

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that 16-18 WENTWORTH ST INC -
PRISCILLA DUNN

Located At 112 SHERIDAN ST

CBL: 013 - -J - 011 - 001 - - - -

Job ID: 2011-08-2107-ALTR

has permission to Build a 5'x10' rear 2nd story deck, approve, after the fact, a 5'x7' rear 3rd story deck for a total of 2 decks provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Sam Runkle 9/14/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

*OK to do
MWA*

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-08-2107-ALTR	Date Applied: 8/26/2011	CBL: 013 - - J - 011 - 001 - - - - -	
Location of Construction: 112 SHERIDAN ST	Owner Name: 16-18 Wentworth St Inc. Priscilla Dunn	Owner Address: 17 Dunn Estates Dr. Scarborough, ME 04074	Phone: (h) 883-8016 (c) 632-0092
Business Name:	Contractor Name: Ed Lane	Contractor Address: 15 School St, Standish, ME 04074	Phone: 642-4775
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations	Zone: R-6
Past Use: Two family dwelling	Proposed Use: Same: Two family dwelling - to add 2 decks - one on 2 nd floor rear and one on 3 rd floor rear	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB JRC-2009 Signature: JMB 9/14/11
Proposed Project Description: 2 Decks + 1 after the fact ^{1/2} total		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie

Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building Permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- Shoreland *rear setback*
- Wetlands *ok per 1A-433*
- Flood Zone *no closer than*
- Subdivision *51*
- Site Plan

Maj Min MM
 Date: *OK with condition*
S 9/10/11

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Date: *[Signature]*

Historic Preservation

- Not in Dist or Landmark
- Does not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

Date: *[Signature]*

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHON

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

1. Footings/Setbacks prior to pouring concrete
2. Close In Framing to inspect the lateral attachment
3. Final Inspection

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

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-2107-ALTR

Located At: 112 SHERIDAN

CBL: 013 - - J - 011 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted along with an e-mail plot plan on 9/8/11. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Application approval based upon information provided by applicant, including revisions as dated. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

112 Sheridan St.

R-6

X4V/S



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>112 SHENDAN ST</u>		
Total Square Footage of Proposed Structure/Area <u>2ND FLOOR Deck - 60 sqft 3rd Floor Deck - 35 sqft</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>J</u> Lot# <u>11</u>	Applicant *must be owner, Lessee or Buyer* Name <u>16-18 WENTWORTH ST INC PRISCILLA DUNN</u> Address <u>17 DUNN ESTATES DR</u> City, State & Zip <u>SCARBORO ME 04074</u>	Telephone: <u>H 883-8016</u> <u>C 632-0092</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1300</u> C of O Fee: \$ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>2 FAMILY legal 2-unit</u>	Number of Residential Units <u>140</u>	<u>500</u> <u>800</u>
If vacant, what was the previous use?	Proposed Specific use: <u>APT. BUILDING</u>	
Is property part of a subdivision? <u>NO</u>	If yes, please name	
Project description: <u>2 DECKS</u>	<u>NOTE: 3RD FLOOR DECK ALREADY INSPECTED</u>	
Contractor's name: <u>ED LANE</u>		
Address: <u>15 School ST.</u>		
City, State & Zip: <u>STANDISH, ME 04084</u>	Telephone: <u>642-4775</u>	
Who should we contact when the permit is ready: <u>PRISCILLA DUNN</u>	Telephone: <u>632-0092</u> or <u>883-8016</u>	
Mailing address: <u>17 DUNN ESTATES DR SCARBORO ME 04074</u>		

11928

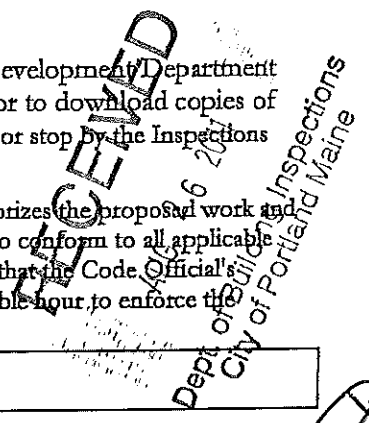
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Priscilla Dunn Date: 8-25-11

This is not a permit, you may not commence ANY work until the permit is issued
President
16-18 Wentworth St Inc



REC 26



PORTLAND MAINE

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*Director of Planning and Urban Development
Penny St. Louis*

