

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 101348

PERMIT ISSUED

This is to certify that Guo Sen Shi/Rock Construction
has permission to Tenant fit-up for retail establishment (9 Se
AT 1223 WASHINGTON AVE C# 408 B02J001

NOV 19 2010

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 written permission procured before this building or part thereof is lathed or otherwise used-in. 2 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. CAPT. K. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 11/19/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1348	Issue Date:	CDL: 408 B023001
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Location of Construction: 1223 WASHINGTON AVE	Owner Name: Guo Sen Shi	Owner Address: 80 Yankee Drive	Phone:
Business Name:	Contractor Name: Rock Construction	Contractor Address: 141-25 41 Ave, #402 Flushing	Phone: 7087884705
License/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-3

Past Use: Commercial - Variety/ Sandwich Shop - "Donatelli's Variety"	Proposed Use: Commercial - Retail Establishment "China Taste" - Tenant fit-up for retail establishment (9 Seats)	Permit Fee: \$495.00	Cost of Work: \$40,000.00	CED District: 4	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied # See Conditions	INSPECTION: Use Group B Type SB IBC-2003		

Proposed Project Description:
 Tenant fit-up for retail establishment (9 Seats)

Signature: *(Kler)* Signature: *AMB 11/19/10*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson
 Date Applied For: 10/26/2010

