

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Matthew Morgan
Gordan Smith-secretary
Mark Bower
William Getz
Elyse Wilkinson

March 11, 2011

Avesta Housing
Ethan Boxer-Macomber
307 Cumberland Avenue
Portland, ME 04101

RE: 48 Moody Street
CBL: 003 H001
ZONE: R-6

Dear Mr. Boxer-Macomber:

At the March 3, 2011 meeting, the Zoning Board of Appeals voted 5-0 to grant the request for a one and one half year extension of the practical difficulty appeal approval that was granted on September 16, 2010 to reduce the required side yard setbacks and the rear yard setback. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval Extension. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of March 3, 2011, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

You will also find an invoice for \$369.16 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that the approved practical difficulty variance appeal has been extended, you need to apply for a building permit to build the condominiums. The permit will not be issued until we receive a copy of the recorded Certificate of Variance. The building permit must be issued and construction begun within two years of the date of the original hearing, September 16, 2010, referenced under section 14-473(e), or the Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: March 11, 2011

RE: Action taken by the Zoning Board of Appeals on March 3, 2011.

Members Present: Gordon Smith (acting chair), William Getz, Elyse Wilkinson, Sara Moppin (acting secretary) and Matthew Morgan

Members Absent: Phil Saucier (recused) and Mark Bower

1. New Business:

A. Practical Difficulty Variance Appeal:

48 Moody Street, Avesta Housing Development Corporation, owner, Tax Map 003, Block H, Lots 001, 002, 003 & 004, R-6 Residential Zone: On September 16, 2010, the Zoning Board of Appeals granted a Practical Difficulty Appeal to Avesta Housing Development Corporation to reduce the required side yard setbacks and the required rear yard setback. The appellant is requesting a one and one half year extension of the Practical Difficulty Appeal Approval that was granted on September 16, 2010. Representing the appeal for Avesta Housing is Ethan Boxer-Macomber. **The Board voted 5-0 to grant the request for a one and one half year extension of the Practical Difficulty Appeal Approval that was granted on September 16, 2010 to reduce the required side yard setbacks and the rear yard setback.**

Enclosure:

Decision for Agenda from March 3, 2011

Original Zoning Board Decision

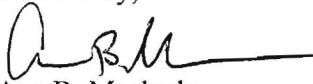
One dvd

CC: Patricia Finnigan, Acting City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Yours truly,

A handwritten signature in black ink, appearing to read 'A. B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist

Cc. file



CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL EXTENSION

I, Gordon Smith, the duly appointed Acting Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the third day of March, 2011, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.


- 1. **Current Property Owner: City of Portland, Maine**
- 2. **Property: called 48 Moody Street, cor. Vesper Street, cor. Wilson Street, Portland, ME**
CBL: 003-H-1, 2, 3 & 4

Cumberland County Registry of Deeds, Book Page
Last recorded deed in chain of Title:

3. **Variance and Conditions of Variance:**


To extend the time approval of the granted relief of September 16, 2010 from section 14-139(1)(d)(3) of the Land Use Zoning Ordinance to allow a side yard setback of 4.2' along Moody Street and 4' along Wilson Street instead of the required 10' side yard setback. And to further grant relief from section 14-139(1)(d)(2) to allow a rear setback of 5' instead of the required 20' rear setback. The original variance approval was for six months. This time extension is for another year and a half which results in the maximum time allowed under the Land Use Zoning Ordinance. The variance is approved through September 16, 2012.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 3rd day of March, 2011


Gordon Smith, Acting Chair of
City of Portland Zoning Board,
(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Gordon Smith and acknowledged the above certificate to be his free act and deed in his capacity as Acting Chairman of the Portland Board of Appeals, with his signature witnessed on March 3, 2011.


(Printed or Typed Name)
Notary Public
Margaret Schmuckal

My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Practical Difficulty Variance Extension

DECISION

Date of public hearing: March 3, 2011

Name and address of applicant: Ethan Boxer-Macomber
Avesta Housing
307 Cumberland Avenue
Portland, ME 04101

Location of property under appeal: 48 Moody Street (former Adams School)

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Ethan Boxer-Macomber

Exhibits admitted (e.g. renderings, reports, etc.): Item 1A attached to agenda and included in Board packet.

Attendance:
Wilkinson
Getz
Smith
Moppin
Morgan

Findings of Fact and Conclusions of Law: and a half

The applicant is requesting a one year extension of the practical difficulty variance that was granted on September 16, 2010 that reduced the required side yard setbacks and the required rear yard setback. The applicant has requested an extension due to some minor delays in the construction process. The conditional use permit granted was valid for six months and expires on March 15th.

Standards for an extension granted pursuant to Portland City Code § 14-473(e):

1. The facts constituting the basis of the decision to grant the variance have not materially changed.

Unanimous

Satisfied Not Satisfied

Reason and supporting facts:

No facts have changed per applicant exhibits and testimony.

2. If the one year extension is granted, the total time period for the variance does not exceed two years.

Unanimous

Satisfied Not Satisfied

Reason and supporting facts:

granted six months ago

Conclusion: (check one)

motion by Getz
Second by Wilkinso

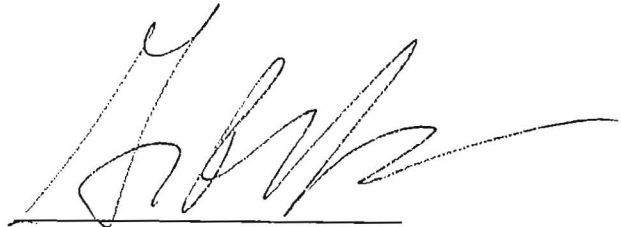
Option 1: The Board finds that all of the standards described above have been satisfied, and therefore GRANTS the ~~one year extension.~~

1.5 year extension.

Option 2: The Board finds that the all of the standards described above have been satisfied, and that certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the one year extension SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that the standards described above have NOT all been satisfied, and therefore DENIES the extension.

Dated: March 3, 2011



Board Chair

Members Present: Bill Getz — SARA Moppin — Matthew

CITY OF PORTLAND, MAINE Elise Wilkinson

ZONING BOARD OF APPEALS — Gordon Smith

Members Absent: Philip Saucier — Mark Bower
recused

APPEAL AGENDA

called to order at 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, March 3, 2011 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeal:

1. New Business:

Grant
5-0

A Practical Difficulty Variance Appeal:

48 Moody Street, Avesta Housing Development Corporation, owner, Tax Map 003, Block H, Lots 001, 002, 003 & 004, R-6 Residential Zone: On September 16, 2010, the Zoning Board of Appeals granted a Practical Difficulty Appeal to Avesta Housing Development Corporation to reduce the required side yard setbacks and the required rear yard setback. The appellant is requesting a one year extension of the Practical Difficulty Appeal Approval that was granted on September 16, 2010. Representing the appeal for Avesta Housing is Ethan Boxer-Macomber.

1 1/2 year extension

2. Adjournment: 6:40 pm



CITY OF PORTLAND

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IN WITNESS WHEREOF, I have hereto set my hand and seal this 3rd day of March, 2011


Gordon Smith, Acting Chair of
City of Portland Zoning Board,
(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Gordon Smith and acknowledged the above certificate to be his free act and deed in his capacity as Acting Chairman of the Portland Board of Appeals, with his signature witnessed on March 3, 2011.


(Printed or Typed Name)
Notary Public
Margaret Schmuckal

My term expires June 28, 2012

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CITY OF PORTLAND

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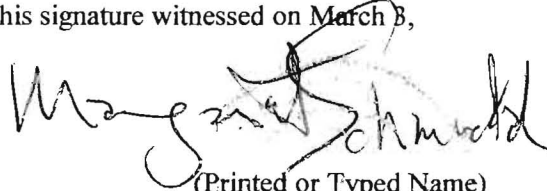
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(Printed or Typed Name)

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Quality Affordable Living

RECEIVED

FEB 15 2011

Dept. of Building Inspections
City of Portland Maine

February 14, 2011

City of Portland Zoning Board of Appeals
389 Congress Street
Portland, ME 04101

**RE: Requested Extension of Practical Difficulty Variance
Redevelopment of the Former Adams School
Vicinity of 48 Moody Street**

Chair Saucier and Members of the Portland Zoning Board of Appeals:

Please find attached a copy of the complete Practical Difficulty Variance Application which was submitted for your consideration at the September 16, 2010 meeting of the ZBA and subsequently approved unanimously by the ZBA. Attachments to that application include:

1. Appeal Application Form
2. Narrative responses to the ZBA's 8 point review conditions
3. Detailed Plot Plan
4. Floor Plans, Conceptual Elevations
5. Tax Maps, Zoning Map, Assessor's Page
6. Property and Context Photos
7. ~~Purchase and Sale Agreement~~ Updated: Property now owned by Avesta. Quitclaim deed Substituted
8. City Adams School Redevelopment RFP

Since the ZBA's September 20, 2010 approval, Avesta has successfully acquired the property, the Planning Board process has been initiated, and the project is fully financed. The project has, however, experienced some minor delays responding to poor soil conditions and other site related engineering variables.

Avesta now anticipates returning to the Planning Board for a final public hearing in March of 2011 and to start construction by June of 2011.

The Variance granted on September 20, 2010 is due to expire in the coming month and Avesta Housing is therefore requesting an additional one year extension.

Background

After closing the Adams School in 2006, the City of Portland embarked on a comprehensive public process to develop visions for the future redevelopment of the 1.5 acre site. In July of 2007 the Council appointed Adams School Reuse Committee released a report with recommendations for the redevelopment of the site. In April of 2008, the City, in turn, released an RFP to the development community for the redevelopment of the site (attached).

Among the many requirements of the RFP were standards that proposed developments shall (1) connect to and blend with the existing neighborhood fabric, and (2) reflect existing patterns of development with regard to streetscape, density, scale, and massing, and (3) orient to the street.

Avesta Housing responded to the RFP with a proposal to develop 16 units of affordable ownership condominiums in conformance with the requirements of the RFP. In keeping with the requirements of the RFP, Avesta's design replicates the existing streetscape, density, scale, and massing of the existing neighborhood by replicating the heights, setbacks, density, and massing of buildings within a three block radius.

Need for Practical Difficulty Variance

Avesta's development plan calls for the full build out of the City block with frontage on Moody, Vesper, and Wilson Streets, and the former Beckett Street right of way. In conformance with the RFP and as part of the overall development scheme, the Beckett Street corridor is planned to be re-established as a public right of way for bikes and pedestrians. Avesta's project was therefore designed to address each of the four sides of the city block with the "fronts" of residences.

The project conforms to all of the goals and standards of the R6 zone in which it is located except the required 10ft side and 20ft rear yard setbacks. The subject parcel is highly unique in that it is a full City block under common ownership and to be developed under a common scheme, and given the mandate that the project be designed and built to reknit the fabric of the existing neighborhood.

Strict adherence to the side and rear yard setbacks would:

- (1) Result in inconsistencies with the fabric of the existing neighborhood, and
- (2) Contradict the goals and objectives of the R6 zone, and
- (3) Contradict the goals and objectives of the City's RFP, and
- (4) Render the project infeasible, and
- (5) Result in significant economic injury to the applicant.

We request that the ZBA grant a Practical Difficulty Variance with regard to the side and rear yard setback requirements of the R6 zone and allow the project to be designed and built so as to meet the R6 front yard setback requirements along all four sides of the parcel's frontage.

Thank you for your consideration and if you have any questions or concerns, please do not hesitate to contact me at 553-7780 x284 or by email at emacomber@avestahousing.org.

Sincerely,



Ethan Boxer-Macomber
Senior Development Officer



August 30, 2010

City of Portland Zoning Board of Appeals
389 Congress Street
Portland, ME 04101

**RE: Requested Practical Difficulty Variance
Redevelopment of the Former Adams School
Vicinity of 48 Moody Street**

Chair Saucier and Members of the Portland Zoning Board of Appeals:

Please find attached a complete Practical Difficulty Variance Application for your consideration at the upcoming September 16, 2010 meeting of the ZBA. Along with the \$100.00 application fee, following documents are enclosed:

1. Appeal Application Form
2. Narrative responses to the ZBA's 8 point review conditions
3. Detailed Plot Plan
4. Floor Plans, Conceptual Elevations
5. Tax Maps, Zoning Map, Assessor's Page
6. Property and Context Photos
7. ~~Purchase and Sale Agreement~~ *Quitclaim Deed*
8. City Adams School Redevelopment RFP

Background

After closing the Adams School in 2006, the City of Portland embarked on a comprehensive public process to develop visions for the future redevelopment of the 1.5 acre site. In July of 2007 the Council appointed Adams School Reuse Committee released a report with recommendations for the redevelopment of the site. In April of 2008, the City, in turn, released and RFP to the development community for the redevelopment of the site (attached).

Among the many requirements of the RFP were standards that proposed developments shall (1) connect to and blend with the existing neighborhood fabric, and (2) reflect existing patters of development with regard to streetscape, density, scale, and massing, and (3) orient to the street.

Avesta Housing responded to the RFP with a proposal to develop 16 units of affordable ownership condominiums in conformance with the requirements of the RFP. In keeping with the

requirements of the RFP, Avesta's design replicates the existing streetscape, density, scale, and massing of the existing neighborhood by replicating the heights, setbacks, density, and massing of buildings within a three block radius.

Need for Practical Difficulty Variance

Avesta's development plan calls for the full build out of the City block with frontage on Moody, Vesper, and Wilson Streets, and the former Beckett Street right of way. In conformance with the RFP and as part of the overall development scheme, the Beckett Street corridor is planned to be re-established as a public right of way for bikes and pedestrians. Avesta's project was therefore designed to address each of the four sides of the city block with the "fronts" of residences.

The project conforms to all of the goals and standards of the R6 zone in which it is located except the required 10ft side and 20ft rear yard setbacks. The subject parcel is highly unique in that it is a full City block under common ownership and to be developed under a common scheme, and given the mandate that the project be designed and built to reknit the fabric of the existing neighborhood.

Strict adherence to the side and rear yard setbacks would:

- (1) Result in inconsistencies with the fabric of the existing neighborhood, and
- (2) Contradict the goals and objectives of the R6 zone, and
- (3) Contradict the goals and objectives of the City's RFP, and
- (4) Render the project infeasible, and
- (5) Result in significant economic injury to the applicant.

We request that the ZBA grant a Practical Difficult Variance with regard to the side and rear yard setback requirements of the R6 zone and allow the project to be designed and built so as to meet the R6 front yard setback requirements along all four sides of the parcel's frontage.

Thank you for your consideration and if you have any questions or concerns, please do not hesitate to contact me at 553-7780 x284 or by email at emacomber@avestahousing.org.

Sincerely,



Ethan Boxer-Macomber
Senior Development Officer



Planning and Development Department
 Zoning Board of Appeals
 Practical Difficulty Variance Application

Applicant Information:

Avesta Housing Development Corp.
 Name

Avesta Housing
 Business Name

307 Cumberland Avenue
 Address

Portland, ME 04101

553-7777 553-7778
 Telephone Fax

Applicant's Right, Title or Interest in Subject Property:

Purchase and Sale Agreement
 (e.g. owner, purchaser, etc.):

Current Zoning Designation: R6

Existing Use of Property:

Vacated elementary school
and school grounds

Subject Property Information:

Vic 48 Moody Street
 Property Address

003 H1,2,3, #4
 Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

City of Portland
 Name

389 Congress Street
 Address

Portland, ME 04101

874-8719
 Telephone Fax

Practical Difficulty Variance from Section 14 - 135-140

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a Practical Difficulty Variance as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Signature of Applicant

8/30/10

Date

(1)



Practical Difficulty Variance Request
Portland Zoning Board of Appeals

Avesta Housing- Adams School Project

Applicant's Narrative Responses to the 8 ZBA Conditions for Approval:

1. The need for the variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

The intent of the requested practical difficulty variance is to treat all sides of the parcel as fronts with front setbacks that are typical in the neighborhood and allowable under the R6 front setback standards. The developments frontages will feature active residential entries, stoops, steps, and porticos as are traditionally found throughout the neighborhood.

The subject site encompasses an entire city block with public rights of way along all four sides of its frontage. This full-block, clean slate circumstance is highly unique in a zone and neighborhood that has been completely built out for over a century.

The side and rear yard setbacks of the zone are intended to address lots typical to the zone which may have frontage on only one or possibly two sides.

In the case of the subject site, strict application of the side and rear yard setbacks would have the unintended consequence of causing a development pattern that is inconsistent with the purpose, spirit, and intent of the zone.

Granting the requested variance will allow the development to comply with the purpose and intent of the R6 zone by conserving the existing character of the neighborhood and matching lot development patterns typically found on the peninsula.

2. The granting of the variance will not have an unreasonably detrimental effect on either the use or fair market value of the abutting properties.

