

City of Portland, Maine - Building or Use Permit

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

Permit No:	07-0239	Date Applied For:	03/07/2007	CBL:	065 D014001
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Location of Construction:	931 CONGRESS ST	Owner Name:	WILDCAT LLC	Owner Address:	465 CONGRESS ST	Phone:	
Business Name:		Contractor Name:	n/a	Contractor Address:	n/a Portland	Phone:	
Lessee/Buyer's Name		Phone:		Permit Type:	Legalization of Non-Conforming Units		

Proposed Use:	Commercial / Residential Legalize 2 units for a total of 8 units	Proposed Project Description:	Legalize 2 units for a total of 8 units
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Dept: Zoning Status:
Note: Connected to permit #07-0236. **Reviewer:** Ann Machado **Approval Date:**
 Ok to Issue:

Dept: Building Status: Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/06/2008
Note:
 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. **Ok to Issue:**
 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
 3) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
 4) 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.
 5) Separate Permits shall be required for any new signage.
 6) Fastener schedule per the IRC 2003
 7) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails must comply with new codes to the fullest extent possible

Dept: Fire Status: Pending **Reviewer:** Capt Greg Cass **Approval Date:**
Note: **Ok to Issue:**

Comments:

3/8/2007-amachado: Application is complete. Gave notice to owners of properties form to Gayle, and City Housing Ordinance compliance form and NFPA compliance form on 3/8/07.
 3/19/2007-ldobson: \$100 Stop work order fee owed
 4/13/2007-amachado: Chris Hanson returned the Housing Code sheet. Not able to approve the building at this time because the residential units are under construction connected to permit 07-0236. Greg Cass included in this permit a list of Life Safety issues that need to be addressed to bring the building up to code.

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High Tech Fire Protection
P.O. Box 156
Minot, Maine 04258
Tel: (207) 998-2551

Date: November 13, 2007
To: Wildcat LLC
From: Richard Smith
Re: Guarantee/fire sprinklers

MSG: High Tech Fire Protection hereby warrants and guarantees all materials and workmanship supplied by High Tech Fire Protection on the project entitled 929 Congress Street in Portland, Maine for a period of one year from the date of substantial completion. (to November 13, 2008).

We shall remove, replace and/or repair at our own expense and at the convenience of the owner any faulty, defective or improper work, material completed by High Tech Fire Protection or equipment discovered within one year from the date of acceptance of the Project as a whole by the architect and owner.

The sprinkler system meets or exceeds all requirements necessary for an approved NFPA #13 and NFPA 13R sprinkler system and the Local Authority.

High Tech Fire Protection
Richard Smith, Treasurer

931 Congress

STRUCTURE'S MATERIALS AND TEST CERTIFICATE FOR ABOVEGROUND PIPING

PROCEDURE

Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job. Certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners, and contractors. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

PROPERTY NAME 929 Congress St DATE 11- -07

PROPERTY ADDRESS 929 Congress St Portland

ACCEPTED BY State Fire Marshal's Office

ADDRESS #164 State House Station Augusta, Maine 04333-0164

Installation conforms to accepted plans Yes No

Equipment used is approved if no, explain deviations: Yes No

Has person in charge of fire equipment been instructed as to location of control valves and core and maintenance of this new equipment? Yes No

if no, explain? Yes No

Has copies of the following been left on the premises?
 1. System components instructions Yes No
 2. Core and maintenance instructions Yes No
 3. NFPA 25 (Owners Manual) Yes No

INSTRUCTIONS

MAKE	MODEL	YEAR OF MANUFACTURE	ORIFICE SIZE	QUANTITY	TEMPERATURE RATING
<u>Metalic</u>	<u>W2004 UP-Rt</u>	<u>2007</u>	<u>R=5.6</u>	<u>605</u>	<u>155°</u>
<u>Reliable</u>	<u>RESY4 HSW</u>	<u>2007</u>	<u>R=4.4</u>	<u>600</u>	<u>155°</u>

SPRINKLERS

PIPING & FITTINGS
 Type of pipe CPVC & SCH 10 and SCH 40 Black Iron Pipe
 Type of fittings CPVC, Vic and Cast Iron

Type	Make	Model	Minutes	Seconds
<u>Other</u>	<u>USR-F</u>	<u>F1000</u>	<u>0</u>	<u>30</u>

Make	Model	Serial no.	Make	Model	Serial no.