Zoning Approval

- 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

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

May Minor MM
OK w/conditions
 Date: 10/29/10 *APB*

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

Date: *APB*

PERMIT ISSUED

NOV 19 2010

City of Portland

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 _____

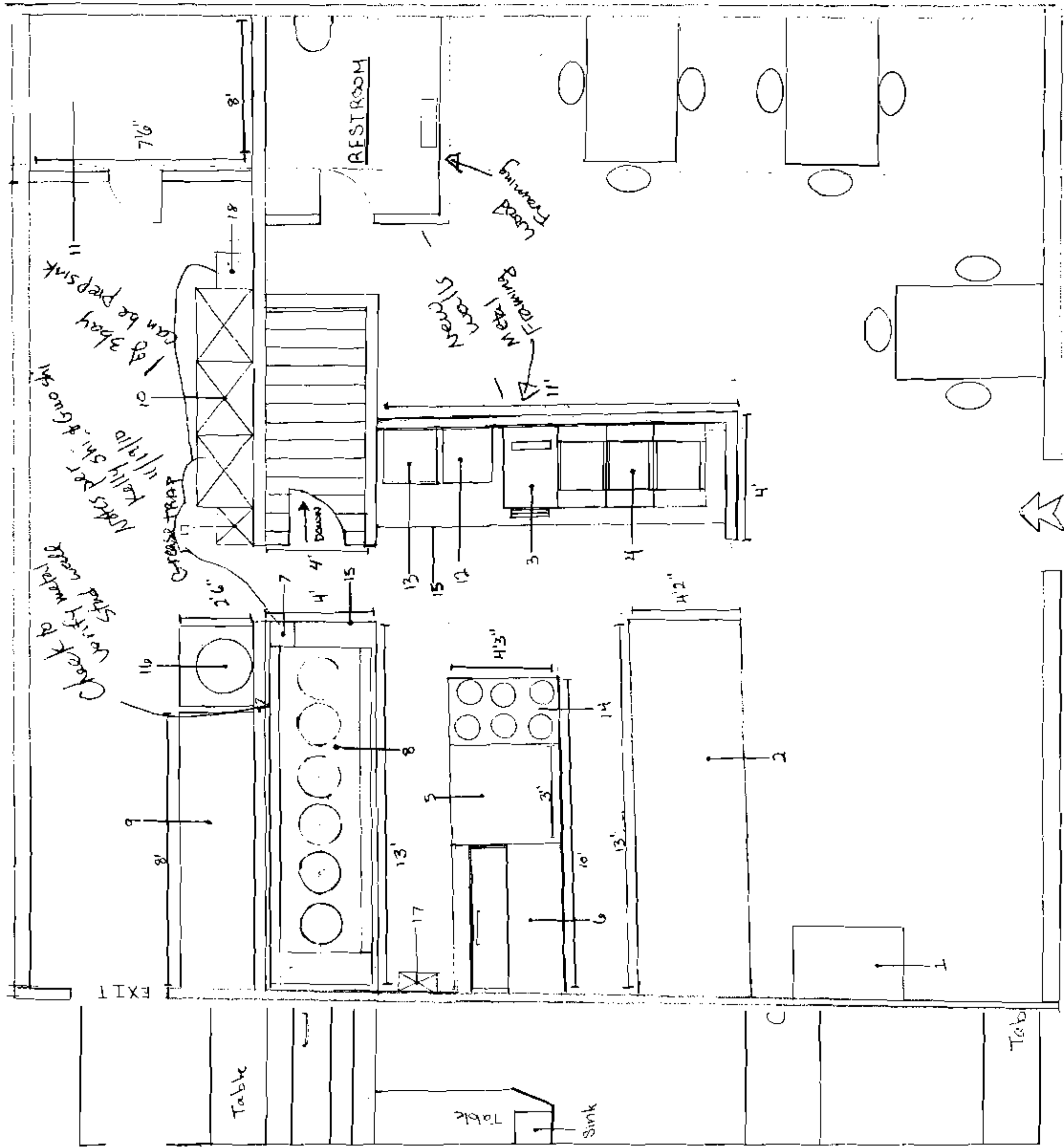
12-8-10

dc to close in wall
which head will be installed.
Advised contractor he cannot
close in anything else
we will need to come back
for an above ceiling resp.
also told him he cannot
do elec, plum or head due
to there are no permits.