Granting the variance and allowing the development to appropriately blend with the fabric and character of the existing neighborhood would have the effect of conserving the neighborhood character and therefore supporting neighborhood property values. Demanding strict adherence to the dimensional standards of the zone would, in this

2

circumstance, result in development a pattern that is damaging to the traditional character of the neighborhood and therefore adversely affect neighborhood property values.

3. *The Practical Difficulty is not the result of action taken by the applicant or a prior owner.*

The need for a practical difficulty variance is caused merely by the unique circumstance of the parcel being a full city block, not any action by the applicant, owner, or any prior owner.

4. *No other feasible alternative is available to the applicant, except a variance.*

Strict adherence to the dimensional standards of the zone would prohibit the applicant from being able to develop a viable project that adheres to the design and performance standards promulgated by the neighborhood through the community visioning process and by the City through the Adams School Reuse RFP and the terms of the purchase and sale agreement. The requested practical difficult variance is the only reasonable and feasible remedy to the applicant.

5. *The granting of a variance will not have an unreasonable adverse effect on the natural environment.*

The proposed practical difficulty variance deals only with side and rear yard setback requirements and will not result in any adverse effect on the natural environment.

With regard to environmental considerations, if granted, the practical difficulty variance will allow the project to move forward resulting in the remediation of environmental contaminants and hazards currently onsite and the replacement a highly inefficient building.

The redevelopment of the site will be designed and built in conformance with the standards of the US Green Building Council's LEED for Neighborhood Design (LEED ND) and LEED for HOMES programs. The project is expected to be among the first, if not the first, project in the State of Maine to be certified under the LEED ND program.

The proposed project will improve the environmental quality of the site as compared to its current condition and is expected to be a model development in terms of employing current best practices for environmental protection in both site and building design.

6. *Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located.*

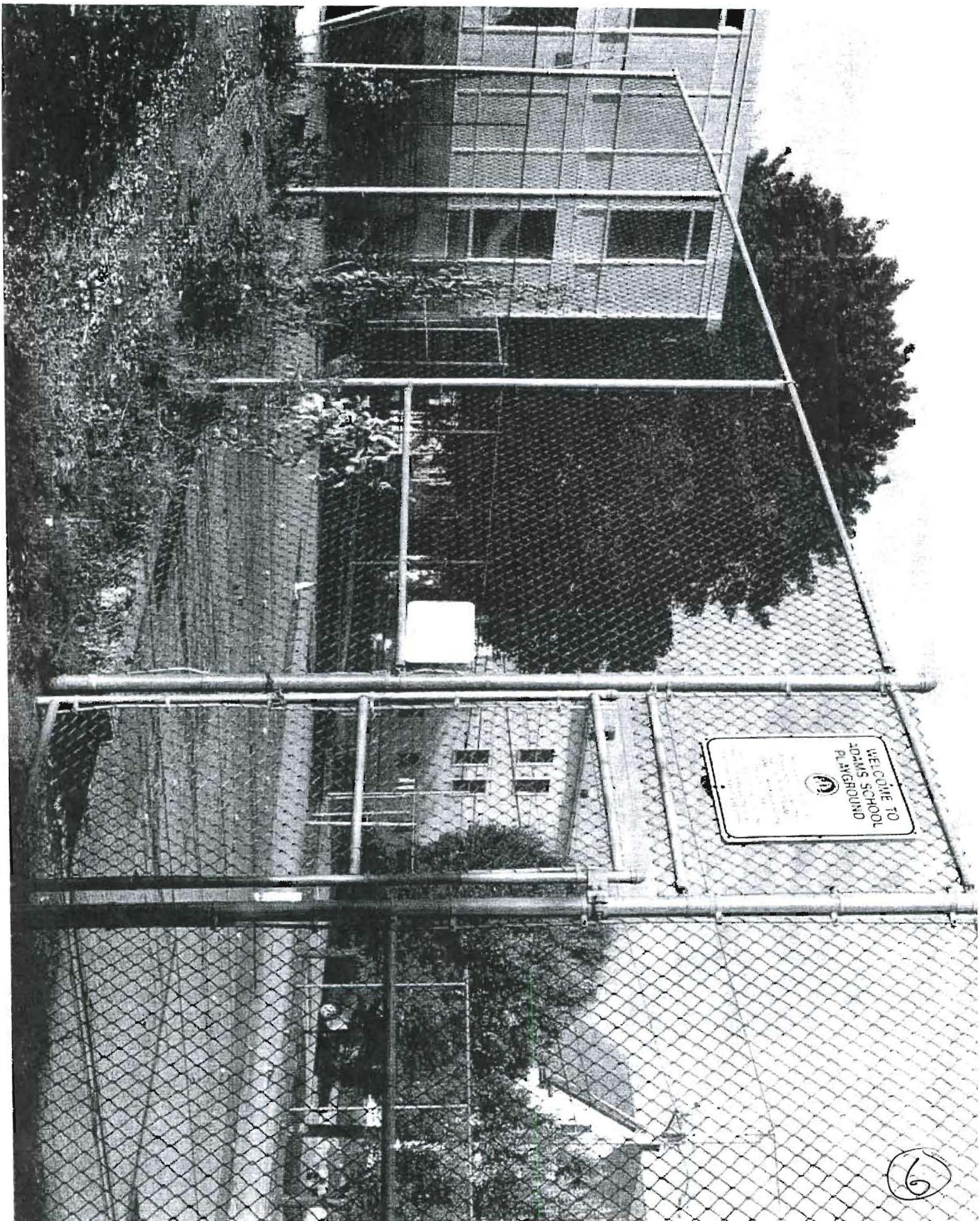
Strict adherence to the setbacks of the zone would preclude the applicant from developing a high quality multi-family residential project designed to complement and enhance the existing neighborhood.

7. Strict application of the dimensional standards of the ordinance to the subject property will result in significant economic injury to the applicant.

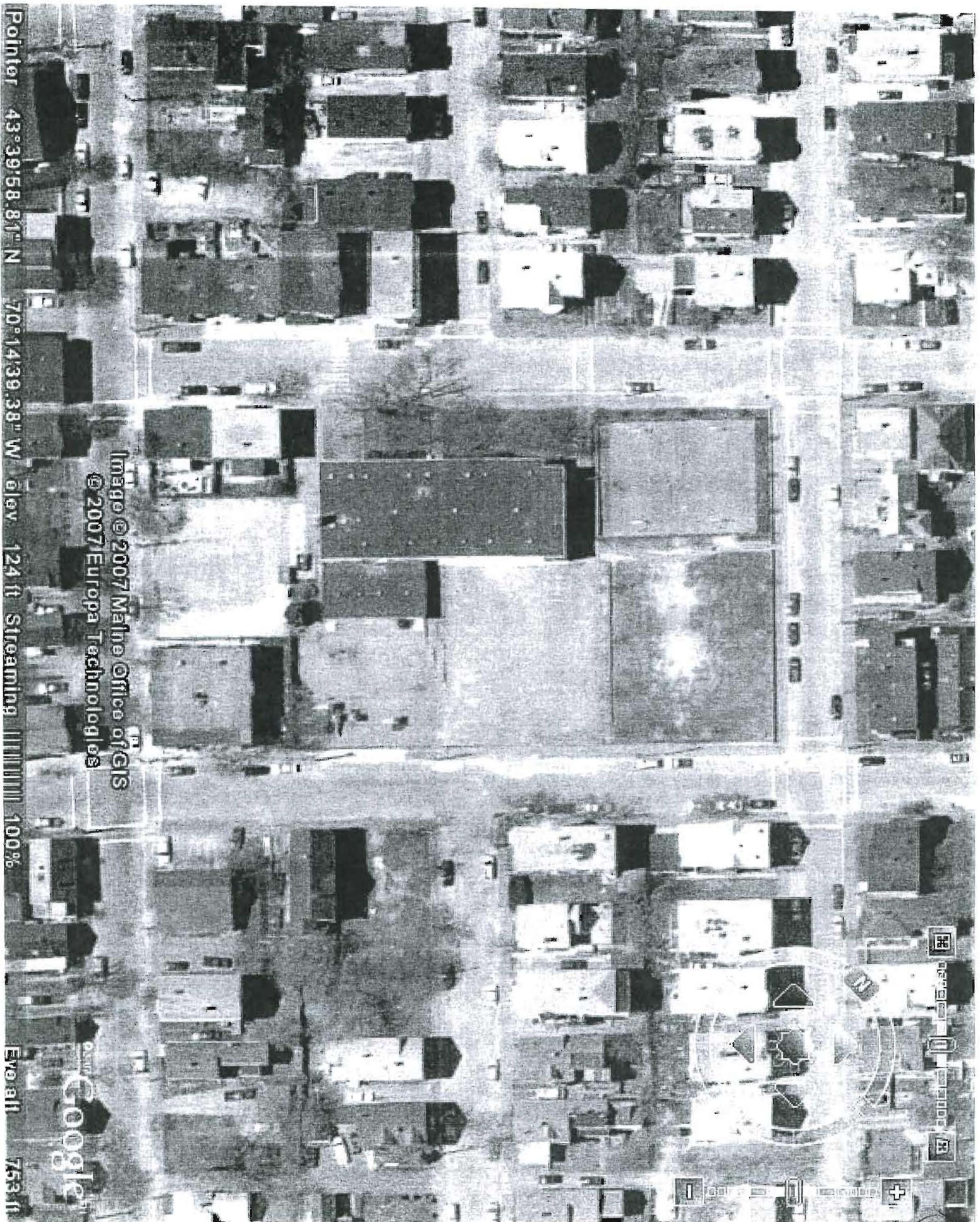
The applicant has worked with the project architect to explore options for building out the project within the confines of the R6 dimensional standards and has concluded that adherence to the dimensional standards would change the character and functionality of the development and would jeopardize compliance with the design and performance standards promulgated by the neighborhood through the community visioning process and by the City through the Adams School Reuse RFP and the terms of the purchase and sale agreement. This would threaten project feasibility and result in significant economic injury to the applicant which has made financial commitments and invested significant resources to develop the project as well as the City, which has also made significant commitments and investments in the proposed development.

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. Section 435, nor within a shoreland or flood hazard zone as defined in this article.

The property is not located, whole or in part, within a shoreland zone.



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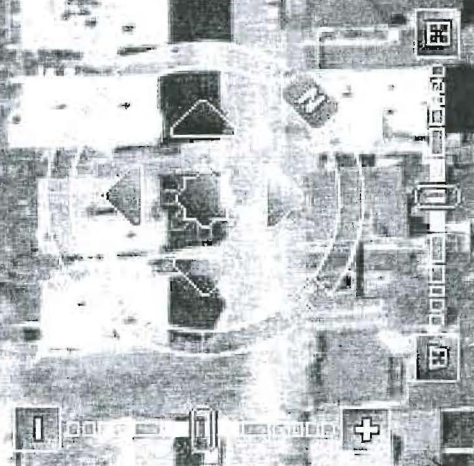


Pointer 43°39'58.80" N

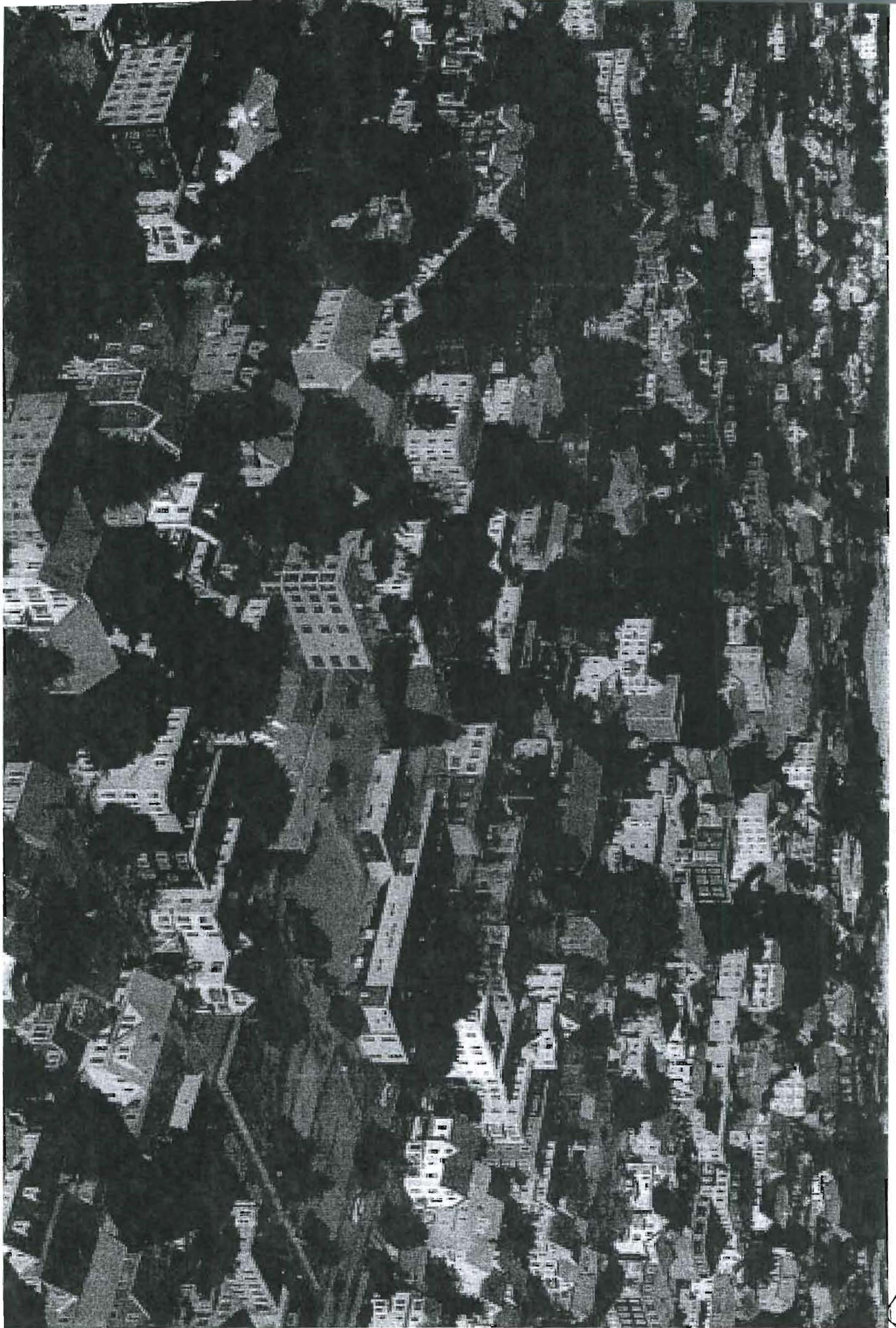
70°14'39.38" W elev. 124 ft Streaming 100%

Imago © 2007 Malna Office of GIS
© 2007 Europa Technologies

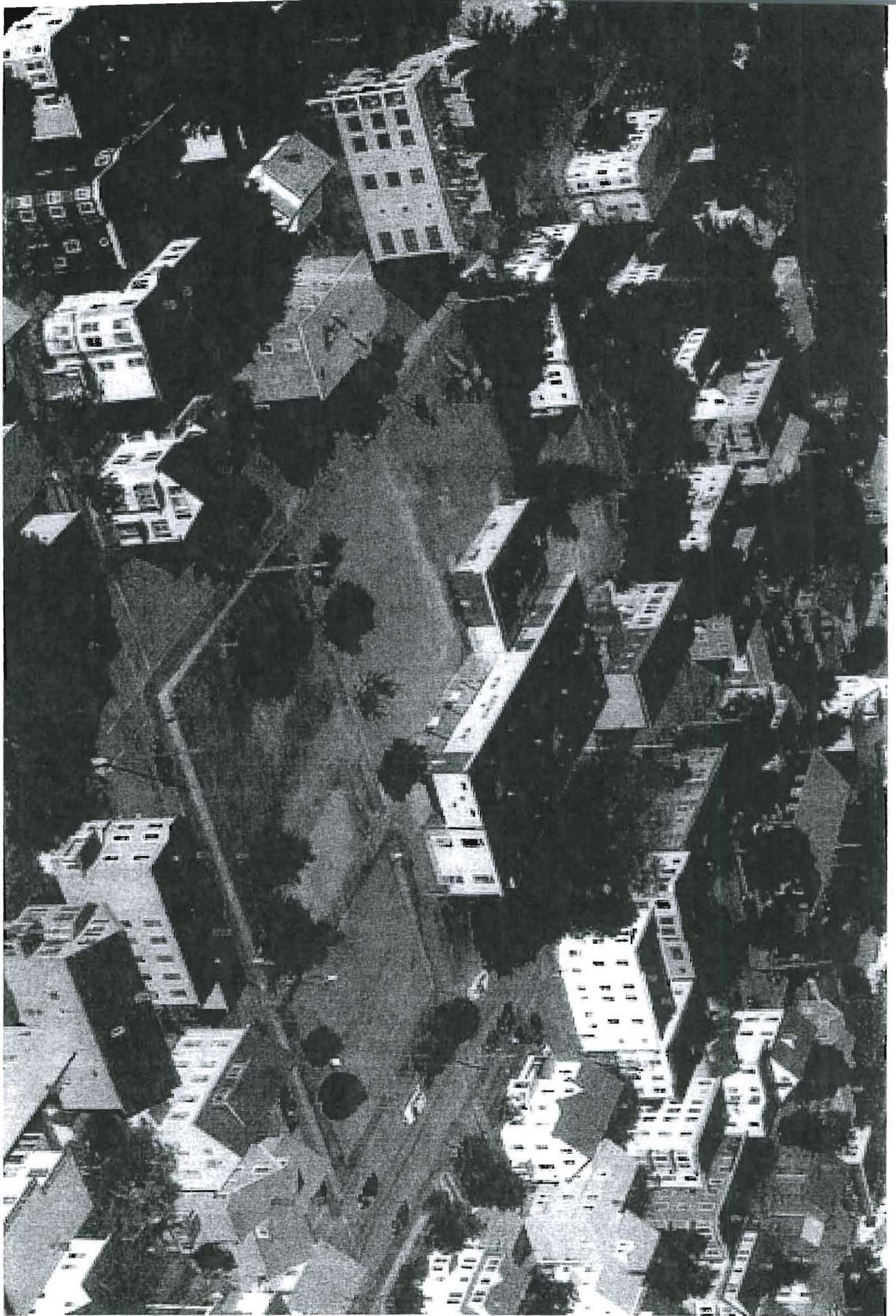
Google
Eye all 753 ft



6



6



QUITCLAIM DEED

*, a Maine nonprofit corporation with a mailing address

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Avesta Housing Development Corporation* of _____ 307 Cumberland Avenue, Portland, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said Avesta Housing Development Corporation, its successors and assigns, a certain lot or parcel of land being all of Block H as shown on City of Portland Tax Map 003, more fully described in Schedule A, attached hereto and incorporated herein by reference. Being the same premises comprised of four parcels conveyed to the City of Portland by deed described as follows:

Deed from Philip & Dora Gold dated October 3, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2317, Page 430;

Deed from Leah Geron dated November 10, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2324, Page 499;

Deed from Luther H. Brewer dated October 23, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2321, Page 243; and

Deed from Arnold W. & Mary L. Briggs dated April 22, 1957 and recorded in the Cumberland County Registry of Deeds in Book 2345, Page 393.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Ellen Sanborn, its duly authorized Director of Finance, this 16th day of December, 2010.

