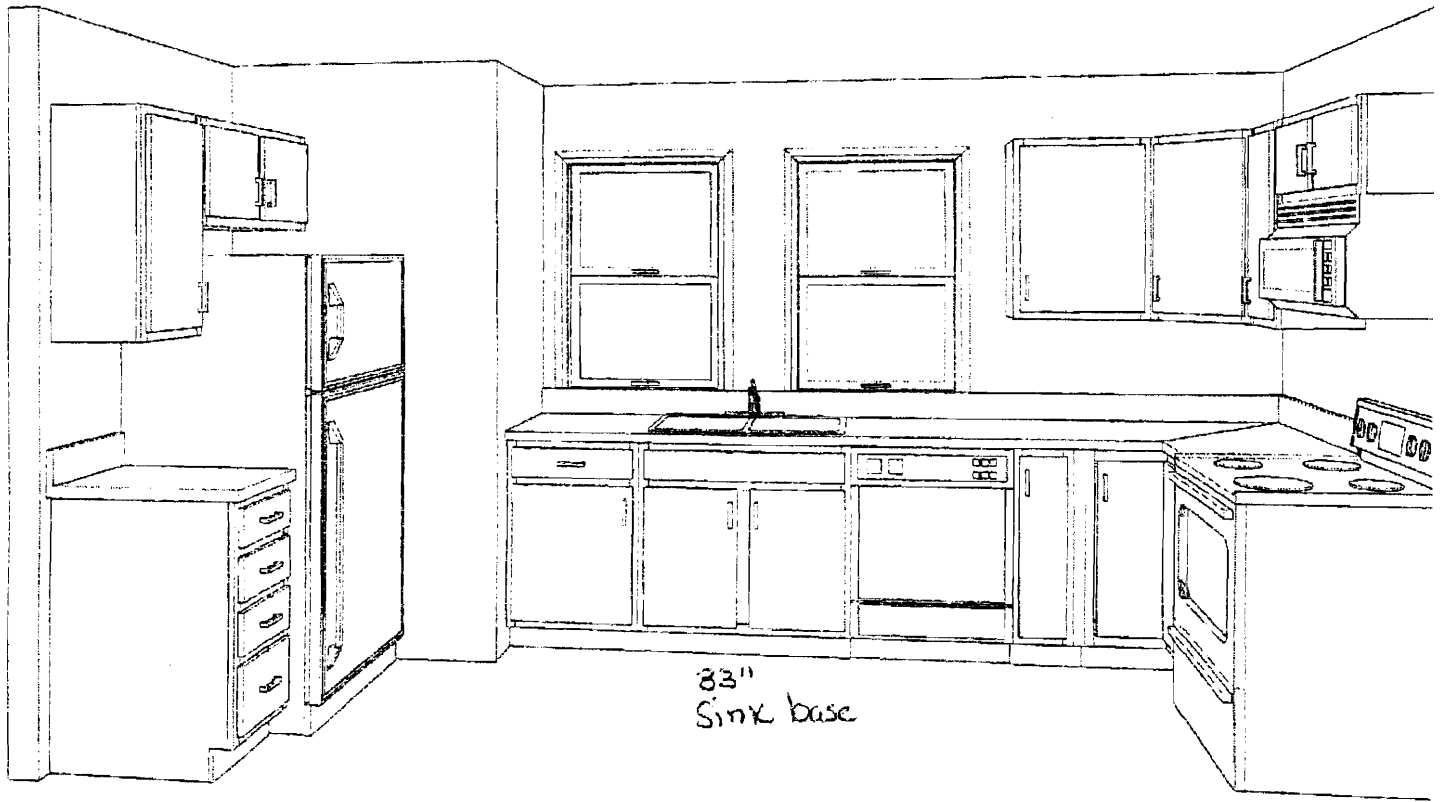
MORTGAGE LENDER
USE ONLY

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

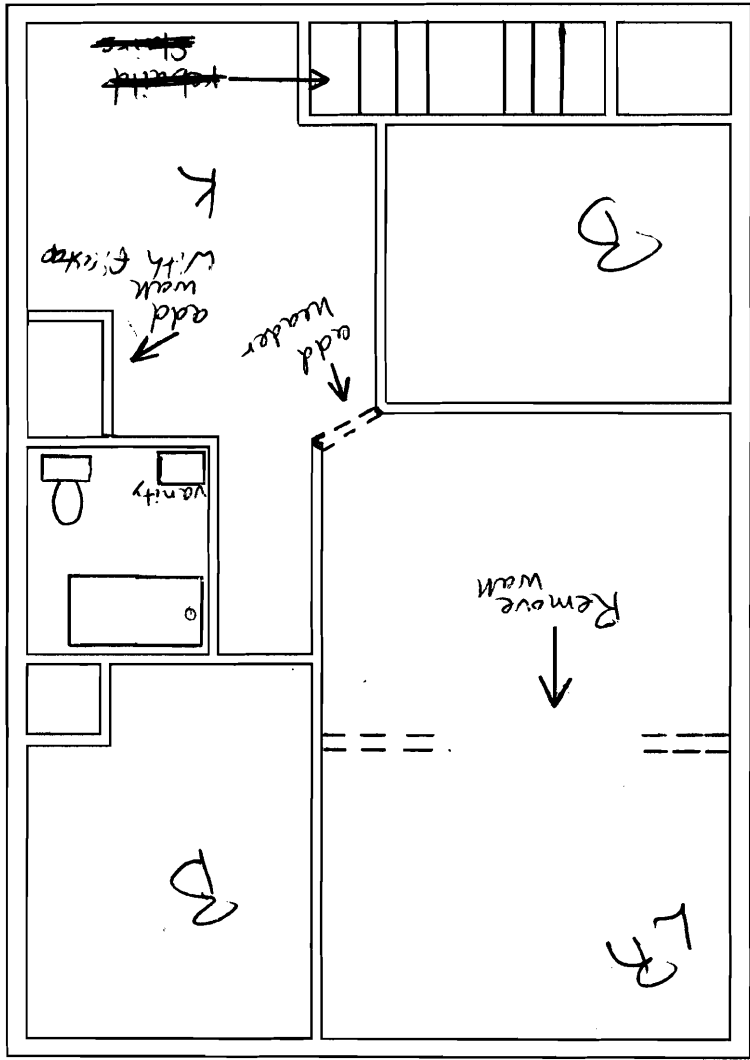