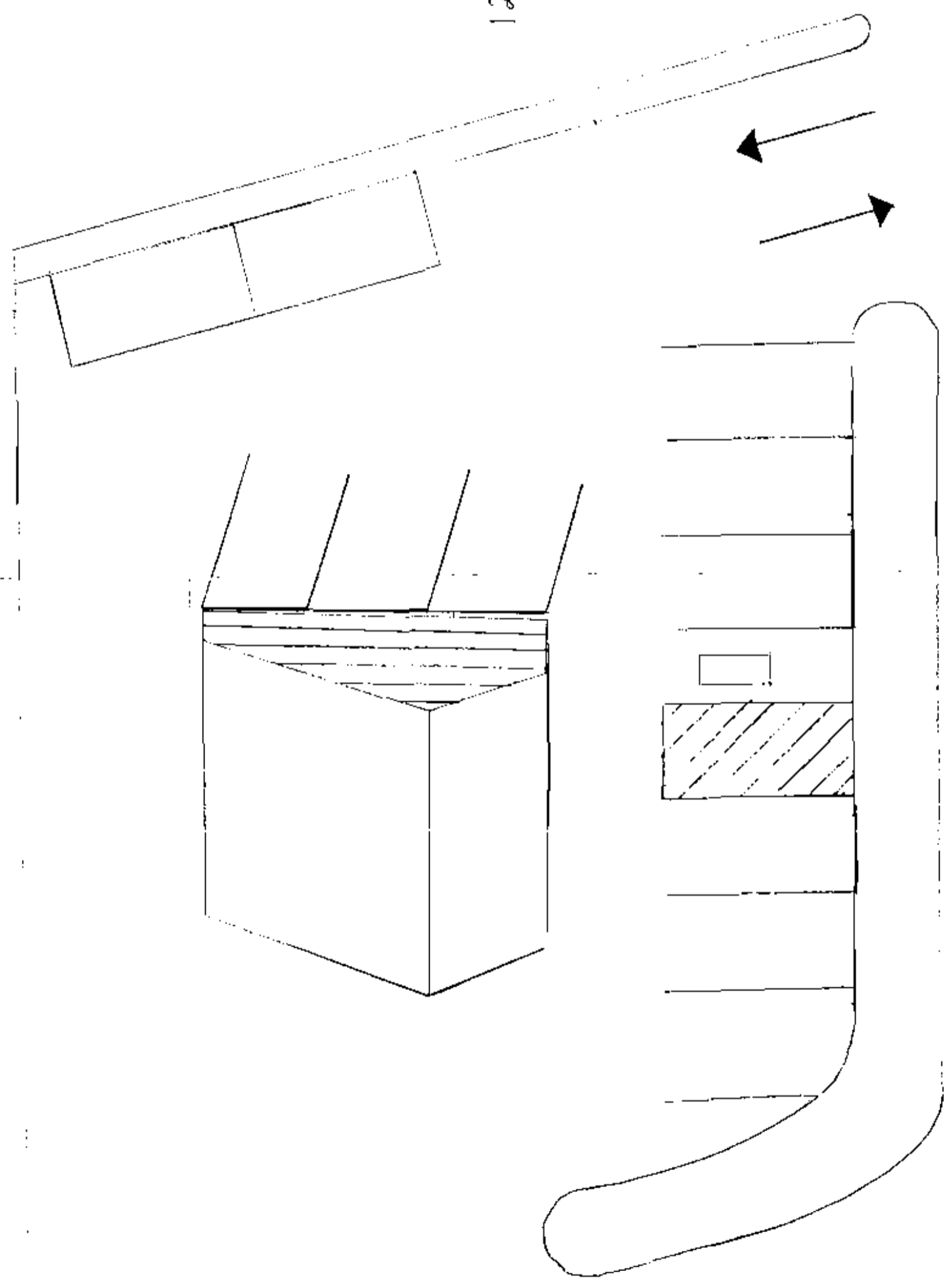
EQUIPMENTS SCHEDULE

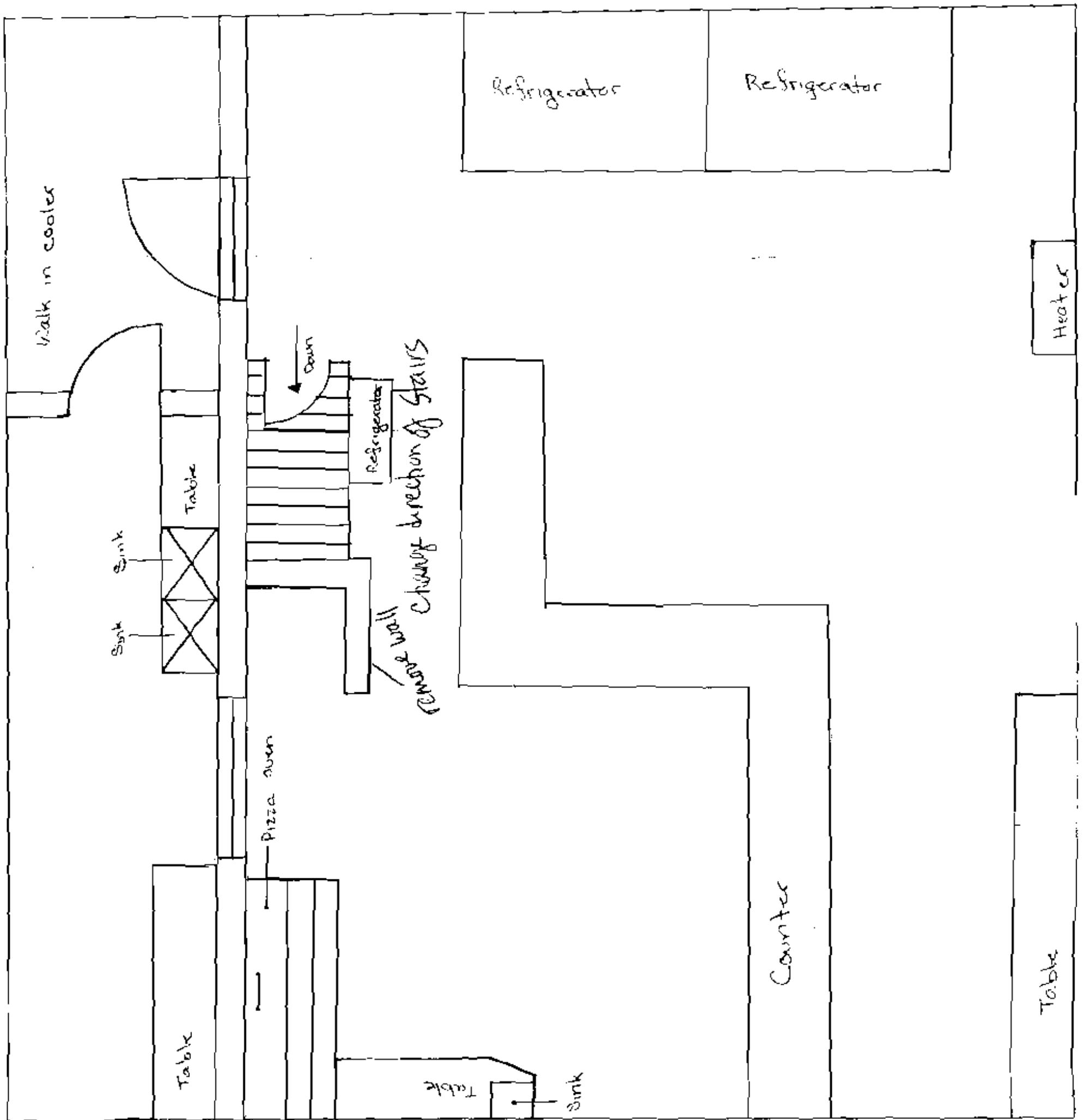
NO	DESCRIPTIONS	PLUMBING			ELECTRICAL			GAS
		2.01 HW	U	I.W	Watt	PH	HP	
1	Refrigerator				115	1/2	8	B.T.U
2	Counter							
3	Boiler				115	1	3/4	78,000
4	Evaporator (3 Pcs)						1/2	330,000
5	Wash Table							
6	Solid Unit				115	1	1/2	
7	Slop Sink for Chinese Ranges							
8	6 Holes Chinese Range						1/2	1515,000
9	Work Table							
10	3-Comp. Sink w/over Drain Board						1/2	
11	Walk in Cooler				3/4	320	3	1HP
12	Roast Cook Oven						1/2	125,000
13	Rice Cooker						1/2	15,000
14	Steam Table						3/4	40,000
15	Exhaust Hood with Hood Lites and Exhaust Blowers				115	1	20	
16	Hot Water Boiler				220	1	40	
17	Sink						1/2	50,000
18	Map Sink						1/2	