CITY OF PORTLAND

Margaret M. Akheiser
Witness

By: Ellen Sanborn
Director of Finance

STATE OF MAINE
CUMBERLAND, ss.
December 16, 2010

Personally appeared the above-named Ellen Sanborn in her capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of the City of Portland.

Before me,

Barbara J. Brewer
Notary Public Attorney at Law

Barbara J. Brewer
Printed Name

SCHEDULE A

A certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point at the intersection of the southerly sideline of Moody Street with the westerly sideline of Vesper Street;

Thence S 46° 55' 14" E along the westerly sideline of said Vesper Street 201.44 feet to the northerly sideline of Wilson Street;

Thence S 43° 04' 56" W along the northerly sideline of said Wilson Street 160.60 feet;

Thence N 46° 55' 04" W across land now or formerly of the City of Portland 201.44 feet to the southerly sideline of said Moody Street;

Thence N 43° 04' 56" E along the southerly sideline of said Moody Street 160.59 feet to the point of beginning containing 32,350 Sq. Ft.

For a further description of the above described lot see Topographic and Planimetric Survey on Moody St, Vesper St, Wilson St and Munjoy Street, Portland, Maine made for Woodard and Curran by Owen Haskell, Inc. dated July 21, 2010 revised thru 11/30/10.

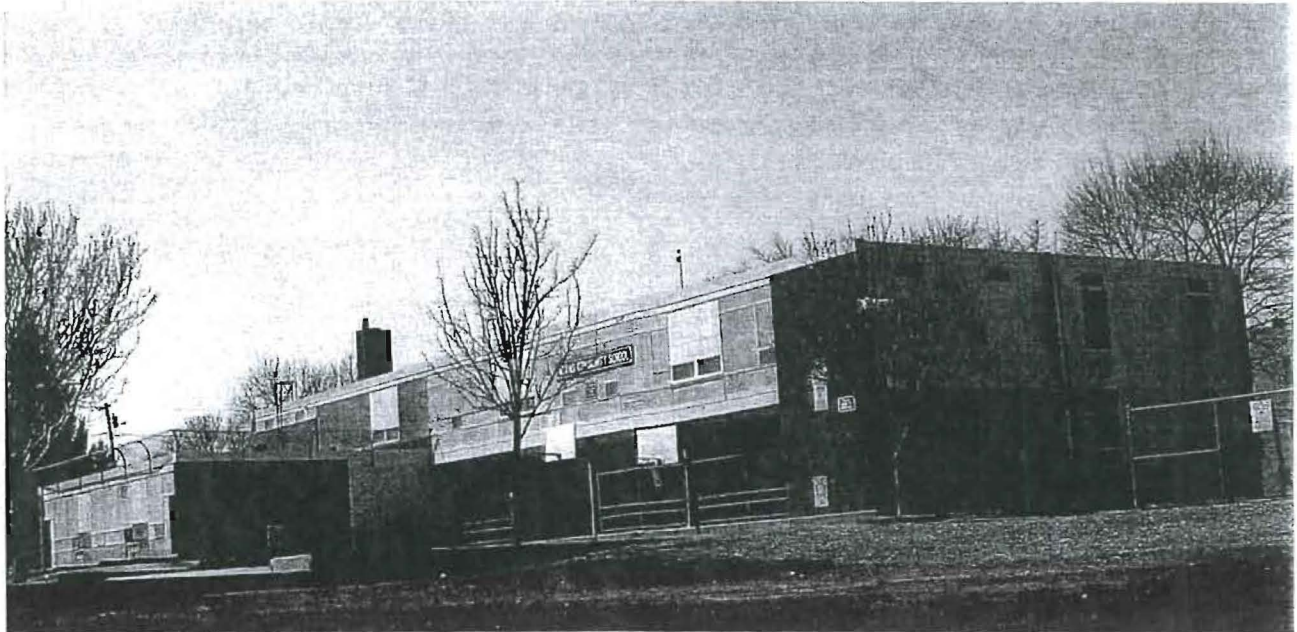
City of Portland, Maine

Request for Proposals

For the sale and reuse of the former

Adams School Site

Buildings and property are located in the block bounded by
Munjoy, Moody, Vesper and Wilson Streets.



I. NOTICE AND SPECIFICATIONS

The City of Portland, Maine seeks proposals from qualified developers for the purchase, rehabilitation and reuse of the former Adams School site located in the block bounded by Munjoy, Moody, Vesper and Wilson Streets (hereafter, "the school"). The site is designated on the City of Portland Tax Assessor's Map as Map ____, Block ____, Lots _____.

Sealed proposals for the project, including an original and seven (7) copies, will be received by the Purchasing Office, Room 103, City Hall, 389 Congress Street, Portland, Maine 04101, until 3:00 p.m., Tuesday, _____, 2007, at which time they will be publicly opened. Proposals shall be submitted with the attached form, and returned in sealed envelopes plainly marked on the outside "Sale and Re-Use of the Former Adams School Property." Proposals that are late and/or submitted via tele-facsimile shall not be accepted. All proposals shall be held open to acceptance for sixty days from opening.

Delete
Reuse I
Proposa

Potential proposers and their contractors, architects, engineers, etc. are free to view the property on the following dates. Access will be from the _____ Street entrance of the school.

- _____ from _____ to _____ pm
- _____ from _____ to _____ pm
- _____ from _____ to _____ pm

All parties entering the above named premises are required to execute and present the attached RELEASE AND HOLD HARMLESS form prior to admittance.

Questions must be submitted in writing to the Purchasing Office. These may be mailed; hand delivered, faxed to (207) 874-8652 or e-mailed to mff@portlandmaine.gov and received not later than five (5) business days prior to the opening date. Questions received after this time will not be addressed. Any interpretation, correction, or change of this Request for Proposals will be made only by written addenda. Changes in any other manner will not be binding on the City. Proposers should not contact City Staff with regard to this Request unless to obtain general public information as specified in the document.

The disposal of this real estate shall be on the basis of a negotiated proposal, with the City of Portland reserving the right to refuse any or all proposals. *All proposers are advised that the property will be sold "as-is" and "where-is", in its existing condition, with no warranties either expressed or implied.* The City disclaims any and all responsibility for injury to proposers, their agents or others while examining the property or at any other time.

All proposals shall signify, by signing the attached proposal form, that the proposer has read and understands all conditions concerning the development of the land being offered, as outlined in this Request for Proposals, and that the proposal is made in accordance with this Request.



II. BACKGROUND

The Adams School site at 44 Moody Street is 1.5 +/- acres bounded by Munjoy, Moody, Vesper and Wilson Streets. Beckett Street once ran through the site. The site is on Munjoy Hill, on the southeast end of the Portland peninsula, in a neighborhood which is largely defined by 19th and early 20th century buildings. A public playground is on the site. The site is zoned R-6.

The Adams School opened in 1958 and served for many decades as a neighborhood school, community center, and gathering place for the Munjoy Hill community. The school was closed in 2006 when the East End School was opened.

The City established the Adams School Reuse Committee to gather information about the site and input from the community, and to make recommendations to the City Council regarding the reuse of the site. A final report of the Adams School Reuse Committee is attached to this RFP.

A. Reuse of the Adams School Site Final Draft Report July 27, 2007

The *Reuse of the Adams School Site Final Draft Report* is attached, and should be referred to as a summary of site information, and for guidance on the community process and preferences. The Adams School Reuse Committee identified the following for the redevelopment of the site:

1. Policy Issues

- a. **Life Cycle Living** The goal is to create the possibility of life-cycle living on Munjoy Hill. A variety of unit sizes, a mix of incomes, and accessible design should be incorporated in order to allow housing opportunities for all.
- b. **Connect the Neighborhood** The development should not be an island unto itself, but rather blend into and enhance the surrounding Munjoy Hill community. The design of the site should knit the neighborhood together both physically and functionally.

2. Design Considerations

- a. **High Quality Design** Excellence in architectural and landscape design is expected.
- b. **Traditional Design** Design shall be reflective of the surrounding traditional neighborhood. New Urbanist principles shall be used to create infill development that reflects and respects the existing pattern, streetscape, density, scale, massing, exterior materials and design elements of the neighborhood. Buildings should orient to the street.
- c. **Green Design** The site and buildings shall be designed to be certifiable on the principles of *Leadership in Energy and Environmental Design for Neighborhood Design (LEED ND)*. The actual application for the certificate is the developer's choice.
- d. **Streetscape** The development shall enhance the pedestrian experience and the public realm. Alternative transportation modes shall be accommodated and incorporated in the project.
- e. **Height** Heights shall be less than or equal to the average of structures in a 2 block radius.
- f. **Permeability** Design shall be permeable or porous. View corridors are encouraged. If the existing building is removed, Beckett Street shall be re-connected to its full width as a

public, non-motorized right of way. If the existing building remains, a public walkway shall be provided along the north-south axis of the site. Year round accessibility is required.

- g. **Heterogeneity** Design of the buildings on the site shall be heterogeneous, not homogenous.
- h. **Existing Building** Reuse or removal of the existing building is the developer's choice.
- i. **Accessibility** Universal Design principles shall be incorporated wherever feasible, to ensure that the design is physically accessible to the greatest range of users.

3. Housing Uses

- a. **Mixed Income and Affordability** A mixed income development shall be provided, with the maximum number of affordable units that are feasible. Note that "affordability" is not necessarily defined by federal standards, but is open to creative interpretation and may be provided through mechanisms such as quality of finish materials or smaller unit sizes. From the outside of the units, there should be no distinguishable difference between unit values.
- b. **Ownership** The maximize number of ownership units possible is desired (100% is encouraged). The Committee desires that there be a limit of one unit per buyer if this is feasible.
- c. **Alternative Ownership Models** Alternative ownership models such as limited equity units, co-housing, or a land trust are encouraged in order to keep the units affordable over time.
- d. **Mix of unit sizes** Units should be the following mix to accommodate families and singles:
 - 50% larger units (3-4 bedrooms) to serve family or blended family housing.
 - 25% smaller units (studios and 1 bedroom) suitable for single young people or seniors.
 - 25% to be decided by the developer.

4. Public Uses

- a. **Indoor Public Space.** Indoor public space that serves the needs of the Munjoy Hill community may be provided, such as a community center, community-based non-profit space, or elderly or child day care.
- b. **Parking.** Provide sufficient parking so as to not impact the existing neighborhood.

5. Alternative Ownership Models for Affordable Housing

Proposers are encouraged to consider alternative forms of ownership that will encourage a mixed income community with long term affordability for the maximum number of units.

The City is specifically soliciting proposals to reuse existing Adams School site for a mixed income, owner-occupied community with the maximum number of units permanently affordable. Affordability can be secured by a land use restriction covenant in the deed.

Ownership may take a variety of forms including, but not limited to, condominium, limited equity cooperative or land trust as long as permanent affordability survives the resale of units. Proposals must outline how they will maintain mixed incomes and affordability.

B. Land Use Regulations

Any redevelopment of this property will be subject to all applicable codes and regulations, including but not limited to building codes and zoning, site plan, subdivision and historic preservation requirements. Some relevant portions of these regulations are summarized below. Proposers are advised to refer to source documents for further information.

R6 Residential Zone. The Adams School site is located in the R6 Residential Zone. The R6 zone is characterized primarily by multifamily dwellings at a high density. Regulations for this zone are intended to provide a wide range of housing for differing types of households and to conserve the existing housing stock and residential character of the neighborhood. Parking requirements in the R-6 zone are 1.5 off-street spaces per dwelling unit.

R-7 Zoning Overlay. It is possible, given the City's interest in creating housing on the Portland Peninsula, that a proposed density for the reuse of the site may not meet the current R-6 zoning. Proposers may pursue an R-7 Zone change. The R-7 Zone allows higher density development and reduces the amount of off-street parking required to one off street space per dwelling unit.

Contract Zoning. The City of Portland's Land Use Code also provides for conditional or contract zoning in certain situations and circumstances. Under contract zoning, specific conditions or restrictions are drafted to provide zoning flexibility for the new use and ensure that the rezoning and reuse are consistent with the City's Comprehensive Plan. The new use must also be compatible with the surrounding neighborhood. Any zone changes would be subject to Planning Board review and approval and City Council approval if applicable.

C. Property Taxes

The City requires that the property shall pay full property taxes as determined by Portland's Tax Assessor, once it is redeveloped.

III. THRESHOLD REQUIREMENTS

All proposals must incorporate the following threshold requirements for LEED design, provision of a playground, a provision of public outdoor space, and salvage of the mural in the project design. These are threshold requirements that must be met, in order for the project to be eligible for further review.

A. Green Design

The site and buildings shall be designed to be certifiable on the principles of *Leadership in Energy and Environmental Design for Neighborhood Design (LEED ND)*, to be evaluated by a professional certified in LEED. The actual application for the certificate is the developer's choice.

B. Playground

A public playground exists on the site. It shall remain in its current location, or be relocated elsewhere on the south side of the site at the cost of the developer. Any new playground shall be of equal size and amenity, or greater to the existing. The playground will be parceled off during the review process, and owned and maintained by the City.

C. Outdoor Public Space

Outdoor public space shall be provided for residents and members of the surrounding community, in addition to the existing playground. There are two options to achieve this goal as follows. If the existing building is removed, Beckett Street shall be re-connected to its full width as a public, non-motorized right of way. If the existing building remains, the equivalent square footage in public open space shall be created elsewhere on the site. This shall incorporate a public walkway along the north-south axis of the site. Year round accessibility is required.

D. Existing Mural

There is a concrete mural on the existing building that holds sentimental value for many neighborhood residents. The mural is made of concrete with an indented design. It was originally created by school children, one of whom is now a noted artist. Proposals for the site shall either present a plan to remove and store the mural with the assistance of an art conservator, or incorporate the mural in the proposed design, in a manner that is visible from the public realm.

IV. SUBMISSION REQUIREMENTS

Proposals shall be written and presented in the following format; please use the headings presented below for the organization of responses. Submission of graphic materials is desirable.