*Inspection Services, Director
Tammy M. Munson*

November 8, 2011

Priscilla Dunn
17 Dunn Estates Dr.
Scarborough, Maine 04074

CBL: 013 J011001
Located at 112 Sheridan St

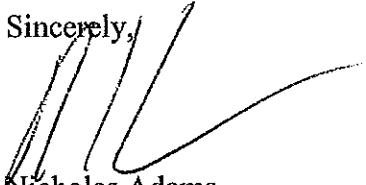
Mail

Dear Priscilla,

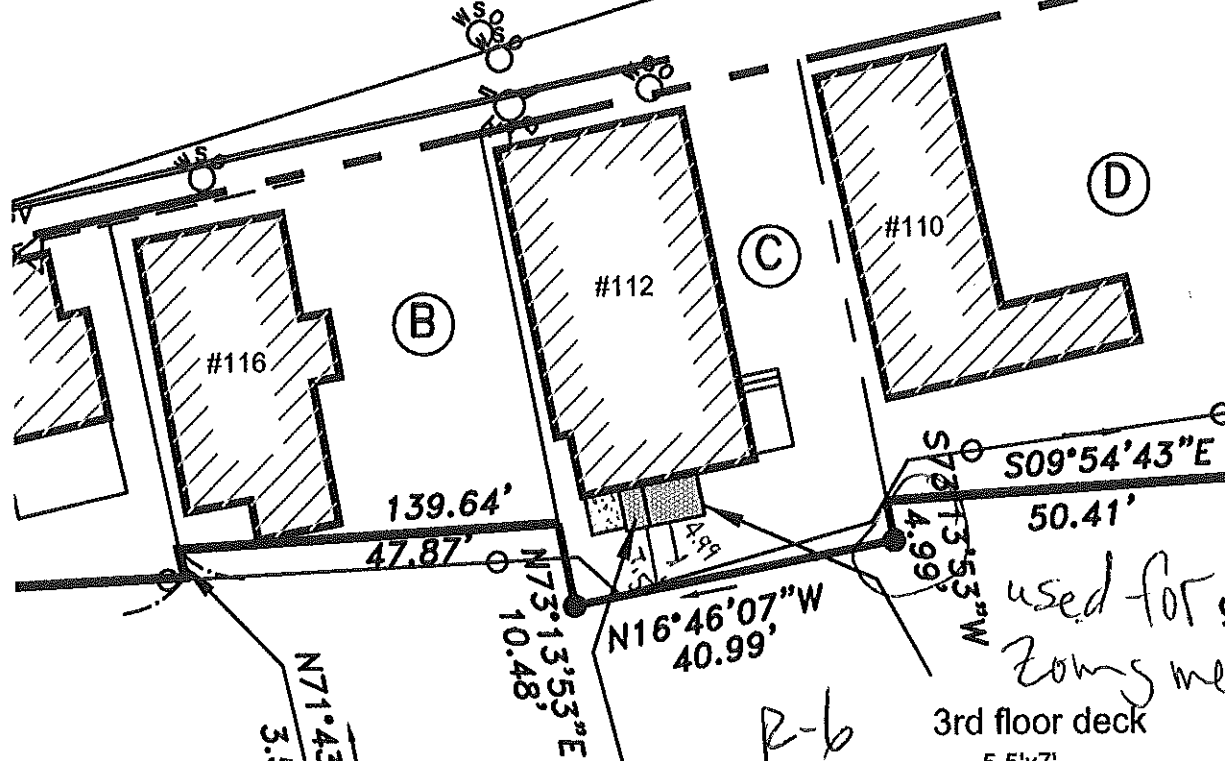
This letter verifies that Construction performed under Building Permit # 2011-08-2107 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me.

Sincerely,


Nicholas Adams
Code Enforcement Officer
207-874-8789

NET&T #16



cel 2
s.f./0.54 a.

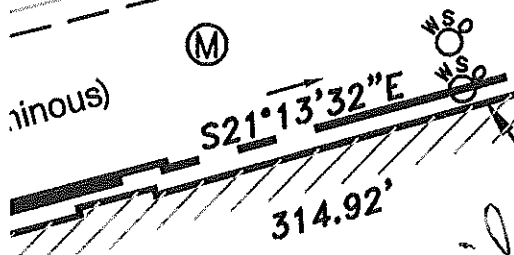
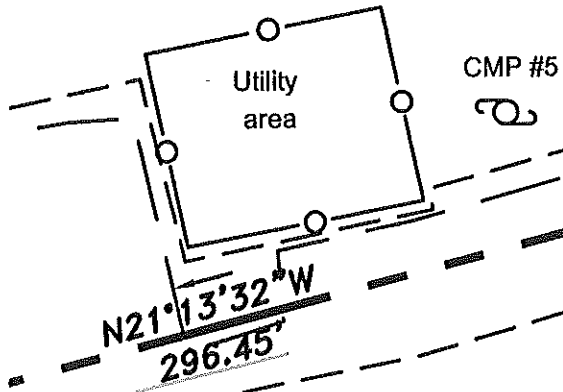
N71°43'05"E
3.52'