China Taste
1223 Washington Ave.
Portland, Maine



China Taste
1223 Washington Ave.
Portland, Maine





Before

1723 Washington Ave.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1348	Date Applied For: 10/26/2010	CEL: 408 B02J001
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Location of Construction: 1223 WASHINGTON AVE	Owner Name: Guo Sen Shi	Owner Address: 80 Yankee Drive	Phone:
Business Name:	Contractor Name: Rock Construction	Contractor Address: 143-25 41 Ave. #402 Flushing	Phone: (708) 788-4705
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Retail Establishment "China Taste" - Tenant fit-up for retail establishment (9 Seats)	Proposed Project Description: Tenant fit-up for retail establishment (9 Seats)
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Dept: Zoning Status: Approved with Conditions Reviewer: Ana Machado Approval Date: 10/29/2010
 Note: Retail use is legally nonconforming. It has not been vacant for a year so it can continue as retail establishment **OK to Issue:**
 1) Separate permits shall be required for any new signage. Since the use is legally nonconforming, the approved maximum size for the sign is 16 square feet (approved by Zoning Board of Appeals in 1964) with a maximum height of 10' (1963 Zoning Board of Appeals). It may not be any bigger.
 2) 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: Jeanine Bourke Approval Date: 11/19/2010
 Note: **OK to Issue:**
 1) Approval of City license is subject to health inspections per the Food Code.
 2) New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes
 3) Equipment must be installed in compliance with the UL listing, the manufacturer's specifications and IMC 2003
 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
 6) Basement is approved for storage only, no occupancy allowed.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 11/03/2010
 Note: **OK to Issue:**
 1) Application requires State Fire Marshal approval.
 2) Type I hood system is required. A separate HVAC permit shall be applied for if there is no existing hood system.
 3) Fire extinguishers required. Installation per NFPA 10

PERMIT ISSUED

NOV 19 2010

Comments:
 10/21/2010-amachado: Spoke to owner's daughter. She will bring in the purchase & sales agreement.
 10/29/2010-amachado: Received right, title & interest.

City of Portland

Location of Construction: 1223 WASHINGTON AVE	Owner Name: Guo Sen Shi	Owner Address: 80 Yankee Drive	Phone:
Business Name:	Contractor Name: Rock Construction	Contractor Address: 143-25 41 Ave, #402 Flushing	Phone: (708) 788-4705
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

11/18/2010-jmb: Spoke with Jason Shi for details on grease trap, wall prep for hoods. He will have his daughter call back who speaks better english.

11/19/2010-jmb: Kelly and Guo Shi came into the office and verified questions per the notes added to the plans

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.

Final inspection required at completion of work, including health inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Received from