A. Proposal Submission

1. **Developer** Name, address, telephone, fax number of the proposed owner/developer and the name(s) of an alternative contact person(s).
2. **Proposal** Each proposal submitted must specifically outline the proposed reuse of the property. This proposal should include the requirements for the site, and the compliance with the goals in the *Reuse of the Adams School Site Final Draft Report*.
3. **Financial feasibility** Include preliminary development budget. Identify prospective and committed sources of funding for the proposal. Provide commitment or award letters if available.
4. **Timetable** Provide an overview of how the proposal will be implemented. Include approximate schedule for completion of each element, including applications for other public or private financing, and approximate cost estimate for each element.
5. **Developer Capacity** Identify the qualifications and experience of the development team for the project including a list of previously completed projects similar to the proposed project. This team may include key staff of the developer, architect, general contractor and future property management. Also discuss the ability to complete the project including the qualifications of the development team, management plan, experience, capacity, project readiness to proceed, and timeframe for completion.
6. **Occupancy and Management Plan** Present a plan detailing the ownership structure (condominium, cooperative, etc.), resale restrictions and resale process to ensure mixed income and long-term affordability.
7. **Purchase Price** Proposed purchase price for the property.
8. Drawing submissions which include, but are not limited to the following:
 - Schematic Design
 - Site and Layout Plan
 - Elevation Drawings
 - Sample Floor Plan
 - Perspective Renderings.
9. **Copies** 7 copies, with the original so marked, of each proposal shall be submitted.



V. REVIEW PROCESS

- A. Proposals will be reviewed for completeness.
- B. A technical team will review submissions and give the City Council's Housing Committee a summary of the proposals, recommendations and a report detailing the approach of each proposal. The team's recommendations are advisory only.
- C. The Community Development Committee will review the proposals and recommend one to the full City Council for review and approval.
- D. Upon completion of the award, a purchase and sale agreement will be negotiated (see legal requirements).

Public presentations may be required at any or all stages of the process.

VI. EVALUATION OF PROPOSALS

A. Conditions for Review

In general, the proposals for the site will be evaluated according to the policy goals for the site identified by the Adams School Reuse Committee. In addition, proposals must incorporate the threshold requirements listed below, in order for the project to be eligible for further review.

1. **Life Cycle Living** The goal is to create the possibility of life-cycle living on Munjoy Hill. A variety of unit sizes, a mix of incomes, and accessible design should be incorporated in order to allow housing opportunities for all.
2. **Connect the Neighborhood** The development should not be an island unto itself, but rather blend into and enhance the surrounding Munjoy Hill community. The design of the site should knit the neighborhood together both physically and functionally.
3. **Threshold Requirements** Additionally, the proposals shall incorporate the requirements listed in Section III page 6 for the incorporation of LEED ND design requirements, provision of a public playground, access through the site, and preservation of the existing mural.

B. Criteria for Review

the proposals will be evaluated according to the criteria below:

Compliance with Design, Housing and Public Use Goals (As described in Section II. 2, 3, and 4 on pages 3 and 4)	50 points
Financial feasibility, including preliminary proforma	15 points
Ability to complete the project including the qualifications of the development team, management plan, experience, capacity, project readiness to proceed, and timeframe for completion.	20 points
Total price offered for property.	15 points



VII. FINANCIAL RESOURCES

A. City of Portland Economic Development Center Resources

1. A variety of loan programs are available to assist business and industries redevelop this property. Loans may be used for building renovation, leasehold improvements, working capital and machinery and equipment. Loans are considered gap financing. Loan amounts are dependent upon the source of the loan funds and their use. Loans of up to \$200,000 may be available for building improvements.
2. Development Action Grants are available to provide assistance to property owners by providing funds to assist in the construction of public infrastructure required by private development. Development Action Grants are capped at \$25,000.

Loans and grants are subject to the approval of the Downtown Portland Corporation.

B. Housing Resources

1. City of Portland Housing Program

The City of Portland's Housing Program offers homeownership and housing rehabilitation focusing on providing decent, safe and affordable housing for low and moderate income residents of Portland. For more information please visit the website at <http://www.portlandmaine.gov/planning/housingprog.asp>

2. City of Portland's Housing Replacement Fund

The Housing and Neighborhood Services Division is offering an RFP to distribute Housing Replacement Funds in the City of Portland. The purpose of this fund is to promote and facilitate an adequate supply of housing, particularly affordable housing. For more information please call, 756-8246.

3. Maine State Housing Authority

Mainehousing offers several programs to encourage private development of affordable rental housing for families, seniors or persons with special needs. Low income housing tax credits, development loans, direct development subsidies, affordable housing tax increment financing and more. Please see their website for more information, www.mainehousing.org

4. Federal Home Loan Bank of Boston

The Federal Home Loan Bank of Boston administers an Affordable Housing Program through a competitive application process. For more information phone 888-424-3863 or visit their website, www.fhlbboston.com

VIII. LEGAL REQUIREMENTS

The selected developer will be required to provide a performance guaranty in the form of a letter of credit or a performance bond, the performance of the developer's obligations outlined in this Request for Proposal and subsequent contract to be negotiated with the City. This performance guaranty is separate from any performance guaranty that will be required as a result of the City's site plan review process.

The City shall convey the described real estate by quitclaim deed to the developer, or where the City has obtained a warranty deed for the real estate, it shall provide a warranty deed for the same to the developer. Any deed from the City will contain a restriction in the deed that the property must meet the permanent affordability requirements as described in this Request for Proposals.

In the event the City makes a financial contribution to a developer and to secure the developer's obligations, the City shall have a security interest in the form of a mortgage in the real estate to be developed. The terms of the mortgage shall be negotiated with the developer at the time of the commitment of funds.

IX. RESERVATION OF RIGHTS

The City of Portland reserves the right, at its sole discretion, to award all, a portion, or none of the available funding from this RFP, as well as reject any and all proposals for the City owned land, based on the quality and merits of the proposals received, or when it is determined to be in the public interest to do so. Furthermore, the City may extend deadlines and timeframes, as needed.

The City reserves the right to waive any informalities in proposals, to accept any proposal, and, to reject any and all proposals, should it be deemed for the best interest of the City to do so. The City reserves the right to substantiate the Proposer's qualifications, capability to perform, availability, past performance record and to verify that the proposer is current in its obligations to the City, as follows:

Pursuant to City procurement policy and ordinance, the City is unable to contract with businesses or individuals who are delinquent in their financial obligations to the City. These obligations may include but are not limited to real estate and personal property taxes and sewer user fees. Bidders who are delinquent in their financial obligations to the City must do one of the following: bring the obligation current, negotiate a payment plan with the City's Treasury office, or agree to an offset which shall be established by the contract which shall be issued to the successful bidder.

June 16, 2005

Matthew F. Fitzgerald
Purchasing Agent

X. ATTACHMENTS

1. City Proposal Form
2. *Reuse of the Adams School Site Final Draft Report*

The entire document is available for viewing in the City's Purchasing Office, Room 103, Portland City Hall, 389 Congress Street, Portland, ME between 8:00 am and 4:30 pm.

Delete
Reuse I
Propos:



PROPOSAL

THIS PAGE MUST BE INCLUDED

The UNDERSIGNED hereby declares that they have read and understand all conditions as outlined in the invitation for bids, and that their proposal is made in accordance with same.

The UNDERSIGNED hereby declares that any person(s) employed by the City of Portland, Maine, who has direct or indirect personal or financial interest in this proposal or in any portion of the profits that may be derived therefrom, has been identified and the interest disclosed by separate attachment. (Please include in your disclosure any interest which you know of. An example of a direct interest would be a City employee who would be paid to perform services under this proposal. An example of indirect interest would be a City employee who is related to any officers, employees, principal or shareholders of your firm or to you. If in doubt as to status or interest, please disclose to the extent known).

TOTAL PRICE OFFERED FOR THE PROPERTY \$ _____ *

The proposer acknowledges the receipt of Addenda numbered _____
(If Applicable)

COMPANY NAME: _____
(Individual, Partnership, Corporation, Joint Venture)

AUTHORIZED SIGNATURE: _____ DATE: _____
(Officer, Authorized Individual or Owner)

PRINT NAME & TITLE: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL: _____ FEDERAL TAX ID NUMBER: _____

SALES TAX EXEMPTION NUMBER: _____

NOTE: All submittals must bear the handwritten signature of a duly authorized member or employee of the organization making the proposal. This sheet must be signed and returned with the proposal package.

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8

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Interstate	Stream_protection	R2 Residential	C25
Streets	Island Zoning	R3 Residential	C26
Buildings	C43	R4 Residential	C27
Building	I-B	R5 Residential	C28
Out Building	I-TS	R6 Residential	C29
	I-R1	ROS Recreation Open	C30
	I-R2	Space	C31



City of Portland Zoning Board of Appeals

February 23, 2011

Ethan Boxer-Macomber
Avesta Housing
307 Cumberland Avenue
Portland, ME 04101

Dear Mr. Boxer-Macomber,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, March 3, 2011 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the processing fee, legal ad and the notices for the appeal. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315
389 Congress Street
Portland, ME 04101

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', is written over the typed name.

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Matthew Morgan
Gordan Smith-secretary
Mark Bower
William Getz
Elyse Wilkinson

April 14, 2011

Avesta Housing
Ethan Boxer-Macomber
307 Cumberland Avenue
Portland, ME 04101

RE: 48 Moody Street
CBL: 003 H001
ZONE: R-6

Dear Mr. Boxer-Macomber:

This letter is a follow up to the letter I sent you, dated March 11, 2011, informing you that the Zoning Board of Appeals voted 5-0 to grant the request for a one and one half year extension of the practical difficulty appeal approval for 48 Moody Street.

I am writing to remind you that **the original certificate of variance from this decision must be recorded in the Cumberland County Registry of Deeds within 90 days of March 3, 2011, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

I am also sending you another invoice for \$369.16 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,



Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND
DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 2011-183 **Applicant:** Avesta Housing
CBL: 003 H001 **Application Type:** Practical Difficulty Appeal
Location: 48 Moody Street **Invoice Date:** 2/23/11 *- 2nd sent 3/11/11*
- 3rd " 4/14/11

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisements	1	\$118.16
Notices	268	\$201.00
Processing Fee	1	\$50.00
Zoning Practical Difficulty	1	\$100

Total Current Fees: \$469.16
Total Current Payments: -\$100.00

Amount Due Now: \$369.16

Bill to: **CBL: 003 H005** **Application No: 2011-183**
Avesta Housing **Invoice Date: 02/23/11** **Total Amount Due: \$369.16**
307 Cumberland Ave. (due on receipt)
Portland, ME 04101



CITY OF PORTLAND, MAINE

Division of Building Inspections

Original Receipt

2 15 20 11

CITY OF PORTLAND, ME
INSPECTION DIVISION
389 CONGRESS ST
ROOM 315
PORTLAND, ME 04101
(207)874-8701

Merchant ID: 161000146545

Term ID: 001

Ref #: 002

Sale

XXXXXXXXXXXX1967

VISA

Entry Method: Swiped

02/15/11

12:45:06

Inv #: 000002

Appr Code: 015115

Apprvd: Online

Batch#: 000173

Total:

\$

100.00

I agree to pay above total amount
according to card issuer agreement
(Merchant agreement if credit voucher)

KELLER-DEBORAH

Merchant Copy
THANK YOU!

Received from Avesta Housing.

Location of Work 48 Moody

Cost of Construction \$ _____ Building Fee \$ _____

Permit Fee \$ _____ Site Fee \$ _____

Certificate of Occupancy Fee \$ _____

Total: 100

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other ZBA

CBL: 3 H 123E4

Check #: CC Total Collected 100

No work is to be started until permit issued.

Please keep original receipt for you records.

Taken by: S. J.

Ann Machado - Re: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 2/18/2011 11:55 AM
Subject: Re: Zoning Board of Appeals Legal Ad
Attachments: Portland 2:25.pdf

Hi Ann,

All set to run your ad on Friday, February 25.
The cost is \$118.16.
Thank you,
Joan

--

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 2/18/11 11:15 AM, Ann Machado wrote:

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, February 25, 2011.

Thank you.

Ann Machado
874-8709

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	170 EASTERN PROM LLC	PO BOX 7312 PORTLAND , ME 04112	166 EASTERN PROMENADE UNI	1
	43 O'BRION STREET LLC	34 RICHARDSON ST PORTLAND , ME 04103	43 OBRION ST	6
	ADAMS RAYMOND M & HELEN J CO-TRUSTEES	45 CLIFF AVE SOUTH PORTLAND, ME 04106	48 CONGRESS ST	3
	AINSWORTH THOMAS G	12 GARRISON ST PORTLAND, ME 04102	96 MORNING ST	3
	AJ INVESTMENTS LLC	1644 WAVERLY ST PHILADELPHIA , PA 19146	76 WILSON ST	2
	AKOVENKO GARY	14 MONUMENT ST PORTLAND, ME 04101	14 MONUMENT ST	2
	AMATO JOSHUA M & AMANDA HALLOWELL JTS	56 ATLANTIC ST PORTLAND , ME 04101	56 ATLANTIC ST	2
	ANKER AARON M	5 ALGONQUIN RD CAPE ELIZABETH , ME 04107	32 WILSON ST	3
	ANKER HILL LLC	5 ALGONQUIN RD CAPE ELIZABETH , ME 04107	55 ATLANTIC ST	8
	ANKER HILL LLC	5 ALGONQUIN RD CAPE ELIZABETH , ME 04107	80 WILSON ST	7
	ATLANTIC STREET LLC	217 COMMERCIAL ST 5TH FLOOR PORTLAND, ME 04101	36 ATLANTIC ST	1
	AVESTA HOUSING CORPORATION	307 CUMBERLAND AVE PORTLAND, ME 04101	34 MOODY ST	1
	BAILEY DENNIS M	PO BOX 134 SOUTH FREEPORT , ME 04078	55 MORNING ST UNIT 12	1
	BARBEAU KEVIN A & DEIRDRE M BARBEAU JTS	23 OLDWOOD RD WILBRAHAM , MA 01095	50 MORNING ST	3
	BASSETT HILARY	55 MORNING ST # 1-1 PORTLAND , ME 04101	55 MORNING ST UNIT 11	1
	BECKETT STREET LLC	PO BOX 11375 PORTLAND , ME 04104	99 BECKETT ST	1
	BEDARD COLLEEN C	20 MORNING ST PORTLAND , ME 04101	20 MORNING ST	1
	BEDARD COLLEEN C	20 MORNING ST PORTLAND , ME 04101	24 MORNING ST	3
	BEDARD COLLEEN C	20 MORNING ST PORTLAND , ME 04101	82 VESPER ST	3
	BEEBE ROBERT W & ANNETTE M BEEBE	68 SHAKER RD GRAY , ME 04039	33 VESPER ST	1
	BIRNHAK VALERIE L	108 EASTERN PROMENADE # 3 PORTLAND , ME 04101	108 EASTERN PROMENADE UNI	1
	BOIS RICHARD	409 GRAY RD FALMOUTH , ME 04105	33 OBRION ST	3
	BONETTI MARIANNA	PO BOX 483 PORTLAND, ME 04112	74 WILSON ST	2
	BOUCHARD DEBORAH A & WILLIAM JABINE III JTS	26 MUNJOY ST PORTLAND, ME 04101	26 MUNJOY ST	2
	BRACERAS CHRISTINE	35 ST LAWRENCE ST PORTLAND, ME 04101	35 ST LAWRENCE ST	2
	BRANCATO FRED J & LESLIE C BRANCATO JTS	85 BECKETT ST PORTLAND , ME 04101	85 BECKETT ST	2