Proposed 2nd floor deck
5.5'x10' (hatched)

3rd floor deck
5.5'x7'

used for zoning measuring

R-b
~ 7' shown shall be no closer than 5' to rear property line



blow up from an e-mail

Sprinkler

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

SEP - 8 2011

1101110

EXISTING

3RD FLOOR

TRIPLE RIM JOIST

- PT 2X8 JOISTS 16" OC
- 3/4 COMPOSITE DECKING
- PT RAILING 42" H
- 4X4 POSTS PT
- 1/2" PT SPINDLES 4" OC

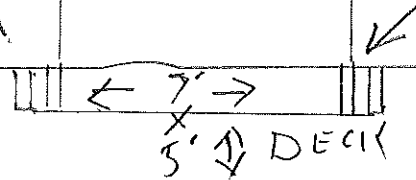
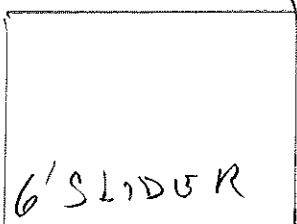
DOUBLE RIM JOIST

2ND FLOOR

- PT 2X12 JOISTS 16" OC
- 3/4 COMPOSITE DECKING
- PT RAILING 42" H
- 1/2 STERL SPINDLES 4" OC
- 4X4 POSTS

See Revisions
9/19/11

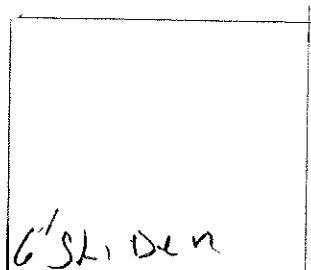
Existing



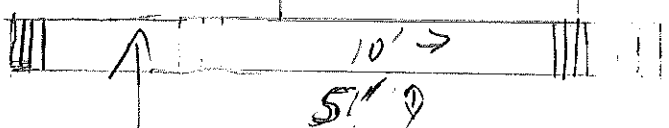
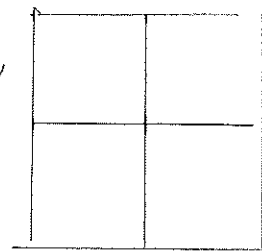
* JOIST HANGERS ON ALL JOISTS

* 1/2 CARRIAGE BOLTS 2 PER POST

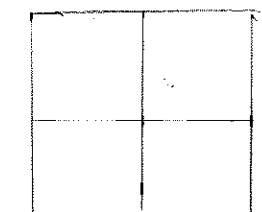
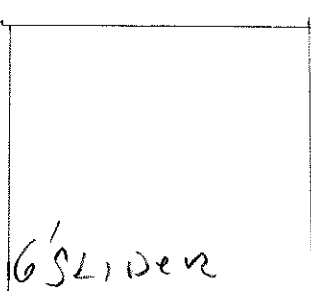
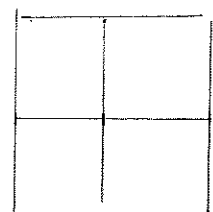
* ATTACHED FT BACK TO LEDGER W/ JOIST HANGERS
- RIM JOIST TRIPLED BOTH SIDES