Van Chee Chevy

10-26 2010

1223 Commercial Ave. #1

Department of

Cost of Construction \$ _____

Building Fee: 1200

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: 15

Totals: 1215

Building (12) _____

Plumbing (15) _____

Electrical (12) _____

Site Plan (12) _____

Other _____

OSI: 40882.25

Check #: 1027

Total Collected \$ 1215

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: JK

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



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>1223 Washington Ave. Portland</u>		
Total Square Footage of Proposed Structure/Area <u>932 ft</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>408</u> Block# <u>B</u> Lot# <u>23</u>	Applicant *must be owner, Lessee or Buyer Name <u>Guo Sen Shi</u> Address <u>212 Main Street</u> City, State & Zip <u>Yarmouth, ME 04096</u>	Telephone: <u>646-244-6859</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>40000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____	Number of Residential Units <u>0</u>	<u>920</u>
If vacant, what was the previous use? <u>Pizzeria - retail establishment</u>		<u>95</u>
Proposed Specific use: <u>Restaurant</u>		<u>495</u>
Is property part of a subdivision? <u>No</u>	If yes, please name _____	
Project description: <u>Pizzeria to restaurant, under 9 seats. Retail Establishment</u>		
Contractor's name: <u>Rock Construction</u>		
Address: <u>143-25 41 Ave, #402 Flushing, NY 11355</u>		
City, State & Zip: <u>Flushing, NY 11355</u>		Telephone: <u>(718) 778-4105</u>
Who should we contact when the permit is ready: <u>Jason Shi</u>		Telephone: <u>(646) 244-6859</u>
Mailing address: <u>212 Main St. Yarmouth, ME 04096</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 874-8705.

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 person or persons authorized representative shall have the authority to enter all areas covered by this permit at any reasonable time to enforce the provisions of the codes applicable to this permit.

Signature: Shi Guo Sen Date: 25/10/10

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

PERMIT ISSUED
RECEIVED
OCT 26 2010
Dept. of Building Inspections
City of Portland Maine

Must Have Call Before Mail

Applicant

Architect

Name Gus Sen Shi

Address 242 Main Street, Yarmouth 14E

Phone Number 207-846-6668

Use of structure Mercantile

Square Footage 992 sq²

Existing fire protected None

Proposed fire protected None

ROBERT B. GREGORY
Attorney at Law
PO Box 760
Damariscotta, Maine 04543

Arthur E. Nissen
(1911-1995)

(207) 563-8104
FAX 563-8107
E-mail: robq@robgregory.com

September 7, 2010

Guo Sen Shi
80 Yankee Drive
Yarmouth, ME 04096

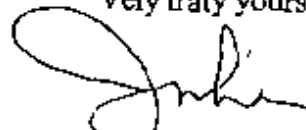
Re: Lincoln Capital, LLC to Guo Sen Shi
Property located in Portland, Maine

Dear Mr. Shi:

Congratulations on the purchase of the above-referenced property! Attached are copies of the closing documents. The final title insurance policy will be forwarded to you along with the original deed once we get the recorded deed back from the Registry.

If you have any questions, please call.

Very truly yours,



Julie H. Crider

Enclosures

RECEIVED

OCT 29 2010

Dept. of Building Inspections
City of Portland Maine

RECEIVED

OCT 29 2010

Quitclaim Deed without Covenant
(Release Deed)

Dept. of Building Inspections
City of Portland Maine

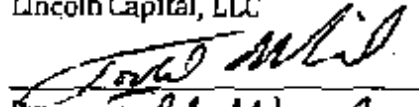
Lincoln Capital, LLC, a Maine limited liability company with a principal place of business at 496 Congress Street, Portland, Maine 04102, for consideration paid, RELEASES to Guo Sen Shi, of Yarmouth, Maine, with a mailing address of 80 Yankee Drive, Yarmouth, Maine 04096

A certain lot or parcel of land, together with the improvements thereon, situated in Portland, Cumberland County, State of Maine, and being more particularly bounded and described on Exhibit A, attached hereto and incorporated herein.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by a certain mortgage from Van Reed, Inc. dated July 17, 2008 and recorded at the Cumberland County Registry of Deeds in Book 262 .6, Page 102. Reference is also made to a certain Notice of Public Sale recorded at Book 27912, Page 31.

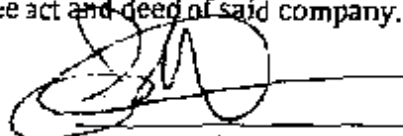
IN WITNESS WHEREOF, the said Lincoln Capital, LLC has caused these presents to be signed and sealed this 15th day of September, 2010.

Lincoln Capital, LLC


By: Todd Miranda
Its: President

State of Maine
County of Cumberland

Personally appeared before me this 7th day of September, 2010,
TODD MIRANDA on behalf of the above-named Lincoln Capital, LLC and acknowledged the foregoing to be his/her free act and deed in said capacity and the free act and deed of said company.



Notary Public Attorney Me. Bar # 8510
Print Name: Susan Hession
My Commission Expires:

Exhibit A

A certain lot or parcel of land, together with the buildings or improvements thereon, situated on Washington Avenue, in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Being lots numbered One (1) and Two (2) as shown on a Plan entitled "The Pines, Portland, Maine, Owned by the A.H. Chipman Land Co., Portland, Maine," dated April, 1925, prepared by Percy H. Richardson and recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 29, to which Plan reference is hereby made for a more particular description.