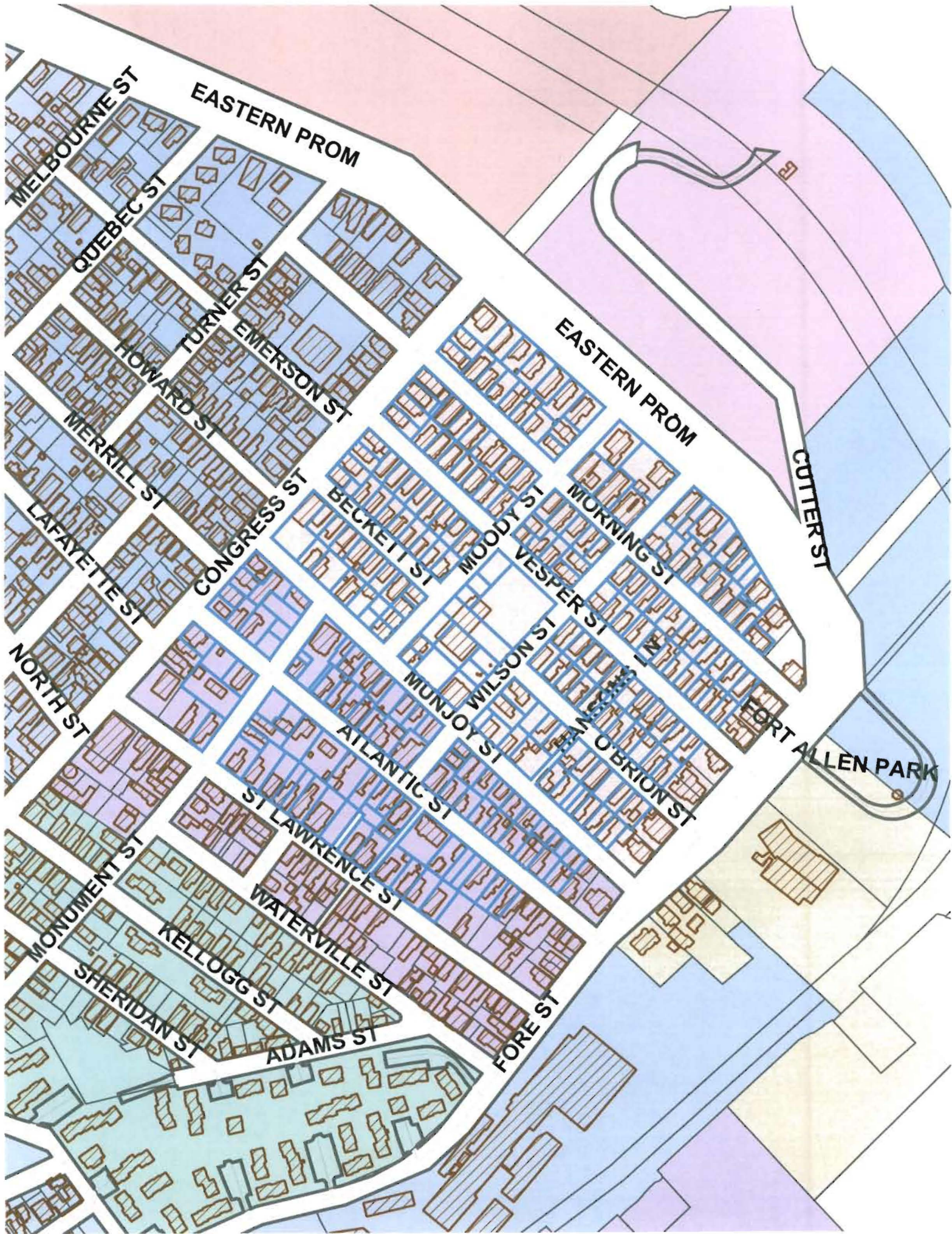
CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	CONNOLLY MARY FRANCIS	28 ATLANTIC ST # 1 PORTLAND, ME 04101	30 ATLANTIC ST	0
	COOLIDGE SAMUEL A & MARIBETH AESCHBACK JTS	46 MORNING ST PORTLAND, ME 04101	46 MORNING ST	2
	COOSE CHRISTOPHER & LISA SILVERMAN JTS	87 ST LAWRENCE ST # 1 PORTLAND, ME 04101	85 ST LAWRENCE ST	4
	COPPERSMITH WENDY	19 BONNY EAGLE POND RD STANDISH, ME 04084	81 BECKETT ST	2
	CORCORAN MARIE B & BENJAMIN BIGGER JTS	83 VESPER ST # 2 PORTLAND, ME 04101	83 VESPER ST UNIT 2	0
	CORNELL JUDITH A	28 MUNJOY ST PORTLAND, ME 04101	30 MUNJOY ST	1
	CORONIOS JUDITH	7 GILBERT LN PORTLAND, ME 04101	7 GILBERTS LN	1
	COUSINS RAE C & ALICE F JTS	95 MUNJOY ST PORTLAND, ME 04101	95 MUNJOY ST	2
	CROSS LEAH A & ALISON KAMAR &	73 ATLANTIC ST PORTLAND, ME 04101	73 ATLANTIC ST	2
	CURRAN PATRICIA & PHILIP R JTS	16 VESPER ST PORTLAND, ME 04101	16 VESPER ST	1
	DANIELS RALPH B & MARGARET A JTS	72 MUNJOY ST PORTLAND, ME 04101	72 MUNJOY ST	2
	DANIELS RALPH B JR & MARGARET A JTS	72 MUNJOY ST PORTLAND, ME 04101	68 MUNJOY ST	0
	DAVISON DIANE & JEFFREY B DAVISON JTS	29 MORNING ST PORTLAND, ME 04101	29 MORNING ST	1
	DAVISON DIANE & JEFFREY B DAVISON JTS	29 MORNING ST PORTLAND, ME 04101	33 MORNING ST	3
	DIPIETRANTONIO ROSINA	23 ATLANTIC ST PORTLAND, ME 04101	23 ATLANTIC ST	2
	DOIL AYNNE M	118 EASTERN PROMENADE PORTLAND, ME 04101	118 EASTERN PROMENADE	1
	DOMBROWSKI DIANE M	27 VESPER ST PORTLAND, ME 04101	27 VESPER ST	1
	DONAHUE CATHERINE F WID VET & MAUREEN J DONAHUE	70 MORNING ST PORTLAND, ME 04101	70 MORNING ST	3
	DOUGLAS MARTICA S	11 MUNJOY ST PORTLAND, ME 04101	11 MUNJOY ST	1
	DOW DAVID S	58 MOODY ST PORTLAND, ME 04101	58 MOODY ST	2
	DUFFY DAVID	64 JESSICA LN SOUTH PORTLAND, ME 04106	11 MOODY ST	3
	DUFFY DAVID J & STACY E DUFFY JTS	64 JESSICA LN SOUTH PORTLAND, ME 04106	79 MORNING ST	4
	DUNHAM CLIFFORD	19 HILLCREST RD WINDHAM, ME 04062	166 EASTERN PROMENADE UNI	1
	EASTERN DEVELOPMENT LLC	43 NORTH MOORE ST NEW YORK, NY 10013	85 MORNING ST	3
	EDISON TAMERA J	15 OBRION ST #C PORTLAND, ME 04101	15 OBRION ST	1
	EDWARDS STEPHANIE B & KRISTIAN A BROWN JTS	58 WILSON ST PORTLAND, ME 04101	58 WILSON ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	GOODRICH MATTHEW R & BETHANY GOODRICH JTS	56 CONGRESS ST PORTLAND, ME 04101	56 CONGRESS ST	3
	GRACEFFA RALPH MARION	76 ATLANTIC ST PORTLAND, ME 04101	76 ATLANTIC ST	3
	GRAHAM LINDY E	94 ATLANTIC ST # 2 PORTLAND, ME 04101	94 ATLANTIC ST UNIT 2	1
	GRAHAM SUSAN M	55 MOODY ST PORTLAND, ME 04101	55 MOODY ST	1
	GRISWOLD ANDREW V	41 ATLANTIC ST PORTLAND, ME 04101	41 ATLANTIC ST	1
	GRONDIN DAVID J & MICHELE D GRONDIN JTS	15 MUNJOY ST PORTLAND, ME 04101	15 MUNJOY ST	2
	GROSS LAURENCE W	PO BOX 10152 PORTLAND, ME 04104	49 ST LAWRENCE ST	3
	GUIBORD KRISTIN M & MICHAEL J GUIBORD JTS	173 CHRISTY RD PORTLAND, ME 04103	94 MORNING ST	3
	HALEY DANIEL T JR VN VET & CONNIE B HALEY TRUSTEE	140 EASTERN PROMENADE PORTLAND, ME 04101	140 EASTERN PROMENADE	1
	HALEY ROBERT L	P O BOX 18 GRAY, ME 04039	87 ATLANTIC ST	0
	HALEY ROBERT L	P O BOX 18 GRAY, ME 04039	91 ATLANTIC ST	6
	HALEY ROBERT LEE	PO BOX 18 GRAY, ME 04039	25 MORNING ST	3
	HALEY TIMOTHY J TRUSTEE	PO BOX 570 PORTLAND, ME 04112	102 MORNING ST	6
	HALPERT JACOB V & STACY F MITCHELL JTS	74 ATLANTIC ST PORTLAND, ME 04101	74 ATLANTIC ST	4
	HAMILTON KARE M	23 VESPER ST PORTLAND, ME 04101	23 VESPER ST	3
	HANDLEY ERIC W & ELIZABETH M HANDLEY JTS	56 WILSON ST # 4 PORTLAND, ME 04101	56 WILSON ST UNIT 4	1
	HARRISON KAREN L WID WWII	34 MUNJOY ST PORTLAND, ME 04101	34 MUNJOY ST	1
	HATT YUN OK	92 VESPER ST PORTLAND, ME 04101	92 VESPER ST	3
	HAWKES PAMELA	90 MORNING ST PORTLAND, ME 04101	90 MORNING ST	3
	HIRST ALBERT R & CHARITY C	83 SEAVEY ST WESTBROOK, ME 04092	75 BECKETT ST	3
	HOLDER JANET B	36 VESPER ST PORTLAND, ME 04101	36 VESPER ST	3
	HUDSON DIANE M	16 OBRION ST PORTLAND, ME 04101	16 OBRION ST	3
	IRACE JOHN & ADELINE I IRACE TRUSTEES	49 THORNHURST RD FALMOUTH, ME 04105	162 EASTERN PROMENADE	3
	IRACE NYLA J	21 TIDE MILL RD PORTLAND, ME 04102	11 OBRION ST	2
	ISAACSON JAMES	22 SWIFT RD WAYNE, ME 04284	71 ST LAWRENCE ST	0
	JAEGERMAN ALEXANDER Q & SUSAN E MORRIS JTS	398 SPRING ST PORTLAND, ME 04102	21 MORNING ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	LEVIN ROBERT H & SARAH E CUSHMAN JTS	94 BECKETT ST # B PORTLAND , ME 04101	94 BECKETT ST	1
	LONG MARIAN H	67 ATLANTIC ST PORTLAND , ME 04101	67 ATLANTIC ST	2
	LOPEZ FRANCISCA	94 BECKETT ST # A PORTLAND , ME 04101	94 BECKETT ST	1
	LOPEZ-TOUS ANNA	56 WILSON ST # 1 PORTLAND , ME 04101	56 WILSON ST UNIT 1	1
	LORELLO DANIEL D & VIVIEN C JTS	C1 LEISURE LN PORTLAND, ME 04103	86 VESPER ST	3
	LUMBERT DEBRA L	19 MEADOW WAY CAPE ELIZABETH , ME 04107	22 ATLANTIC ST	3
	MACCAUSLAND OWEN E & NANCY L MACCAUSLAND JTS	90 VESPER ST PORTLAND, ME 04101	90 VESPER ST	3
	MACISSO MARTIN T JR & JOAN E JTS	27 WILSON ST PORTLAND, ME 04101	27 WILSON ST	2
	MADIGAN TRACEY S	12 OBRION ST # 3 PORTLAND, ME 04101	12 OBRION ST UNIT 3	1
	MALIA MAE E WID WWII VET	58 MORNING ST PORTLAND, ME 04101	58 MORNING ST	1
	MALIA PAUL POST BUILDING COMMITTEE INC	42 ATLANTIC ST PORTLAND, ME 04101	42 ATLANTIC ST	1
	MAMGAIN VAISHALI	26 MONUMENT ST PORTLAND , ME 04101	26 MONUMENT ST	3
	MANNING EDWARD L WWII VET	86 HOLIDAY DR # 215 PORTLAND, ME 04103	86 MORNING ST	3
	MARCISSO GARY & JUSTINA MARCISSO JTS	69 VESPER ST PORTLAND , ME 04101	63 VESPER ST	3
	MARCISSO GARY & JUSTINA MARCISSO JTS	65 VESPER ST PORTLAND , ME 04101	65 VESPER ST	2
	MARCISSO GARY V & JUSTINA MARCISSO JTS	69 VESPER ST PORTLAND , ME 04101	69 VESPER ST	1
	MARTELL JAMES A & MURIELLYN I JTS	60 ATLANTIC ST PORTLAND, ME 04101	62 ATLANTIC ST	2
	MAS ALEXANDRE H & ANTONIA NAYLOR JTS	56 LINDA ST SAN FRANCISCO , CA 94110	28 OBRION ST	2
	MASTERMAN DREW D & NANCY A CUMMING JTS	77 VESPER ST PORTLAND , ME 04101	77 VESPER ST UNIT 1	3
	MAUSHART BRADFORD S & DONNA M MAUSHART JTS	PO BOX 3042 KENNEBUNKPORT , ME 04046	15 OBRION ST	1
	MCGONIGAL SHEA N & JOSEPH T MCGONIGAL JTS	55 MOODY ST PORTLAND , ME 04101	55 MOODY ST	2
	MCGONIGAL SHEA N & JOSEPH T MCGONIGAL JTS	55 MOODY ST PORTLAND, ME 04101	77 MUNJOY ST	0
	MCHUGH MARY B & THEODORE E	6 LOVEITT ST SOUTH PORTLAND, ME 04106	97 MUNJOY ST	2
	MCINERNEY KATHLEEN	38 MUNJOY ST PORTLAND, ME 04101	38 MUNJOY ST	1
	MCINTOSH ARLENE G & JOHN A JR JTS	PO BOX 793 BOOTHBAY HARBOR, ME 04538	14 MUNJOY ST	3
	MCINTYRE AUSTIN A & MARTHA MCINTYRE MURPHY	325 W 5200 N PARK CITY, UT 84660	58 CONGRESS ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	NICHOLS DAVID E & FRANCES SAYERS JTS	34 CONGRESS ST PORTLAND, ME 04101	34 CONGRESS ST	3
	NOBLE ROBERT T III & VIRGINIA E JTS	19 ATLANTIC ST PORTLAND, ME 04101	19 ATLANTIC ST	2
	NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC	PO BOX 1509 BANGOR , ME 04402	94 ATLANTIC ST	0
	O'DONNELL PETER & MARGARET HAYDEN O'DONNELL	17 MORNING ST PORTLAND, ME 04101	17 MORNING ST	2
	OLSEN JOCELYN C	30 VESPER ST PORTLAND, ME 04101	30 VESPER ST	2
	PAINÉ LINCOLN P & ALLISON P JTS	150 EASTERN PROM PORTLAND, ME 04101	150 EASTERN PROMENADE	1
	PANICO LYNNE E	2 WEST ST PEPPERELL , MA 01463	49 MOODY ST	3
	PAPA STACY J	PO BOX 10838 PORTLAND, ME 04104	50 VESPER ST	2
	PARENT R JOSEPH & SHIRLEY M	18 IVY ST PORTLAND, ME 04102	29 ST LAWRENCE ST	6
	PEARSON THOMAS L	20 ATLANTIC ST #5 PORTLAND, ME 04101	20 ATLANTIC ST	10
	PITCHER JOHN D & MARCIA C PITCHER JTS	83 VESPER ST # 1 PORTLAND, ME 04101	83 VESPER ST UNIT 1	0
	POLLACK JUDITH S	12 OBRION ST # 1 PORTLAND , ME 04101	12 OBRION ST UNIT 1	1
	POPKIN JOEL & ELIZABETH A POPKIN JTS	6706 LORING CT BETHESDA , MD 20817	56 WILSON ST UNIT 3	1
	PORTER JAMES M & KATHRYN A PORTER TRUSTEE	12 OBRION ST # 2 PORTLAND, ME 04101	12 OBRION ST UNIT 2	1
	PROFENNO JOHN A HEIRS	31 VESPER ST PORTLAND, ME 04101	31 VESPER ST	2
	R & J PARTNERS LLC	PO BOX 275 BROOKLIN, ME 04616	88 CONGRESS ST UNIT 2	1
	REEPMAYER DOUGLAS P	100 APPLETON ST # 4 BOSTON , MA 02116	55 MORNING ST UNIT 31	1
	RENOVATION GENERATION INC	261 ADELPHI ST BROOKLYN, NY 11205	114 EASTERN PROMENADE	0
	RENOVATION GENERATION INC	261 ADELPHI ST BROOKLYN, NY 11205	114 EASTERN PROMENADE	1
	REPETA THOMAS J	75 WATSON ST PORTLAND , ME 04103	60 MUNJOY ST	4
	REPPENHAGEN MARLIES	55 MORNING ST # 2-2 PORTLAND, ME 04101	55 MORNING ST UNIT 22	1
	RICCI JOHN J	25 MARTIN RD PORTLAND, ME 04103	49 OBRION ST	3
	RICHARDSON SIDNEY BIRD	99 BECKETT ST # 2 PORTLAND , ME 04101	99 BECKETT ST	1
	RODRIGUE PAUL M	98 BECKETT ST PORTLAND, ME 04101	98 BECKETT ST	3
	ROMANO ANNA R WID WWII VET	36 MORNING ST PORTLAND , ME 04101	36 MORNING ST	1
	ROMANO HENRY A HEIRS	36 MORNING ST PORTLAND , ME 04101	27 MORNING ST	6