Without O.O.D. With O.O.D.	Minutes	Seconds	Psi	Air pressure	Trip point air pressure	Time water reached test outlet	Alarm operated properly

DRY PIPE OPERATION TEST
 Operation Pneumatic Electric Hydraulic

Piping supervised
 Does valve operate from the manual trip, remote, or both control stations? Yes No
 Is there an accessible facility in each circuit for testing? Yes No if no, explain.

Make	Model	Does each circuit operate supervision loss alarm?		Does each circuit operate valve release?		Maximum time of operate release
		Yes	No	Yes	No	

Location and floor Make & Model Setting Static Pressure Residual Pressure (flowing) Flow rate

RESSURE DUCING VALVES Inlet (psi) outlet (psi) Inlet (psi) outlet (psi) Flow (gpm)

1 Measured from time inspector's test connection is opened.

TEST DESCRIPTION

pressure in excess of 150 psi (10.2 bar) for 4 hours. Interruption of any pipe valve clippers shall be left open during the test to prevent damage. All aboveground piping leakage shall be stopped.
 Pneumatic: Establish 40 psi (2.7 bar) air pressure and measure drop, which shall not exceed 1 1/2 psi (0.1 bar) in 24 hours. Test pressure tanks of normal water level and air pressure and measure air pressure drop, which shall not exceed 1 1/2 psi (0.1 bar) in 24 hours.

All piping hydrostatically tested at _____ psi (____ bar) for _____ hours. If no, state reason
 Dry piping pneumatically tested Yes No
 Equipment operates properly Yes No

Do you certify as the sprinkler contractor that additives and corrosive chemicals, sodium silicate or derivatives of sodium silicate, brine, or other corrosive chemicals were not used for testing systems of stopping leaks? Yes No

TEST

Drain test	Reading of gauge located <u>95</u> psi water supply test connection: <u>95</u> psi (____ bar).	Residual pressure with valve in test connection open wide: <u>85</u> psi (____ bar).
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Underground mains and lead in connections to system riser flushed before connection made to sprinkler piping?
 Verified by copy of the U Form No. 858 flushed by installer of underground sprinkler piping? Yes No
 Other Explain

If power-driven fasteners are used in concrete, has representative sample testing be satisfactorily completed? Yes No
 If no, explain

BLANK TESTING GASKETS

Number used	Locations	Number removed
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Welding piping Yes No
 If Yes...

Do you certify as the sprinkler contractor that welding procedures comply with the requirements of at least AWS B2.1? Yes No

Do you certify that the welding was performed by welders qualified in compliance with the requirements of at least AWS B2.1? Yes No

Do you certify that the welding was carried out in compliance with a documented quality control procedure to ensure that all discs are retrieved, that openings in piping are smooth, that slag and other welding residue are removed, and that the internal diameters of piping are not penetrated? Yes No

CUTOUPS (DISCS)

Do you certify that you have a control feature to ensure that all cutouts (discs) are retrieved? Yes No

HYDRAULIC DATA NAMEPLATE

Nameplate provided Yes No
 If no, explain

REMARKS

Date left in service with all control valves open 11/12/07

Name of sprinkler contractor High Tech Fire Protection

SIGNATURES

For property owner (signed) _____ Test witnessed by _____
 For sprinkler contractor (signed) Joe Bault Title FI F-fer Date 11/12/07

Additional Explanations and notes



ILLEGAL NOTICE

WHEREAS, violations of Article 1, Section 105 of the TBC Code of the City of Portland Code of Ordinances has been found on these premises. IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist from, and

STOP WORK

AT ONCE PERTAINING TO CONSTRUCTION, ALTERATIONS OR REPAIRS ON THESE PREMISES

KNOWN AS 931 Congress

All persons acting contrary to this order or removing or mutilation of this notice are liable to arrest unless such action is authorized by the City of Portland Division of Inspection Services.