R3 - all work w/in existing footprint - so ok.



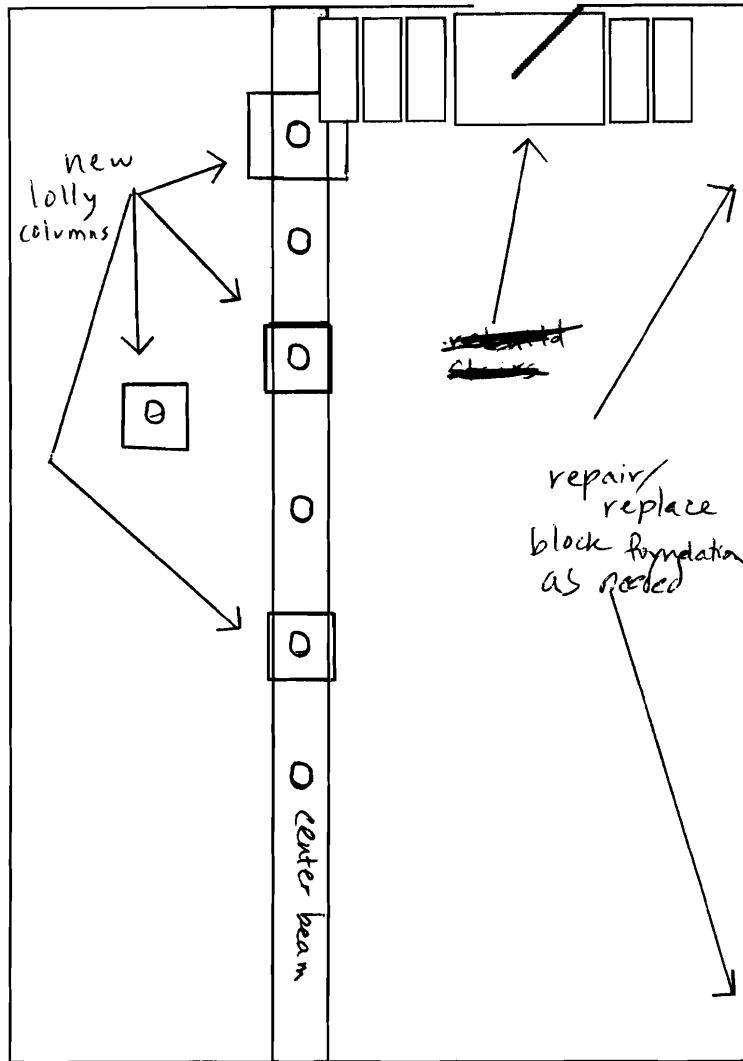
Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