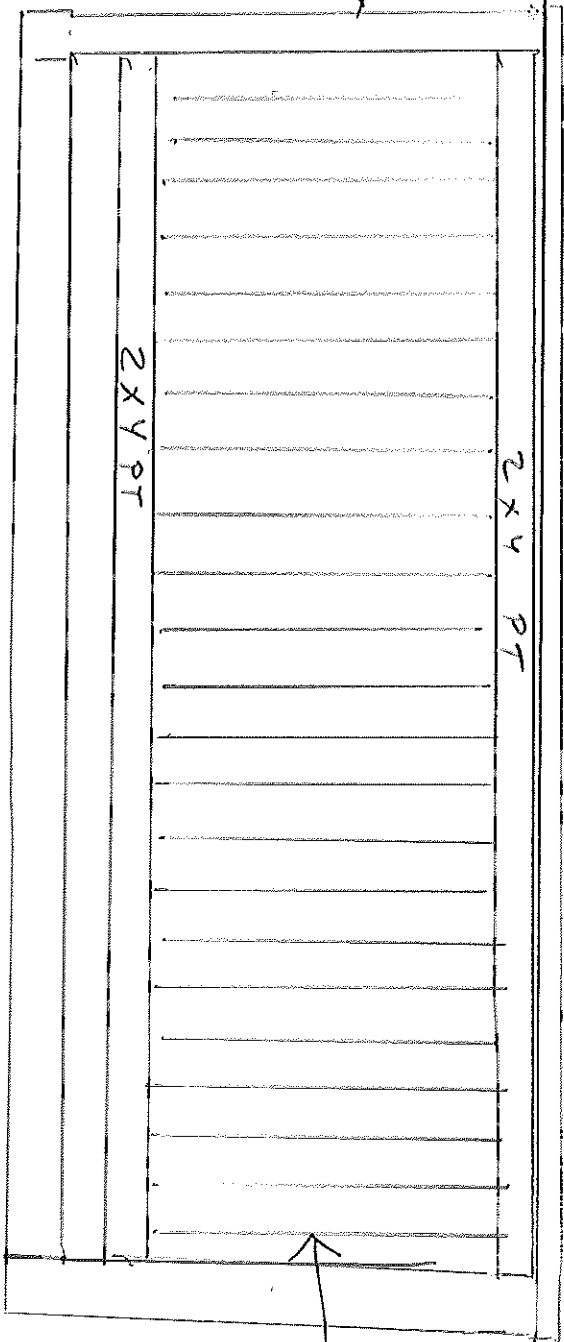
2'0"



11'