Code Enforcement Officer

Date 2/28/03

City of Portland 389 Congress Street Room 315 Portland, Maine 04101 (207) 874-8703



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

February 28, 2007

WILDCAT LLC
465 CONGRESS ST
PORTLAND, ME 04101

CBL: 065 D014001
Located at 931 CONGRESS ST

Hand Delivery

Dear WILDCAT LLC,

STOP WORK ORDER

An evaluation of the above-referenced property on 02/27/2007 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Chris Hanson @ 874-8696

City of Portland
Inspection Services
RETURN OF SERVICE

On the 28 day of February, 2007, I made service of the

STOP Work Order upon Fred Danbury

at 931 Congress St

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____

By delivering a copy to an agent authorized to receive service of process, and whose name is _____

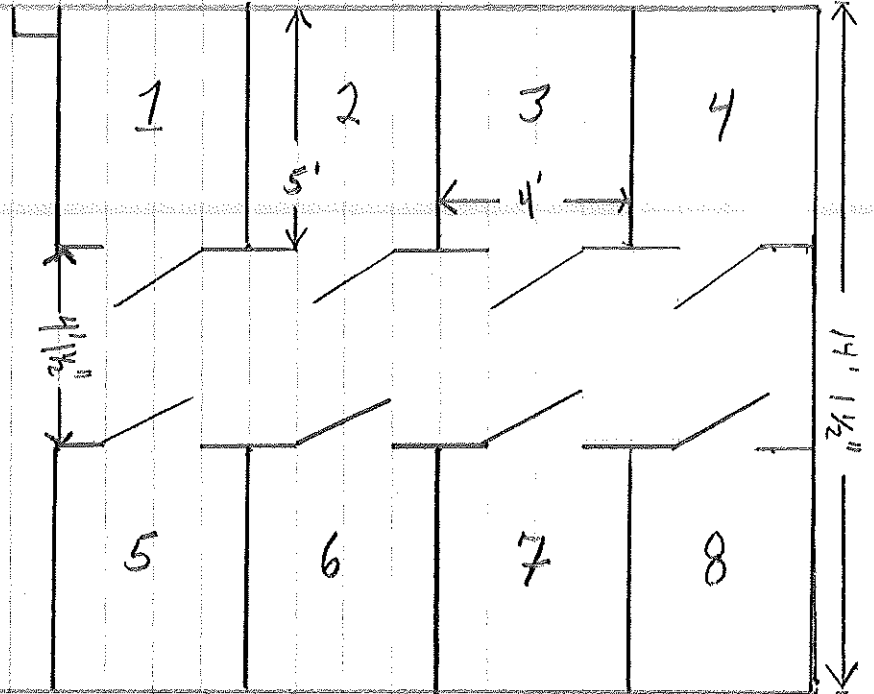
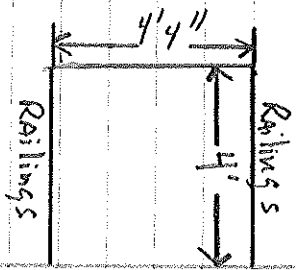
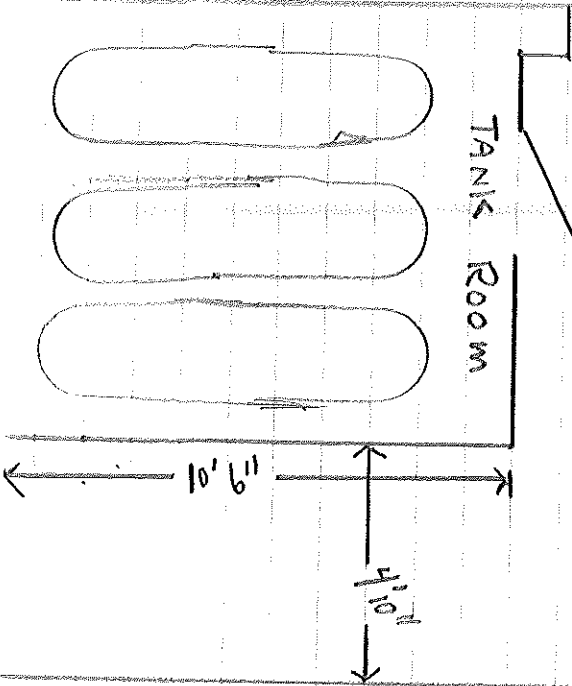
By (describe other manner of service) _____