RECEIVED

OCT 29 2010

Dept. of Building Inspections
City of Portland Maine

RECEIVED

OCT 29 2010

Dept. of Building Inspections
City of Portland Maine

ASSIGNMENT OF RIGHTS

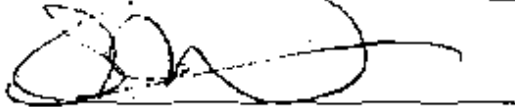
Know all by These Presents

That LINCOLN CAPITAL, LLC a Maine limited liability company with a principal place of business at 496 Congress St. Portland, Maine 04102, holder of certain rights under a First American Title Insurance Co. policy # MELE-270030155 as amended by Change Endorsement dated June 22, 2010, hereby assigns to Guo Shen Shi, of Yarmouth, Maine all right, title and interest which Lincoln Capital, LLC may have to said policy of title insurance, solely limited to any recovery of sums paid or damages due to the failure of the policy to disclose certain real property taxes assessed against the premises insured, as set forth hereinbelow. Lincoln Capital, LLC reserves to itself and does not assign its other rights, title or interest under said title insurance policy.

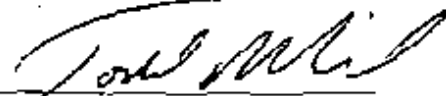
The purpose of this assignment is to permit the recovery by Guo Shen Shi, now the owner of the premises insured under said policy, of any and all damages due under the aforesaid policy by reason of the failure of the policy to disclose certain real property taxes assessed against the premises insured under said policy under a Tax Lien Certificate dated June 15, 2009 for taxes assessed and due on June 26, 2008.

This Assignment is given to permit the said Guo Shen Shi to collect those damages due under the policy which was issued with an amended Date of Time of Policy to read 07/21/08 at 12:57 p.m. which is after the date of said Tax Assessment. Guo Shen Shi paid the taxes which were so assessed at the closing between the parties on September 3, 2010, and Lincoln Capital, LLC agreed to assign to Guo Shen Shi all of its right to recover said amounts after closing.

Witness my hand and seal this 7 day of September, 2010



Witness

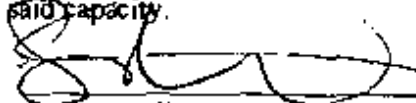


Lincoln Capital, LLC
By: Todd Miranda
Its: President

STATE OF MAINE
CUMBERLAND, SS

9-7, 2010

Personally appeared the above named TODD Miranda and acknowledged the foregoing as his/her free act deed, and in said capacity.



Notary Public/Attorney at Law
Printed Name: Susan Hasson



0599500

RETTD

00

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

DO NOT USE RED INK!

1. COUNTY
CUMBERLAND

2. MUNICIPALITY/TOWNSHIP
PORTLAND

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/
PURCHASER

3a) Name (LAST, FIRST, MI)

SHI, GVO SEN

3b) SSN or Federal ID

105-80-8883

3c) Name (LAST, FIRST, MI)

3d) SSN or Federal ID

3e) Mailing Address

80 YANKEE DR
YARMOUTH

3g) State

3h) Zip Code

ME 04096

4. GRANTOR/
SELLER

4a) Name (LAST, FIRST, MI)

LINCOLN CAPITAL LLC

4b) SSN or Federal ID

20-4127932

4c) Name (LAST, FIRST, MI)

4d) SSN or Federal ID

4e) Mailing Address

496 CONGRESS ST
PORTLAND

4g) State

4h) Zip Code

ME 04102

5. PROPERTY

5a) Map

Block

Lot

Sub-Lot

Check any that apply:

- No tax may exist
- Multiple parcels
- Portion of parcel

5d) Type of property—Enter the code number that best describes the property being sold. (See instructions)

5e) Acctg C.

5c) Physical Location

1223 WASHINGTON AVE

6. TRANSFER
TAX

6a) Purchase Price (if the transfer is a gift, enter "0")

6a

150 000.00

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)

6b

.00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

36 MRSA § 4441-C, 13 Foreclosure Deed

7. DATE OF TRANSFER (MM/DD/YYYY)

MONTH

DAY

YEAR

8. WARNING TO BUYER—if the property is classified as farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WAIVER—Buyer(s) not required to withhold Maine income tax but also:

- Seiler has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000

11. OATH

Aware of penalties as set forth by Title 36 § 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below.