**ALL IN ONE
MILLWORK,
INC.**
WINDHAM, ME

Designed: 1/5/2
Printed: 1/5/200

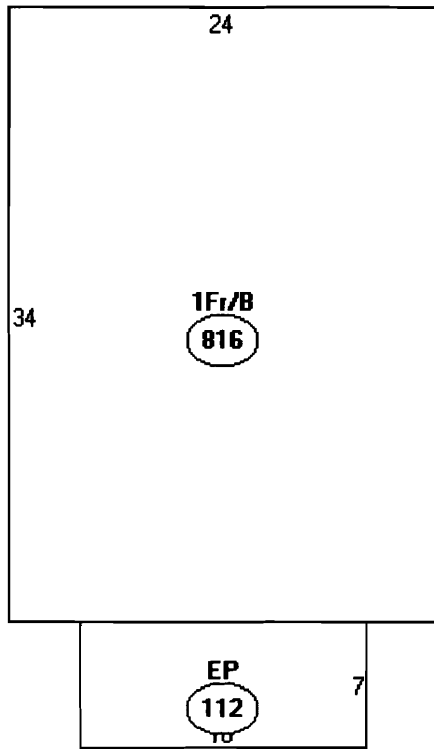


Leaving Space.



B.

Loring Ave



Descriptor/Area

A: 1Fr/B
816 sqft

B: EP
112 sqft

Doc#: 84205 Bk:24707 Pg: 118

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SHEN E. MCGUIRE**, an individual of Portland, Maine, for consideration paid, grants to **RENTRIGHT, LLC**, a Maine limited liability company with a place of business in South Portland, Maine with a mailing address of 4 Mallard Lane, Scarborough, Maine 04074, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, being lot numbered thirty-four (34) on the southerly side of Loring Avenue as appears on Plan of Wadco Park in said Portland, County of Cumberland and State of Maine, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 17. Said lot thirty-four (34) is more particularly bounded and described as follows:

Commencing at a point on the said southerly sideline of Loring Avenue, one hundred forty-nine and forty-one hundredths feet (149.41) northeasterly from the intersection of said southerly sideline of Loring Avenue with the easterly sideline of Washington Avenue; thence northeasterly by said southerly sideline of said Loring Avenue fifty feet (50) to a point; thence southeasterly along the southwesterly sideline of lot numbered thirty-five (35) as shown on said plan, one hundred three and seventy-one hundredths feet (103.71) to a point; thence southwesterly by lots numbered forty-six (46) and forty-five as shown on said plan, fifty (50) feet to a point; thence northwesterly along the northeasterly sideline of lot numbered thirty-three (33) as shown on said plan, one hundred two and fifty-one hundredths feet (102.51) to said Loring Avenue and the point of beginning.

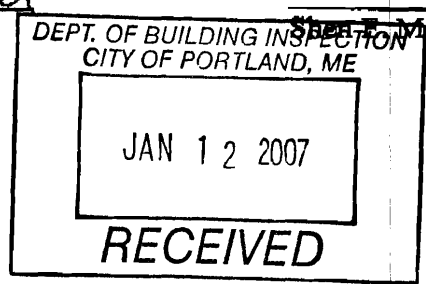
Also conveying such right of way as we have in common with others in and to the streets, avenues and ways delineated and laid out in said Plan of Wadco Park.

Being the same premises conveyed to Shen E. McGuire and Theresa E. McDonald by Warranty Deed dated July 20, 1989 from Eugene H. McDonald and Theresa E. McDonald and recorded in the Cumberland County Registry of Deeds in Book 8934, Page 328. Shen E. McGuire is the surviving joint tenant. Theresa E. McDonald died on February 14, 1991.

IN WITNESS WHEREOF, the said Shen E. McGuire has caused this instrument to be executed this 21 day of December, 2006.

[Handwritten signature]
Witness

[Handwritten signature: Shen E. McGuire]




Doc#: 84205 Bk:24707 Pg: 119

STATE OF MAINE
COUNTY OF CUMBERLAND

December 21, 2006

Then personally appeared the above named Shen E. McGuire and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law
Thomas Jenell

Received
Recorded Register of Deeds
Dec 29, 2006 10:03:17A
Cumberland County
John B O'Brien

Maine Secretary of State



2006 Annual Report Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2005

Charter Number: 20050777DC

DCN Number: 2060019860964

Legal Name: RENTRIGHT, LLC

Registered Agent and Registered Office:

THOMAS F. JEWELL
477 CONGRESS STREET
PORTLAND, ME 04101

Brief statement of the character of the business:

REAL ESTATE MANAGEMENT

Name and Address of Manager:

KEVIN E. MURPHY
4 MALLARD LANE, SCARBOROUGH, ME 04074

Date of Filing: March 14, 2006

Name and Capacity of Authorizing Party:

THOMAS F. JEWELL, REGISTERED AGENT