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	SUTHERLAND SCOTT J & AMY K JTS	5 CORDIS ST AVE # 2 CHARLESTOWN , MA 02129	62 MORNING ST	2
	SWEGART PHILLIP S	29 ATLANTIC ST PORTLAND, ME 04101	29 ATLANTIC ST	2
	TASKER MATTHEW C & CARRIE L TASKER JTS	58 ATLANTIC ST PORTLAND , ME 04101	58 ATLANTIC ST	1
	THAYER MATTHEW F & MARGARET L HAZLETT JTS	62 MUNJOY ST PORTLAND , ME 04101	62 MUNJOY ST	1
	TIERNEY KATHERINE & GABRIEL GORDON JTS	30 OBRION ST PORTLAND , ME 04101	30 OBRION ST	1
	TIMSHELL LLC	107 WHARF RD YARMOUTH , ME 04096	96 VESPER ST	3
	VESPA LLC	20 COVESIDE RD CUMBERLAND FORESIDE , ME	22 VESPER ST	3
	VOORNAS LORI A	15 A O'BRION ST PORTLAND, ME 04101	15 OBRION ST	1
	WALSH EDWARD	PO BOX 62 PORTLAND, ME 04112	90 ATLANTIC ST	5
	WALSH EDWARD	PO BOX 62 PORTLAND , ME 04112	94 ATLANTIC ST UNIT 3	1
	WALSH EDWARD	PO BOX 62 PORTLAND , ME 04112	94 ATLANTIC ST UNIT 1	1
	WARD RONALD N	163 DANFORTH ST PORTLAND , ME 04102	74 VESPER ST	2
	WARREN LEONARD & JULIA A HALEY JTS	32 MORNING ST PORTLAND, ME 04101	32 MORNING ST	1
	WD INVESTMENTS INC	PO BOX 1456 PORTLAND, ME 04104	65 ST LAWRENCE ST	6
	WELCH KEITH W & LINDA ROSE JTS	89 VESPER ST # 3 PORTLAND, ME 04101	89 VESPER ST	3
	WENSTROM ENOCH B & GAIL A JTS	88 BECKETT ST #1 PORTLAND, ME 04101	90 BECKETT ST	3
	WENSTROM GAIL A & ENOCH B JTS	83 BECKETT ST PORTLAND, ME 04101	83 BECKETT ST	3
	WILHOITE DOLORES M & ROBERT W WILHOITE JTS	36 OBRION ST PORTLAND , ME 04101	36 OBRION ST	1
	WILHOITE DOLORES M & TRACY WILHOITE JTS	37 ST LAWRENCE ST PORTLAND, ME 04101	37 ST LAWRENCE ST	2
	WILLIAMS JULIE D	58 MAPLEWOOD DR GORHAM , ME 04038	42 VESPER ST	3
	WILSON STREET	20 WEST 83RD ST # 1A NEW YORK , NY 10024	61 WILSON ST	5
	WUESTHOFF R JOHN & BETTY J	11 MORNING ST PORTLAND, ME 04101	15 MORNING ST	3
	WUESTHOFF R JOHN & BETTY J	11 MORNING ST PORTLAND, ME 04101	55 MORNING ST UNIT 41	1
	YELLOW BRICK HOUSE LLC	559 BRIGHTON AVE PORTLAND , ME 04102	88 CONGRESS ST UNIT 1	1
	ZIMMERMAN ROBERT F	39 VESPER ST PORTLAND , ME 04101	39 VESPER ST	1



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	BREGGIA AUGUSTINE R TRUSTEE	84 CONGRESS ST PORTLAND, ME 04101	84 CONGRESS ST	2
	BREGGIA JOHN D	PO BOX 1018 PORTLAND, ME 04101	86 CONGRESS ST	6
	BROKISH THOMAS J & SARAH B AULD JTS	43 MUNJOY ST PORTLAND, ME 04101	43 MUNJOY ST	2
	BROOKES JEFFREY H & LUANNE V BALZANO-BROOKES	31 VAL HALLA RD CUMBERLAND CENTER, ME 04021	76 VESPER ST	2
	BROWN S BRUCE	51 MORNING ST # 3 PORTLAND, ME 04101	49 MORNING ST UNIT 3	1
	BUCHHOLZ LARRY & GUY MCCHESENEY	46 VESPER ST PORTLAND, ME 04101	46 VESPER ST	3
	BULL ROBERT R & JEANNE M JTS	68 ATLANTIC ST PORTLAND, ME 04101	68 ATLANTIC ST	1
	BYRNES SUZANNE D & THOMAS B JTS	42 MUNJOY ST PORTLAND, ME 04101	42 MUNJOY ST	2
	CABOT SUSAN B	49 MORNING ST # 1 PORTLAND, ME 04101	49 MORNING ST UNIT 5	1
	CAMANN CAROLYN J	108 EASTERN PROMENADE # 1 PORTLAND, ME 04101	108 EASTERN PROMENADE UNI	1
	CARTER JOHN M & THERESA M JTS	48 ATLANTIC ST PORTLAND, ME 04101	48 ATLANTIC ST	1
	CAULFIELD PRISCILLA A ETALS	46 CONGRESS ST PORTLAND, ME 04101	46 CONGRESS ST	3
	CAVANAUGH DIANNE E & MICHAEL J JTS	39 MUNJOY ST PORTLAND, ME 04101	39 MUNJOY ST	1
	CHANDLER ANITA L WID WWII	52 CONGRESS ST PORTLAND, ME 04101	52 CONGRESS ST	2
	CHESTER DELLA W & WILLIAM G CHESTER TRUSTEES	107 CONGRESS ST PORTLAND, ME 04101	22 OBRION ST	6
	CHOI WON W	33 ATLANTIC ST PORTLAND, ME 04101	33 ATLANTIC ST	2
	CHRISTIAN LISA E	27 MUNJOY ST PORTLAND, ME 04101	27 MUNJOY ST	0
	CHRISTIAN LISA E	27 MUNJOY ST PORTLAND, ME 04101	27 MUNJOY ST	1
	CICCOMANCINI NICOLINO & PATRICIA A JTS	43 WALTON ST PORTLAND, ME 04103	47 MOODY ST	4
	CICCOMANCINI NICOLINO & PATRICIA A JTS	43 WALTON ST PORTLAND, ME 04103	14 WILSON ST	6
	CIEMBRONIEWICZ JULIUS	55 MORNING ST # 42 PORTLAND, ME 04101	55 MORNING ST UNIT 42	1
	CLANCY JEFFREY M & MARIE PLATTEAU-CLANCY JTS	31 OBRION ST PORTLAND, ME 04101	31 OBRION ST	2
	CLARKE GLORIA APONTE & GEORGE APONTE CLARKE JTS	29 MUNJOY ST PORTLAND, ME 04101	29 MUNJOY ST	1
	COBB MARY M	86 BECKETT ST PORTLAND, ME 04101	86 BECKETT ST	3
	CONNOLLY MARY FRANCIS	28 ATLANTIC ST # 1 PORTLAND, ME 04101	28 ATLANTIC ST	0
	CONNOLLY MARY FRANCIS	28 ATLANTIC ST # 1 PORTLAND, ME 04101	28 ATLANTIC ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	JAGGER ALLAN	40 O'BRION ST PORTLAND, ME 04101	40 OBRION ST	1
	JAGGER ALLAN	40 O'BRION ST PORTLAND, ME 04101	42 OBRION ST	0
	JARNAGIN KEVIN E	16 WILDWOOD RD TEWKSBURY, MA 01876	166 EASTERN PROMENADE UNI	1
	JARNIGAN KEVIN	16 WILDWOOD RD TEWKSBURY, MA 01876	164 EASTERN PROMENADE	5
	JENKINS FLOYD RONALD JR	49 MORNING ST # 8 PORTLAND, ME 04101	49 MORNING ST UNIT 8	1
	JENKINS FLOYD RONALD JR	49 MORNING ST # 2 PORTLAND, ME 04101	49 MORNING ST UNIT 6	1
	JL REALTY LLC	97 STARBOARD REACH YARMOUTH, ME 04096	108 EASTERN PROMENADE UNI	1
	JORDAN NANCY H TRUSTEE	1050 ISLAND AVE LONG ISLAND, ME 04050	93 MORNING ST	3
	JORDAN ROBERT K TRUSTEE	1050 ISLAND AVE LONG ISLAND, ME 04050	15 VESPER ST	2
	JORDAN ROBERT K TRUSTEE	1050 ISLAND AVE LONG ISLAND, ME 04050	19 VESPER ST	2
	JORDAN ROBERT K TRUSTEE	1050 ISLAND AVE LONG ISLAND, ME 04050	47 VESPER ST	2
	JOYCE KATHERINE F	66 MORNING ST PORTLAND, ME 04101	66 MORNING ST	3
	KAMAR CHARLES V & NORMA J KAMAR JTS	21 WESTERLY ST # 4 WELLESLEY, MA 02482	55 MORNING ST UNIT 21	1
	KESICH GREGORY & GAIL DONOVAN JTS	85 MUNJOY ST PORTLAND, ME 04101	85 MUNJOY ST	1
	KETCHUM RICHARD R III	83 VESPER ST # 3 PORTLAND, ME 04101	83 VESPER ST UNIT 3	0
	KIEVITT JOSEPH L ETALS	74 MUNJOY ST PORTLAND, ME 04101	74 MUNJOY ST	4
	KILLORAN CHRISTINA E	37 ATLANTIC ST PORTLAND, ME 04101	37 ATLANTIC ST	1
	KNIGHT KRISTINA M	12 OBRION ST # 1 PORTLAND, ME 04101	412 OBRION ST UNIT 4	1
	KOCH ERNA	81 VESPER ST PORTLAND, ME 04101	79 VESPER ST	3
	KRASOWSKI ALICE M	28 MORNING ST PORTLAND, ME 04101	28 MORNING ST	2
	KREMER ANN S & STEVEN KREMER JTS	PO BOX 172 PORTLAND, ME 04112	32 CONGRESS ST	3
	LABRECK AMELIA A	87 MUNJOY ST PORTLAND, ME 04101	87 MUNJOY ST	3
	LAMBERT VICTORIA & TED J ARNOLD JTS	61 ST LAWRENCE ST #3 PORTLAND, ME 04101	61 ST LAWRENCE ST	3
	LANDRY THOMAS J & AMY E LANDRY JTS	12 VESPER ST PORTLAND, ME 04101	12 VESPER ST	1
	LEBLANC ROBERT P JR & CARRIE G LEBLANC JTS	59 MOODY ST PORTLAND, ME 04101	59 MOODY ST	2
	LEONARD WARREN & JULIA A HALEY TRUSTEES	21 1/2 EASTERN PROMENADE PORTLAND, ME 04101	4 MONUMENT ST	8

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	FARRIS RICHARD A	19 MUNJOY ST PORTLAND, ME 04101	19 MUNJOY ST	3
	FELLER KENNETH N & CHRISTINA L FELLER JTS	95 MORNING ST # 2 PORTLAND, ME 04101	95 MORNING ST	1
	FEMMECHILD WILLOW & HEATHER J ALEXANDER JTS	81 MORNING ST PORTLAND, ME 04101	81 MORNING ST	2
	FERNALD STEPHEN MICHAEL & ZEILE A DOUGHER JTS	27 OBRION ST PORTLAND, ME 04101	27 OBRION ST UNIT 3	1
	FERRANTE CHARLES C & KATHLEEN A FERRANTE JTS	11 VESPER ST PORTLAND, ME 04101	11 VESPER ST	2
	FERRANTE KAYLA & RUDY FERRANTE JTS	84 BECKETT ST PORTLAND, ME 04101	84 BECKETT ST	3
	FERRELLI ROBERT W & PRISCILLA E JTS	69 ATLANTIC ST PORTLAND, ME 04101	69 ATLANTIC ST	1
	FINK ETHAN K & MICHELE FINK JTS	PO BOX 116 ROUND POND, ME 04564	85 VESPER ST	3
	FISH HOUSE REALTY LLC	PO BOX 15400 PORTLAND, ME 04112	130 EASTERN PROMENADE	11
	FISK BRIAN & ABIGAIL LLOYD	66 MUNJOY ST PORTLAND, ME 04101	66 MUNJOY ST	3
	FIXED GEAR LLC	12 ATLANTIC ST PORTLAND, ME 04101	100 CONGRESS ST	2
	FOLEY JOSEPH L KW VET	9 MOODY ST PORTLAND, ME 04101	9 MOODY ST	2
	FORBUSH KEVIN M	80 VESPER ST # 1 PORTLAND, ME 04101	80 VESPER ST UNIT 1	1
	FORTIN CHARLES A	30 MONUMENT ST PORTLAND, ME 04101	30 MONUMENT ST	1
	FORTIN LUCY P	23 OAKMONT DR FALMOUTH, ME 04105	126 EASTERN PROMENADE	6
	FRATIANNE ANTHONY T	73 VESPER ST PORTLAND, ME 04101	73 VESPER ST	3
	FRIEL TIMOTHY	95 MORNING ST # 1 PORTLAND, ME 04101	95 MORNING ST	1
	FRIENDS OF THE ST LAWRENCE CHURCH	76 CONGRESS ST PORTLAND, ME 04101	66 CONGRESS ST	1
	GAAL STEPHEN J & WENDY GAAL JTS	176 EASTERN PROMENADE PORTLAND, ME 04101	176 EASTERN PROMENADE	1
	GALLAGHER DEBORAH R	42 MORNING ST PORTLAND, ME 04101	42 MORNING ST	3
	GALLI ANTHONY LIVING TRUST & JEANETTE GALLI LIVING TRUST	69 MORNING ST PORTLAND, ME 04101	63 MORNING ST	5
	GEORGE JUDY D	7105 SOUTH SPRINGS DR STE 208 FRANKLIN, TN 37067	52 ATLANTIC ST	3
	GIFFORD STEVEN P & JULIE A TUPPER JTS	745 SAWYER ST SOUTH PORTLAND, ME 04106	43 ST LAWRENCE ST	4
	GILBERT CHRISTOPHER	47 ST LAWRENCE ST # 1 PORTLAND, ME 04101	47 ST LAWRENCE ST	6
	GILES RALPH W E & KATHLEEN C GILES JTS	1400 LOWELL RD CONCORD, MA 01742	37 MORNING ST	3
	GOODMAN STEVEN & JANE BAYER-GOODMAN JTS	89 MORNING ST PORTLAND, ME 04101	89 MORNING ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ROMANO JOHN P	40 MORNING ST PORTLAND, ME 04101	40 MORNING ST	2
	ROSS BERNARD R & CAROL M	51 MORNING ST # 2 PORTLAND, ME 04101	49 MORNING ST UNIT 2	1
	ROTHMAN LESLIE J & DAVID W GAILUS JTS	63 ATLANTIC ST PORTLAND, ME 04101	63 ATLANTIC ST	1
	RUSSO ANTHONY & SUSAN	PO BOX 7308 PORTLAND, ME 04112	57 ST LAWRENCE ST	7
	SAMMER DIANE E & PAMELA P DENNIS	53 MOODY ST PORTLAND, ME 04101	53 MOODY ST	1
	SAUNDERS JOSH	51 MORNING ST # 7 PORTLAND, ME 04101	49 MORNING ST UNIT 7	1
	SAVEALL ERIN & JESSICA A SAVEALL JTS	54 MOODY ST PORTLAND, ME 04101	54 MOODY ST	2
	SCHMIDT ELENA M & DON OGIER JTS	97 ATLANTIC ST PORTLAND, ME 04101	97 ATLANTIC ST	3
	SCOTT STANLEY J & GAIL R SCOTT JTS	94 BECKETT ST # 3 PORTLAND, ME 04101	94 BECKETT ST	1
	SHALOM HOUSE	PO BOX 560 PORTLAND, ME 04112	39 OBRION ST	4
	SHEEHAN FAITH D	95 BECKETT ST PORTLAND, ME 04101	95 BECKETT ST	3
	SHERMAN DAVID S	72 MORNING ST PORTLAND, ME 04101	72 MORNING ST	3
	SHUTE MEGAN & TRENT SHUTE & SANDRA SHUTE	42 CONGRESS ST PORTLAND, ME 04101	44 CONGRESS ST	3
	SIDELINGER GARY A	PO BOX 1003 PORTLAND, ME 04104	38 VESPER ST	3
	SIEGEL ROSALYN	26 BUTTONWOOD LN PORTLAND, ME 04102	80 MORNING ST	3
	SIEGEL ROSALYN	26 BUTTONWOOD LN PORTLAND, ME 04102	41 VESPER ST	3
	SIMPSON JANE A	5051 N SABINO CANYON RD # 2179 TUCSON, AZ 85750	49 MORNING ST UNIT 4	1
	SOMERO SCOTT J	13 ATLANTIC ST PORTLAND, ME 04101	13 ATLANTIC ST	4
	SPECHT WALTER A & RUTH ANN SPECHT JTS	15 FLICKER DR TOPSHAM, ME 04086	55 MORNING ST UNIT 32	1
	ST LAWRENCE CONDO LLC	19 HUNTS COVE RD NOBLEBORO, ME 04555	77 ST LAWRENCE ST UNIT 1	2
	STABILE JEROME G	5 ALDER ST SOUTH PORTLAND, ME 04106	76 BECKETT ST	3
	STARK ERIC A & JEANNETTE A SCHRAM JTS	71 BECKETT ST PORTLAND, ME 04101	71 BECKETT ST	3
	STEWART ANITA C	23 OBRION ST PORTLAND, ME 04101	23 OBRION ST	1
	STEWART CYNTHIA L	51 MORNING ST UNIT 1 PORTLAND, ME 04101	49 MORNING ST UNIT 1	1
	STRATTON PHILIPPA & THOMAS SEAVEY JTS	56 WILSON ST # 2 PORTLAND, ME 04101	56 WILSON ST UNIT 2	1
	SUMMERS ANDREA W & ROBERT L SUMMERS JTS	45 OBRION ST PORTLAND, ME 04101	45 OBRION ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MCINTYRE MEAGAN L	20 VESPER ST PORTLAND, ME 04101	20 VESPER ST	2
	MCLAUGHLIN AIRADEAN E	18 MUNJOY ST PORTLAND, ME 04101	18 MUNJOY ST	7
	MCMANN HARRY J	76 MORNING ST PORTLAND, ME 04101	76 MORNING ST	3
	MCMANUS-RICHTER MARY LOU	P.O.BOX 440 GRAY, ME 04039	82 BECKETT ST	3
	MCMILLEN ABBIE ETALS	28 VESPER ST PORTLAND, ME 04101	28 VESPER ST	2
	MENARD JOSEPH & TRACEY JTS	1 MONUMENT ST PORTLAND, ME 04101	1 MONUMENT ST	2
	MERCHANT LISA A & KENNETH JOHN SHOOS JR JTS	83 GOUDY ST SOUTH PORTLAND, ME 04106	31 WILSON ST	3
	MICHAELS MARLA J	26 MOODY ST PORTLAND, ME 04101	26 MOODY ST	2
	MILLER MARKOS S	17 ATLANTIC ST PORTLAND, ME 04101	17 ATLANTIC ST	3
	MINIMO INC	56 PORTLAND ST PORTLAND, ME 04101	79 ST LAWRENCE ST	4
	MITCHELL CAROL L	172 EASTERN PROM PORTLAND, ME 04101	170 EASTERN PROMENADE	2
	MOREIRA GILBERT A & SUSAN D MOREIRA JTS	91 VESPER ST PORTLAND, ME 04101	93 VESPER ST	3
	MORRISSEY PAUL D	82 MUNJOY ST PORTLAND, ME 04101	82 MUNJOY ST	3
	MORROW ROBERT S & MARY V OR SURV	25 MONUMENT ST PORTLAND, ME 04101	25 MONUMENT ST	3
	MOSER GREGORY H & CATHARINE R MOSER JTS	80 VESPER ST # 3 PORTLAND, ME 04101	80 VESPER ST UNIT 3	1
	MOUGHALIAN JENNIFER C	80 VESPER ST # 2 PORTLAND, ME 04101	80 VESPER ST UNIT 2	1
	MULLER ANN C	59 ATLANTIC ST PORTLAND, ME 04101	59 ATLANTIC ST	2
	MULLIN ELAINE V	99 BECKETT ST # 1 PORTLAND, ME 04101	99 BECKETT ST	1
	MUNJOY HILL NEIGHBORHOOD ORGANIZATION	92 CONGRESS ST PORTLAND, ME 04101	92 CONGRESS ST	1
	MURRAY CATHLEEN Z	91 BECKETT ST PORTLAND, ME 04101	91 BECKETT ST	3
	NAPOLITANO MADELINE A	182 EASTERN PROMENADE PORTLAND, ME 04101	182 EASTERN PROMENADE	3
	NAPPI CARROLL M HEIRS	10 MORNING ST PORTLAND, ME 04101	10 MORNING ST	3
	NAPPI GLORIA A & RALPH S JTS	75 ATLANTIC ST PORTLAND, ME 04101	77 ATLANTIC ST	0
	NAPPI MICHAEL A & PAMELA J RENY JTS	10 MORNING ST PORTLAND, ME 04101	16 MORNING ST	2
	NAPPI RALPH S WWII VET & GLORIA A JTS	75 ATLANTIC ST PORTLAND, ME 04101	75 ATLANTIC ST	2
	NEAL JOHN O HEIRS	87 BECKETT ST PORTLAND, ME 04101	87 BECKETT ST	1