DATED: 2/29/07

[Signature]
Signature of Person Making Service
CFB - R. Howard
Title

I have received the above-referenced documents

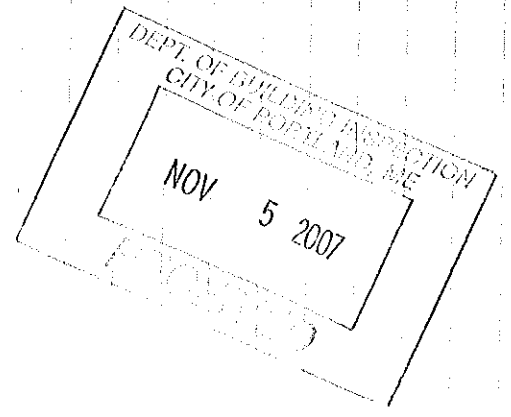
Signature of Person Receiving Service
 Refused to Sign
 Unable to Sign



Storage Area
 Laundry Area

6SD-14

Sf. for
 93' - Comp. Area
 Floor Storage Area



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By (describe other manner of service) _____

DATED: 2/28/07

[Signature]
Signature of Person Making Service
CTO - Portland
Title

I have received the above-referenced documents

[Signature]
Signature of Person Receiving Service

Refused to Sign

Unable to Sign

A. FIRST TITLE OF MAINE

465 Congress Street Suite 800
Portland, ME 04101
Phone 207-775-1448 Fax 207-774-7984

B. TYPE OF LOAN FHA FMHA CONV. UNINS.

VA CONV. INS.

6. File Number: 06045 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 "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower Wildcat, LLC C/O James F. Cloutier, Esq
465 Congress Street, Portland, ME 04101

E. Name & Address of Seller Mohammed I. Kargar, Shamayel Kargar, Bismellah Kargar and Lalah Kargar, Somayeh Kargar and Shamayel Kargar, Trustee of the Shamayel Kargar Living Trust
14 Muirfield Road, Falmouth, ME 04105

G. Property Location Portland, Cumberland County, Maine

H. Settlement Agent Closer
931 Congress Street Portland ME 04101
First Title of Maine
Thomas W. Cloutier

Place of Settlement 465 Congress Street Suite 800
Portland, ME 04101

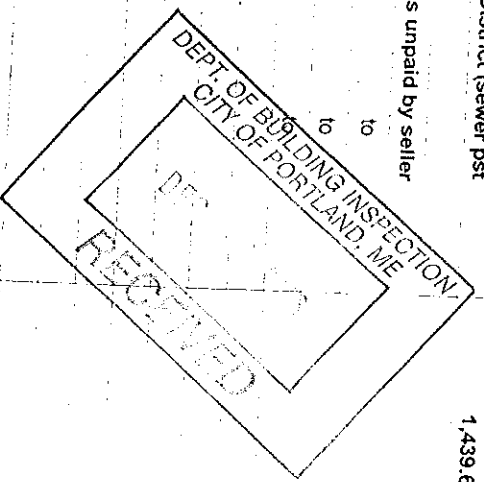
I. Settlement Date: 10/05/2006

J. Summary of Borrower's Transaction

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)	403. Credit from Allied Real Estate
104.	404.
105.	405.
Adjustments for items paid by seller in advance	Adjustments for items paid by seller in advance
106. City/town taxes 10/05/2006 to 12/31/2006	406. City/town taxes 10/05/2006 to 12/31/2006
107. County taxes	407. County taxes
108. Assessments	408. Assessments
109.	409.
110.	410.
111.	411.
112.	412.
113.	413.
114.	414.
120. Gross Amount Due From Borrower	420. Gross Amount Due To Seller
821,241.63	797,918.98

K. Summary of Seller's Transaction

500. Reductions In Amount Due To Seller	600. Cash At Settlement To/From Seller
501. Excess deposit (see instructions)	601. Gross amount due seller (line 420)
502. Settlement charges to seller (line 1400)	602. Less reductions in amount due seller (line 520)
503. Existing loan(s) taken subject to	
504. Payoff 1st mtg.	
505. Payoff 2nd mtg.	
506. Payoff Northeast Bank 361122671	
507. Portland Water District (water current & est.	
508. Portland Water District (sewer pst	
509.	
Adjustments for items unpaid by seller	Adjustments for items unpaid by seller
510. City/town taxes	510. City/town taxes
511. County taxes	511. County taxes
512. Assessments	512. Assessments
513.	513.
514.	514.
515.	515.
516.	516.
517.	517.
518.	518.
519.	519.
520. Total Reduction Amount Due Seller	520. Total Reduction Amount Due Seller
11,273.00	11,273.00
600. Cash At Settlement To/From Seller	600. Cash At Settlement To/From Seller
	821,241.63
	11,273.00
	809,968.63
	603. Cash
	381,475.32
	319.55
	1,439.63



209. Adjustments for items unpaid by seller

210. City/town taxes to

211. County taxes to

212. Assessments to

213.