Grantee

Date

Grantor

Date

Grantee

Date

Grantor

Date

12. PREPARER

Name of Preparer

SUSAN HANSON Esq

Phone Number

(207) 531-7002

Mailing Address

POB 7748
PORTLAND ME 04112

E-Mail address

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN:				
		1 <input type="checkbox"/> FHA	2 <input type="checkbox"/> FICA	3 <input type="checkbox"/> CONV. UNINS.	4 <input type="checkbox"/> VA	5 <input checked="" type="checkbox"/> CONV. INS.
		6. FILE NUMBER: DRTC 2010-082 SH			7. LOAN NUMBER:	
		8. MORTGAGE INS 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 "FOC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 10 398 (DRTC 2010-082 SH) (DRTC 2010-082 SH) (DRTC 2010-082 SH)						
D. NAME AND ADDRESS OF BORROWER:		E. NAME AND ADDRESS OF SELLER:		F. NAME AND ADDRESS OF LENDER:		
Guo Sen Shi 80 Yankee Drive Yarmouth, ME 04096		Lincoln Capital, LLC 496 Congress St Portland, ME 04102				
G. PROPERTY LOCATION: 1223 Washington Ave Portland, ME 04103-3626 Cumberland County, Maine		H. SETTLEMENT AGENT: 01-0427184 Damariscotta Region Title Company PLACE OF SETTLEMENT 10 Water Street, PO Box 750 Damariscotta, ME 04543		I. SETTLEMENT DATE: September 2, 2010		
J. SUMMARY OF BORROWER'S TRANSACTION				K. SUMMARY OF SELLER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BORROWER:				400. GROSS AMOUNT DUE TO SELLER:		
101. Contract Sales Price		150,000.00	401. Contract Sales Price		150,000.00	
102. Personal Property			402. Personal Property			
103. Settlement Charges to Borrower (Line 1400)		15,603.00	403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>				<i>Adjustments For Items Paid By Seller in advance</i>		
106. City/Town Taxes	to		406. City/Town Taxes	to		
107. County Taxes	to		407. County Taxes	to		
108. Assessments	to		408. Assessments	to		
109.			409.			
110.			410.			
111.			411.			
112.			412.			
120. GROSS AMOUNT DUE FROM BORROWER		165,603.00	420. GROSS AMOUNT DUE TO SELLER		150,000.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:				500. REDUCTIONS IN AMOUNT DUE TO SELLER:		
201. Deposit or earnest money		15,000.00	501. Excess Deposit (See instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)		240.00	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504. Payoff First Mortgage			
205.			505. Payoff Second Mortgage			
206.			506. Deposit retained by broker		7,500.00	
207.			507. (\$7,500.00 disbursed)			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>				<i>Adjustments For Items Unpaid By Seller</i>		
210. City/Town Taxes	to		510. City/Town Taxes	to		
211. County Taxes	to		511. County Taxes	to		
212. Assessments	to		512. Assessments	to		
213.			513.			
214.			514.			
215.			515.			
216.			516.			
217.			517.			
218.			518.			
219.			519.			
220. TOTAL PAID BY/FOR BORROWER		15,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER		7,740.00	
300. CASH AT SETTLEMENT FROM TO BORROWER:				600. CASH AT SETTLEMENT TO/FROM SELLER:		
301. Gross Amount Due From Borrower (Line 120)		165,603.00	601. Gross Amount Due To Seller (Line 420)		150,000.00	
302. Less Amount Paid By/For Borrower (Line 220)	(15,000.00)	602. Less Reductions Due Seller (Line 520)	(7,740.00)	
303. CASH (X FROM) (TO) BORROWER		150,603.00	603. CASH (X TO) (FROM) SELLER		142,260.00	

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachment referred to herein.

Borrower

Guo Sen Shi

Seller

Lincoln Capital, LLC

By:

Re:

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
SETTLEMENT STATEMENT

D TYPE OF LOAN:
 1. FHA 2. FmHA 3. CONJ. UNINS. 4. VA 5. CONY. INS.