02/18/2011

003 H001

10:45 AM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	285			646

Assessor's Office | 585 Congress Street | Portland, Maine 04101 | Phone: (207) 787-6426

Home | Departments | City Council | E-Service | Certificate | Job

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Map

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

CBL 003 H001001
Land Use Type GOVERNMENTAL
Property Location 48 MOODY ST
Owner Information CITY OF PORTLAND
 389 CONGRESS ST
 PORTLAND ME 04101

Book and Page
Legal Description 3-H-1 TO 4
 3-M-1-2-5-6-7 3-P-1
 BECKETT ST 55 MOODY ST 48
 65413 SF

Acres 1.502

Current Assessed Valuation:

TAX ACCT NO. 618 **OWNER OF RECORD AS OF APRIL 2010**
 CITY OF PORTLAND

LAND VALUE \$628,000.00
BUILDING VALUE \$1,735,100.00
PORTLAND, CITY OF (\$2,363,100.00)
NET TAXABLE - REAL ESTATE \$0.00
TAX AMOUNT \$0.00

389 CONGRESS ST
 PORTLAND ME 04101

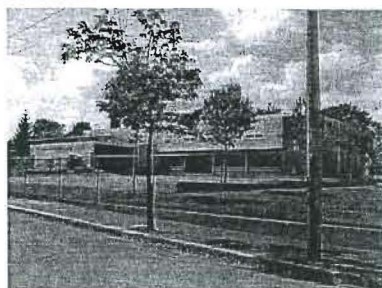
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Card 1 of 1

Year Built 1958
Style/Structure Type SCHOOL
Units 1
Building Num/Name 1 - ADAMS SCHOOL
Square Feet 17142

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Card 1

Levels 01/01
Size 8588
Use SCHOOL
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

Card 1

Levels 02/02
Size 8554
Use SCHOOL
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

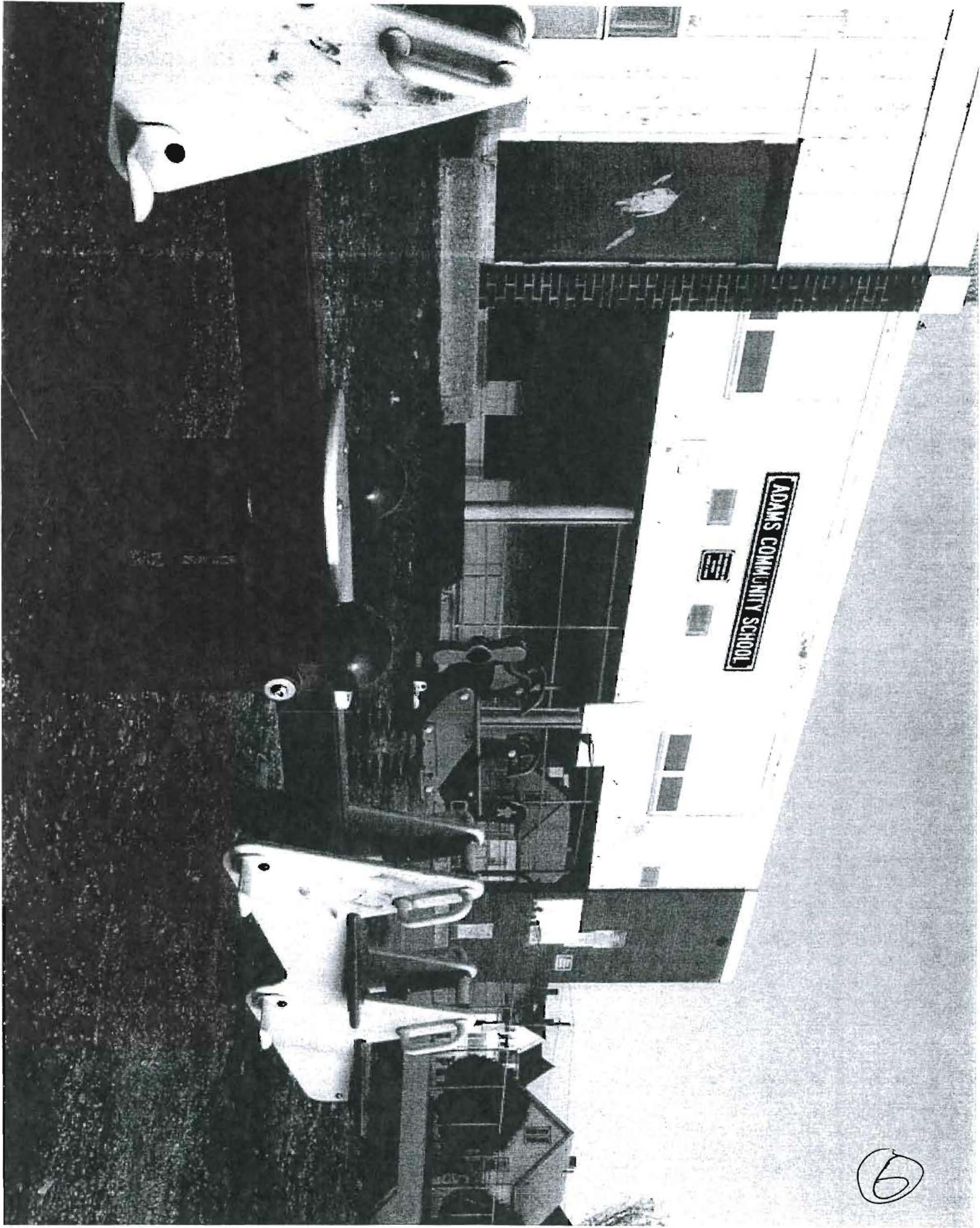
Outbuildings/Yard Improvements:

Card 1

Year Built 1958
Structure ASPHALT PARKING
Size 32000
Units 1
Grade C
Condition 3

New Search!