214.

215.

216.

217.

218.

219.

220. Total Paid By/For Borrower

11,273.00

300. Cash At Settlement From/To Borrower

301. Gross amount due from borrower (line 120)

821,241.63

302. Less amounts paid by/for borrower (line 220)

11,273.00

303. Cash From To Borrower

809,968.63

600. Cash At Settlement To/From Seller

821,241.63

602. Less reductions in amount due seller (line 520)

11,273.00

603. Cash To From Seller

380,667.09

1. Settlement Charges

700. Total Sales/Broker's Commission

Based on price \$ 794,625.00

Division of Commission (line 700) as follows:

701. 2.5000% \$ 1,237.50

to Allied Real Estate
to Re/Max By the Bay

@ 2.5000

% = 19,865.62

PAID FROM
BORROWER'S
FUNDS AT
SETTLEMENT

PAID FROM
SELLER'S
FUNDS AT
SETTLEMENT

703. Total Commission paid at Settlement

19,865.63

704.

800. Items Payable in Connection With Loan

801. Loan origination fee

802. Loan discount

803. Appraisal fee

804. Credit report

805. Lenders inspection fee

806. Mtg. Insurance app. fee

807. Mortgage broker fee

808. Processing Fee

809. Administration Fee

810. Inspection Cost

811.

812.

813.

900. Items Required By Lender To Be Paid In Advance

901. Interest from / / to / /

902. Mortgage insurance premium for

903. Hazard insurance premium for

904. Flood insurance premium for

905.

1000. Reserves Deposited With Lender

1001. Hazard Insurance

1002. Mortgage Insurance

1003. City property taxes

1004. County property taxes

1005. Annual assessments

1005. Flood Insurance

1007.

1008. Aggregate Escrow Adjustment

1100. Title Charges

1101. Settlement or closing fee to

1102. Abstract or title search

1103. Title examination

1104. Title insurance binder

1105. Document preparation

1106. Notary fees

1107. Attorney's fees

1108. Title insurance

1109. Lender's coverage

1110. Owner's coverage

1111.

1112.

1113.

1200. Government Recording and Transfer Charges

1201. Recording fees: Deed \$ 162.00

1202.

1203. Transfer Tax

1204.

1205.

1300. Additional Settlement Charges

1301. Survey

1302. Pest Inspection

1303. Overnight Courier Fee

1304. Legal Fee Disbursement

1305. Attorney's Fees/Corporation Work

1306. Rent & Fuel

1307. Security Deposits

1308.

1309.

1400. Total Settlement Charges

24,049.65

34,077.39

162.00

1,749.00

72.00

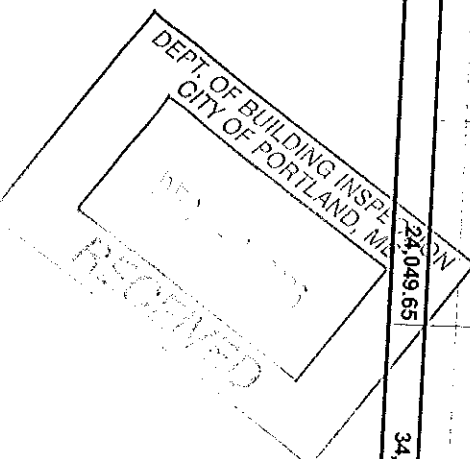
1,749.00

12,243.50

675.00

5,041.76

6,745.00



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 disbursements 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.

Borrower *[Signature]*

Seller *Mohammed I. Kargar*
Mohammed I. Kargar

Borrower

Seller *Shamayel Kargar*
Shamayel Kargar

Borrower

Seller *Besmelah Kargar*
Besmelah Kargar

Borrower

Seller *Jalah Kargar*
Jalah Kargar

Address: 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.

Date: *10-5-06*

Settlement Agent *Thomas W. Cloutier*
Warning: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