6. FILE NUMBER: ORG 2010 082 SHI 7. LOAN NUMBER:
 8. MORTGAGE INS 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 known. Items marked "I/POC" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.
 10 2008 (MTR 2010-08) 5/11/2010 (MTR 2010 082 SHI)

D. NAME AND ADDRESS OF BORROWER:
 Guo Sen Sh
 80 Yankee Drive
 Yarmouth, NE 04096

E. NAME AND ADDRESS OF SELLER:
 Lincoln Capital, LC
 496 Congress St
 Portland, ME 04102

F. NAME AND ADDRESS OF LENDER:

G. PROPERTY LOCATION:
 123 Washington Ave
 Portland, ME 04103-3626
 Cumberland County, Maine

H. SETTLEMENT AGENT: 01-0427184
 Camariscoba Region Title Company
 PLACE OF SETTLEMENT
 10 Water Street, PO Box 760
 Camariscoba, ME 04543

I. SETTLEMENT DATE:
 September 2, 2010

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	150,000.00	401. Contract Sales Price	150,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	15,603.00	403.	
104.		404.	
105.		405.	
Adjustments For Items Paid by Seller in advance:		Adjustments For Items Paid by Seller in advance:	
106. City/Town Taxes	to	406. City/Town Taxes	to
107. County Taxes	to	407. County Taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	165,603.00	420. GROSS AMOUNT DUE TO SELLER	150,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	15,000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	240.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by broker	7,500.00
207.		507. (\$7,500.00 disbursed)	
208.		508.	
209.		509.	
Adjustments For Items Unpaid by Seller:		Adjustments For Items Unpaid by Seller:	
210. City/Town Taxes	to	510. City/Town Taxes	to
211. County Taxes	to	511. County Taxes	to
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/OF BORROWER	15,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	7,740.00
300. CASH AT SETTLEMENT FROM/BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120)	165,603.00	601. Gross Amount Due To Seller (Line 420)	150,000.00
302. Less Amount Paid By/For Borrower (Line 220)	(15,000.00)	602. Less Reductions Due Seller (Line 520)	7,740.00
303. CASH (X FROM) (TO) BORROWER	150,603.00	603. CASH (X TO) (FROM) SELLER	142,260.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1 & 2 of this statement & any attachments referred to herein.

Borrower: Guo Sen Sh

Seller: Lincoln Capital, LC
 Todd Miranda
 President

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$ 150,000.00 @ 5.0000 %	1,500.00	Paid From	Paid From
Division of Commission (line 700) as follows:				BORROWER'S	SELLER'S
			Less Deposit Retained	FUNDS AT	FUNDS AT
				SETTLEMENT	SETTLEMENT
701.	\$ 7,500.00 to Tranzon Auction Properties		7,500.00		
702.	\$ to				
703.	Commission Paid at Settlement				
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801.	Loan Origination Fee % to				
802.	Loan Discount % to				
803.	Appraisal Fee to				
804.	Credit Report to				
805.	Lender's Inspection Fee to				
806.	Mortgage Ins. App. Fee to				
807.	Assumption Fee to				
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest From to @ \$ /day (days %)				
902.	MP Totline for Life of Loan for months to				
903.	Hazard Insurance Premium for 1.0 years to				
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001.	Hazard Insurance months @ \$ per month				
1002.	Mortgage Insurance months @ \$ per month				
1003.	City/Town Taxes months @ \$ per month				
1004.	County Taxes months @ \$ per month				
1005.	Assessments months @ \$ per month				
1006.	months @ \$ per month				
1007.	months @ \$ per month				
1008.	months @ \$ per month				
1100. TITLE CHARGES					
1101.	Settlement or Closing Fee to Damariscotta Region Title Company		300.00		
1102.	Abstract or Title Search to				
1103.	Title Examination to Robert B. Gregory, Esq.		300.00		
1104.	Title Insurance Binder to				
1105.	Document Preparation to Susan C. Hanson, Esq.			150.00	
1106.	Notary Fees to				
1107.	Attorney's Fees to				
	(includes above item numbers:				
1108.	Title Insurance to Damariscotta Region Title Company		450.00		
	(includes above item numbers:				
1109.	Lender's Coverage \$				
1110.	Owner's Coverage \$ 150,000.00 450.00				
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording Fees: Deed \$ 18.00; Mortgage \$ Releases \$		18.00		
1202.	City/County Tax/Stamps: Deed ; Mortgage				
1203.	State Tax/Stamps: Revenue Stamps 650.00; Mortgage seller exempt		330.00		
1204.	Record Seller Affidavit to Cumberland County Register of Deeds			90.00	
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey to				
1302.	Pest Inspection to				
1303.	Real Property Taxes to City of Portland 2009-2011		14,000.00		
1304.					
1305.	Water/Sewer charges to City of Portland		155.00		
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)		15,803.00		240.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.


Damariscotta Region Title Company
Settlement Agent