5



ADAMS COMMUNITY SCHOOL

6



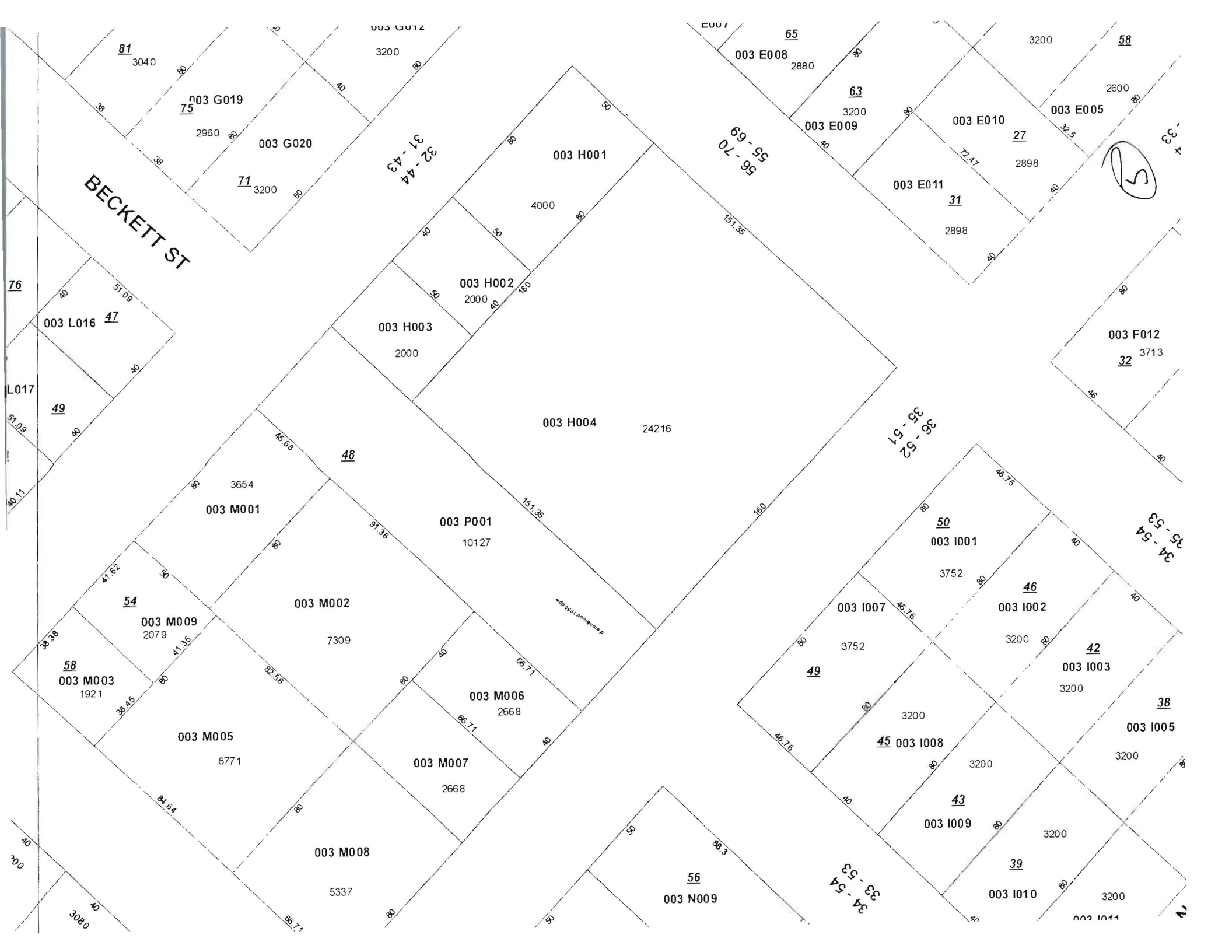
April 1 2009 / y 2010

G11SW

Index Number - G11NW

G11SE

15



BECKETT ST

76

L017

81
3040

75 003 G019
2960

003 G020

71 3200

003 G012
3200

32-44
31-43

003 H001
4000

56-70
55-69

003 E008
2880

63
3200

003 E009

003 E010

27
2898

003 E005

2600

58

33-4

S

003 E011

31
2898

003 L016 47

003 H002
2000

003 H003
2000

003 H004
24216

003 F012
32 3713

48

003 M001
3654

003 P001
10127

36-52
35-51

50
003 I001
3752

34-54
35-53

46
003 I002
3200

54

003 M009
2079

003 M002
7309

003 I007
3752

49

42
003 I003
3200

38

58
003 M003
1921

003 M006
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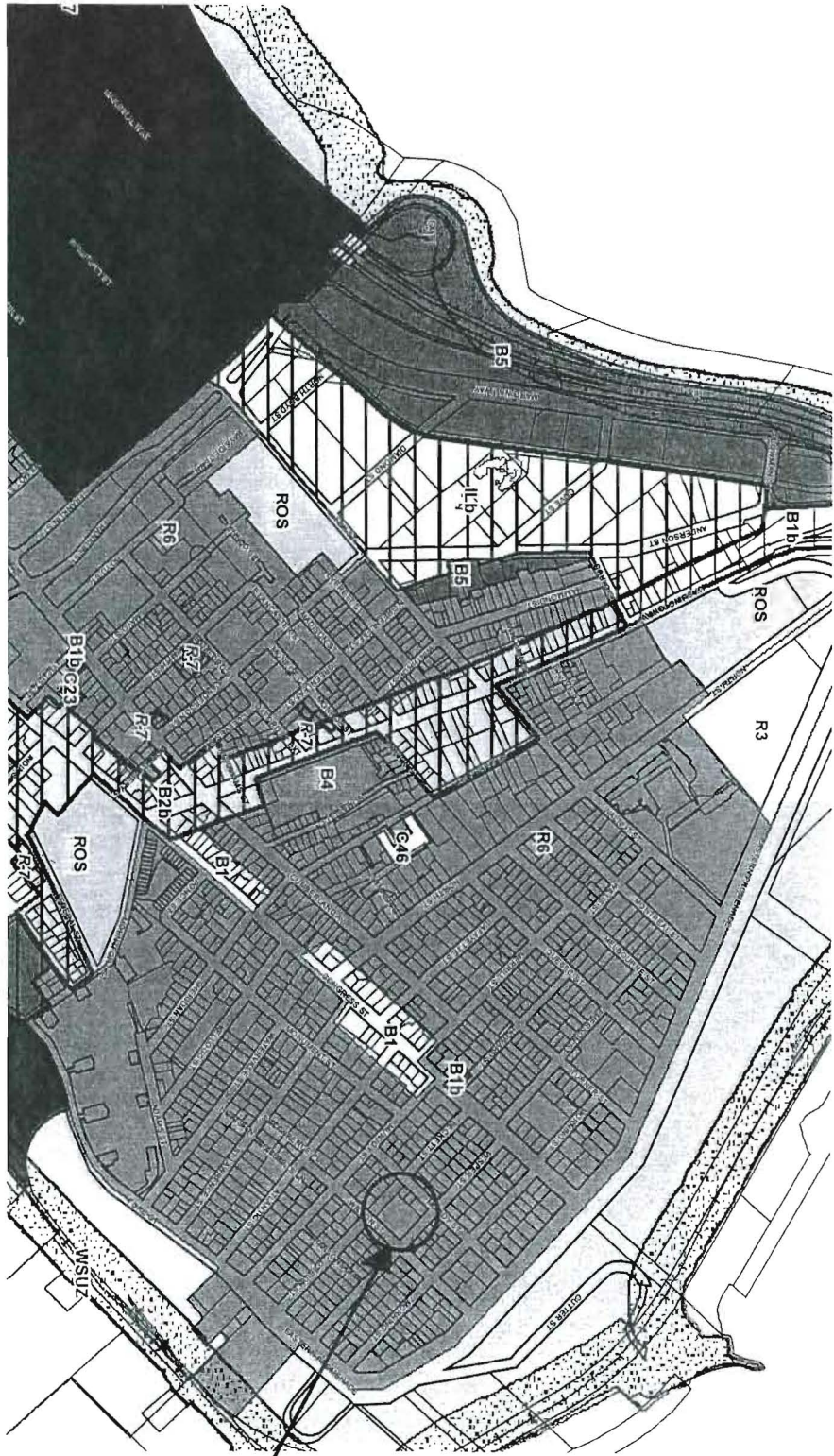
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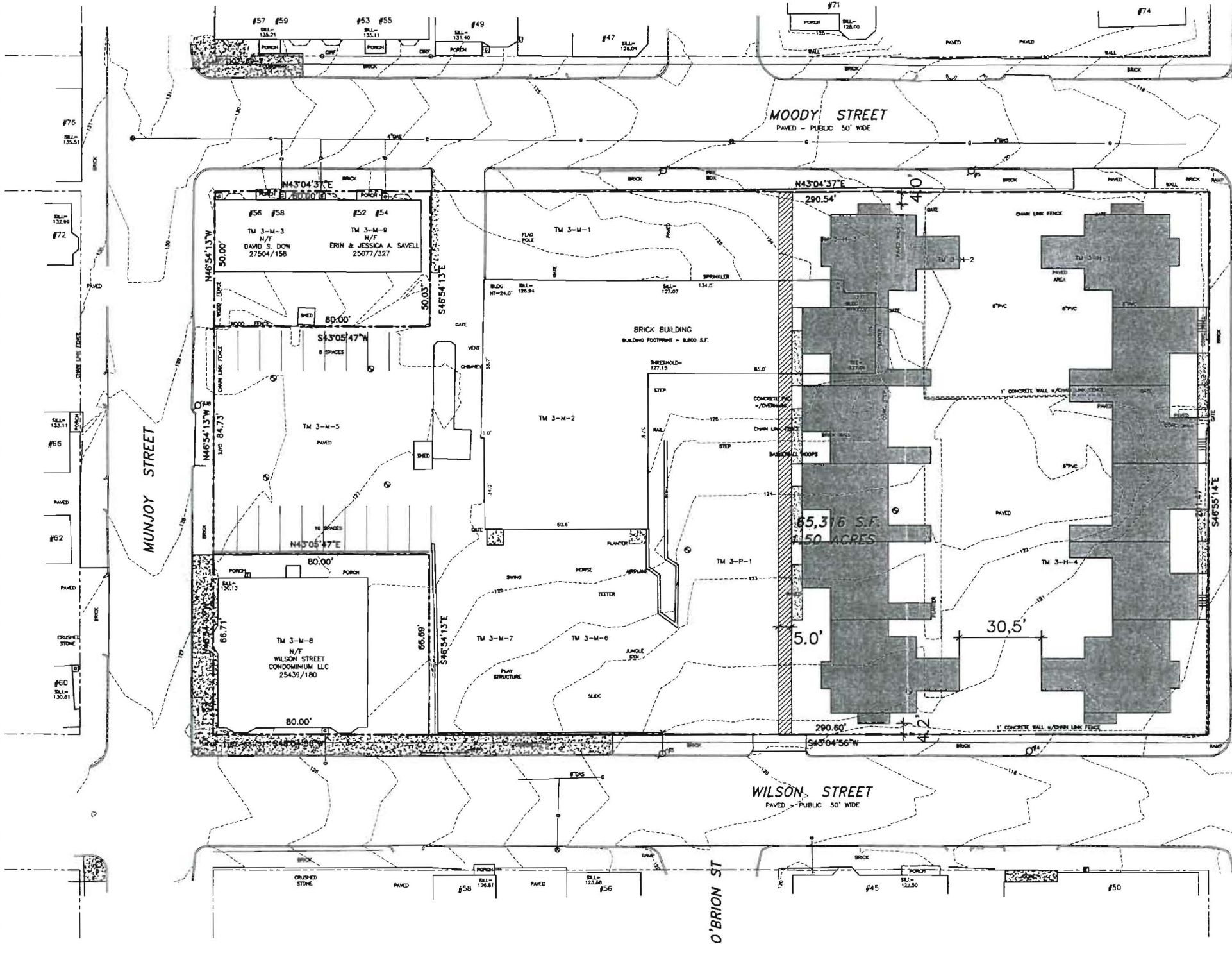
41

3080



SUBJECT
SITE

15



MUNJOY STREET

MOODY STREET
PAVED - PUBLIC 50' WIDE

WILSON STREET
PAVED - PUBLIC 50' WIDE

O'BRIEN ST

TM 3-M-3
N/F
DAVID S. DOW
27504/158

TM 3-M-9
N/F
ERIN & JESSICA A. SAVELL
25077/327

TM 3-M-5
PAVED

TM 3-M-8
N/F
WILSON STREET
CONDOMINIUM LLC
25439/180

BRICK BUILDING
BUILDING FOOTPRINT - 8,000 S.F.

65,316 S.F.
1.50 ACRES

TM 3-M-1

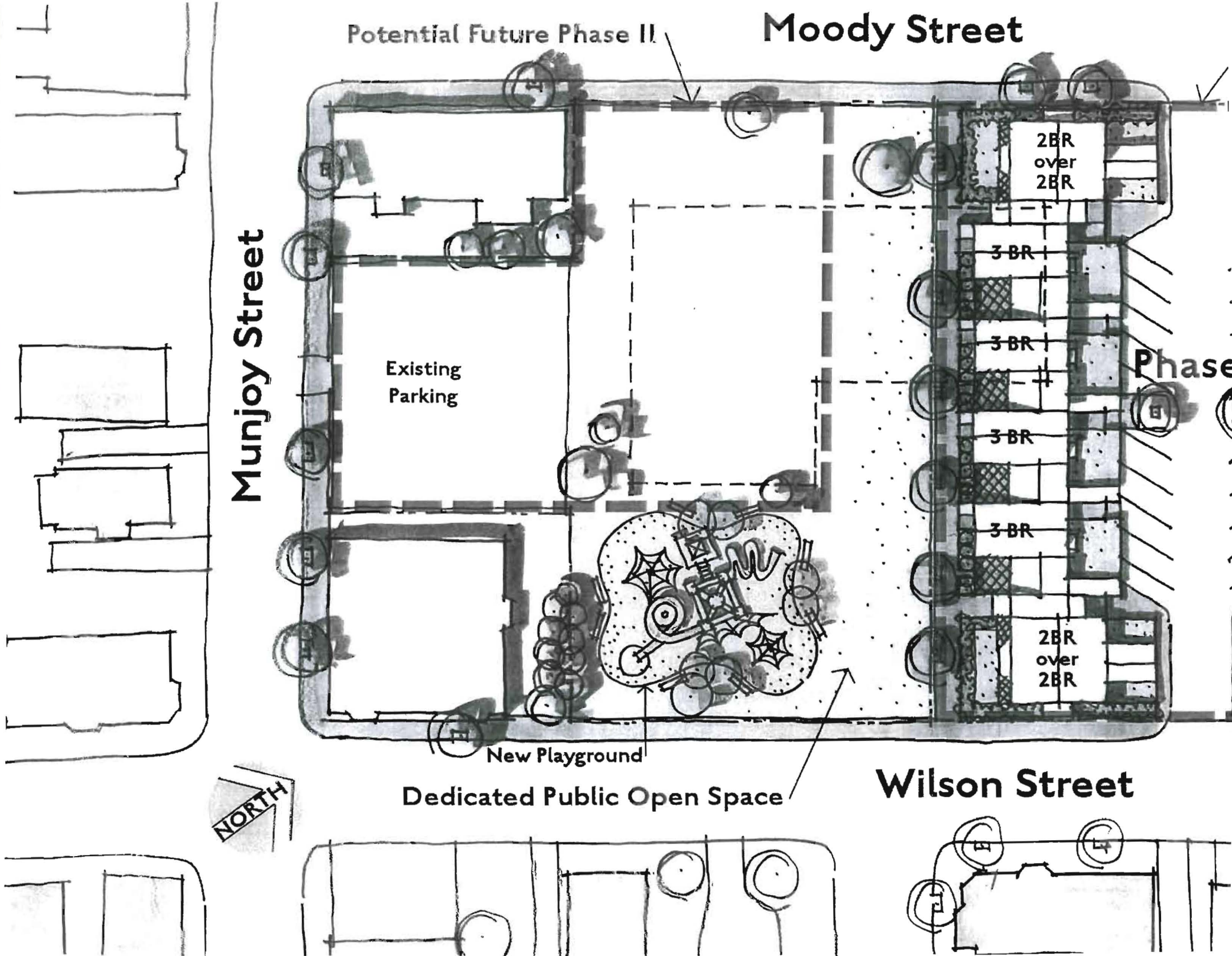
TM 3-M-2

TM 3-M-4

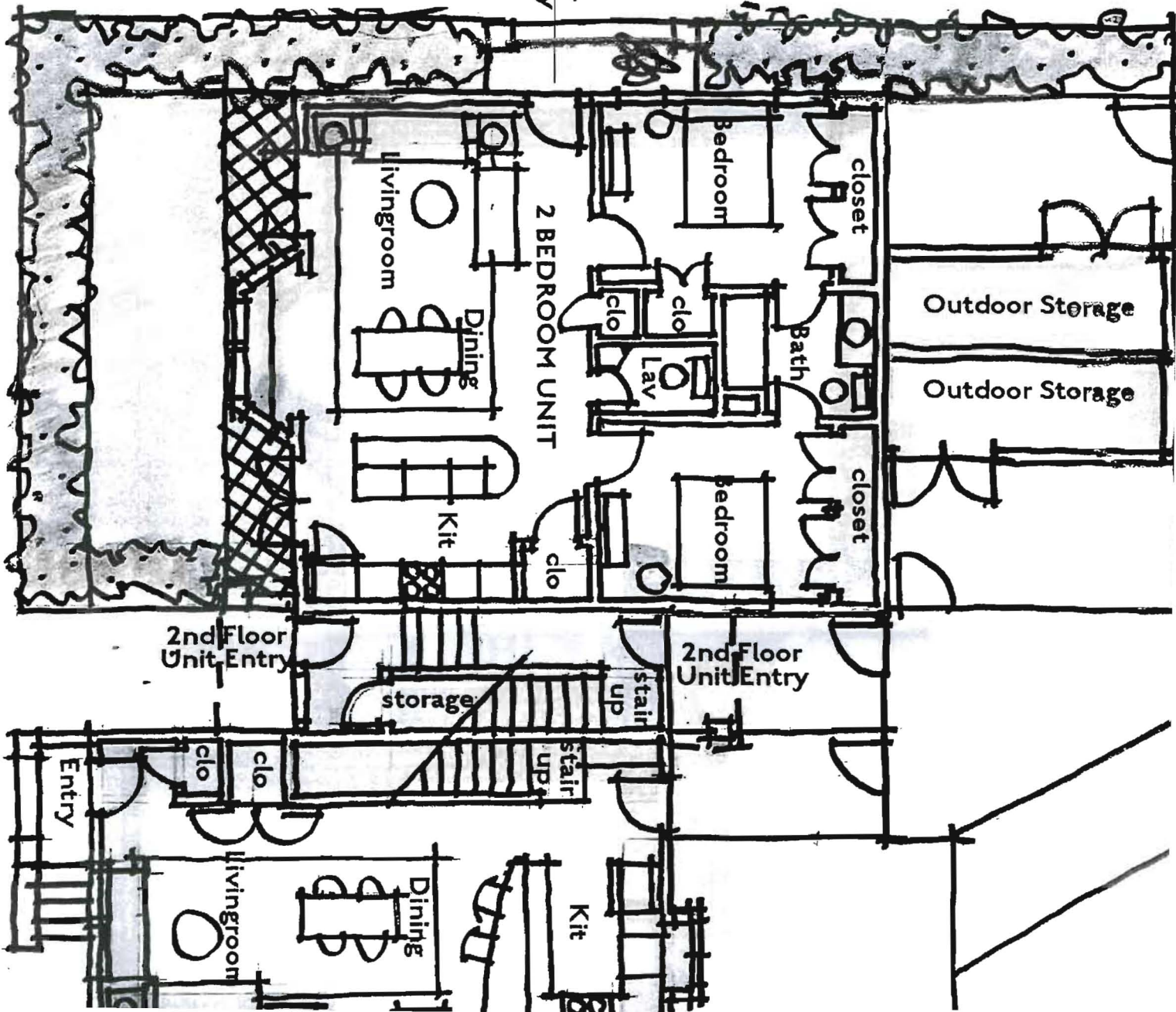
TM 3-M-6

TM 3-M-7

TM 3-M-4



1st Floor
Unit Entry



2 BEDROOM UNIT

Outdoor Storage

Outdoor Storage

2nd Floor
Unit Entry

2nd Floor
Unit Entry

storage

stair
up

stair
up

Entry

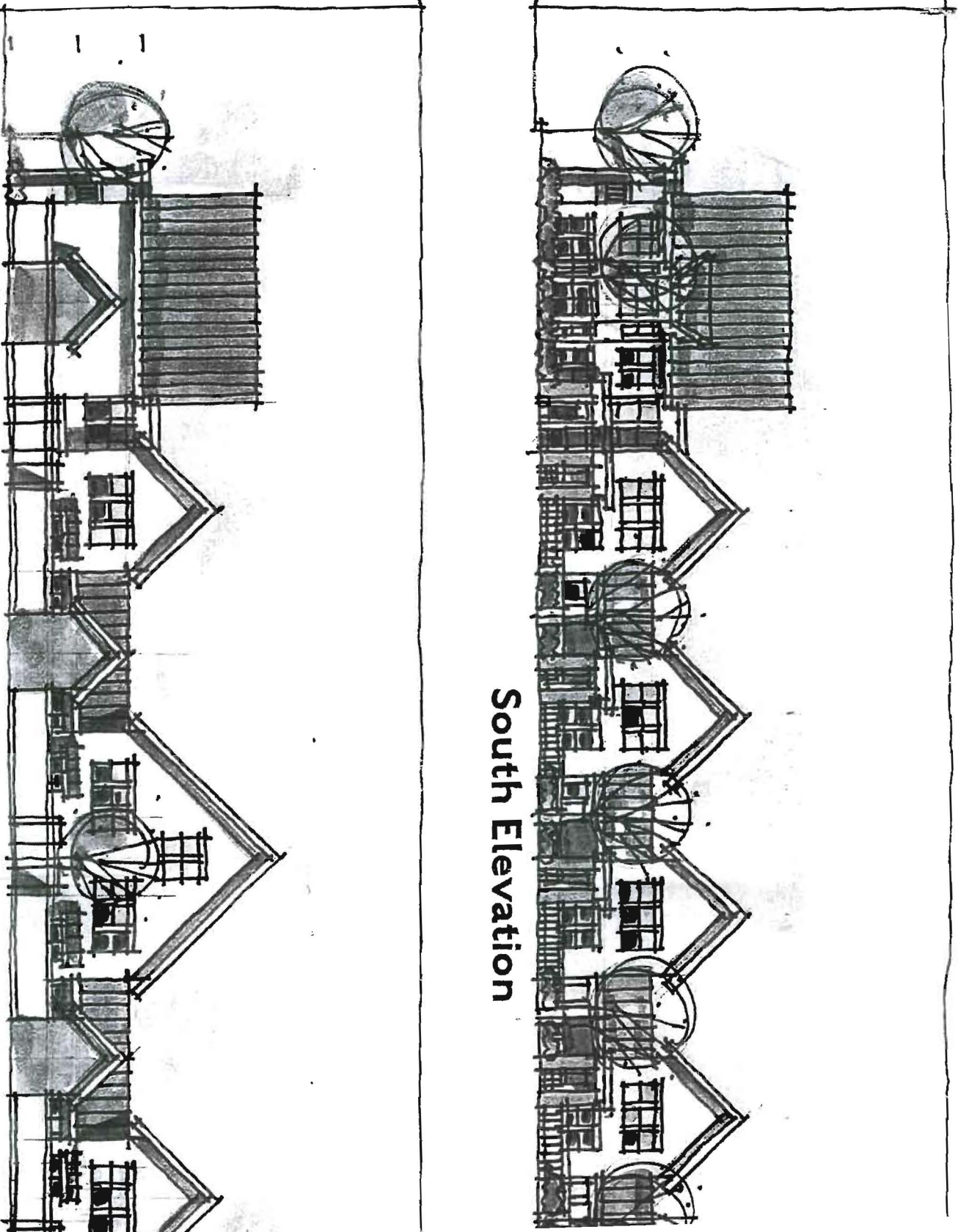
clo

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Livingroom

Dining

Kit



South Elevation

Parking Area Elevation