4x4
PT
POST
36"
HIGH



5/4 PT CAP

1/2" Round
STEEL
SPINDLES
4" OC

Rec 26

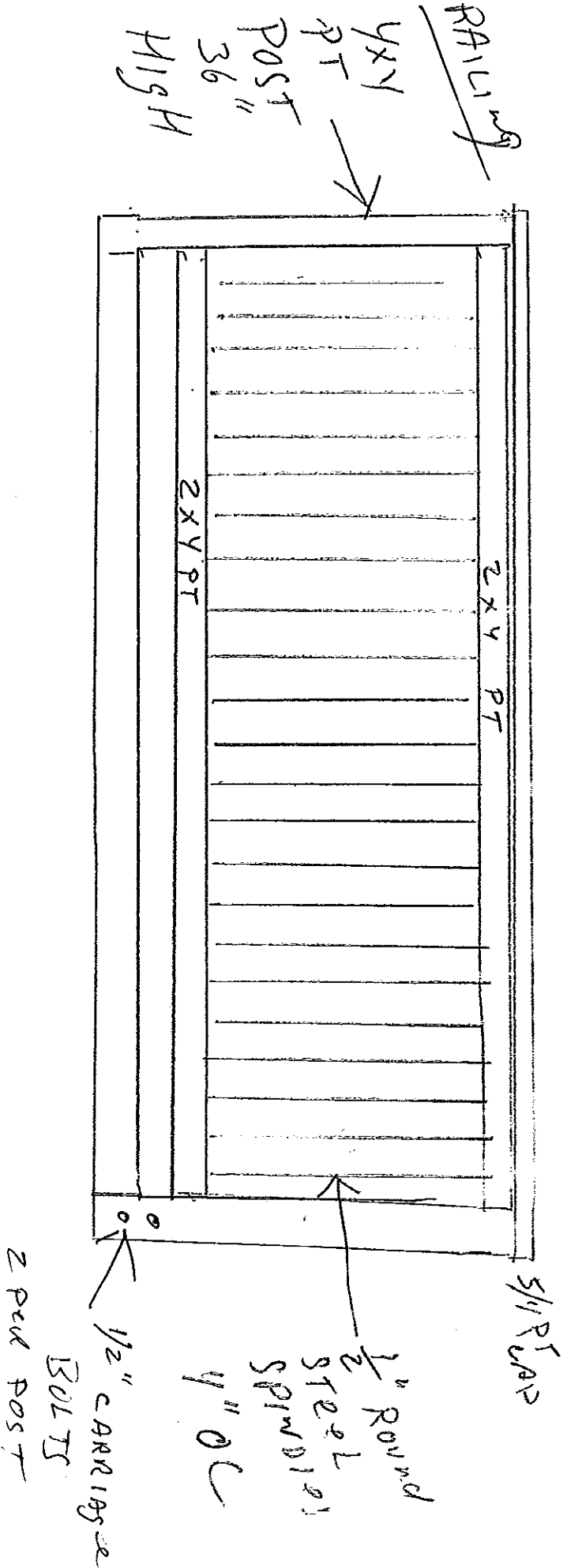
112 SHERIDAN ST

DOWN

RECEIVED

SEP 19 2011

Dept. of Building Inspections
City of Portland Maine



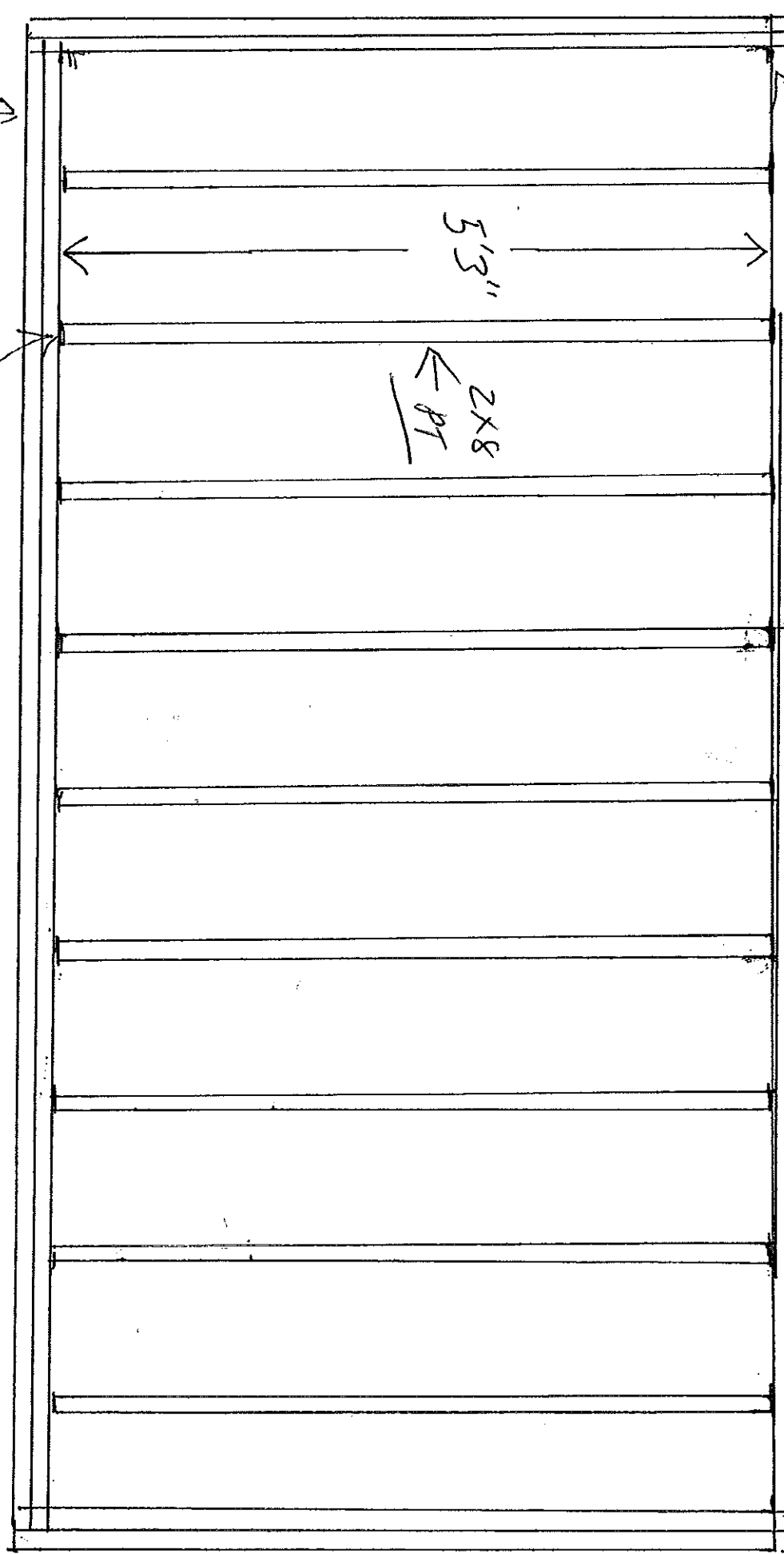
ZX12 DOUBLE PT
ATTACHED 8' BACK
← TO LEDGER SYSTEMS
TO INTERIEN SOYCES
HANGER

← 50% ZX12 DOUBLE
HANGER

10'

RECEIVED
SEP 19 2017
Dept of Building Inspections
City of Portland Maine

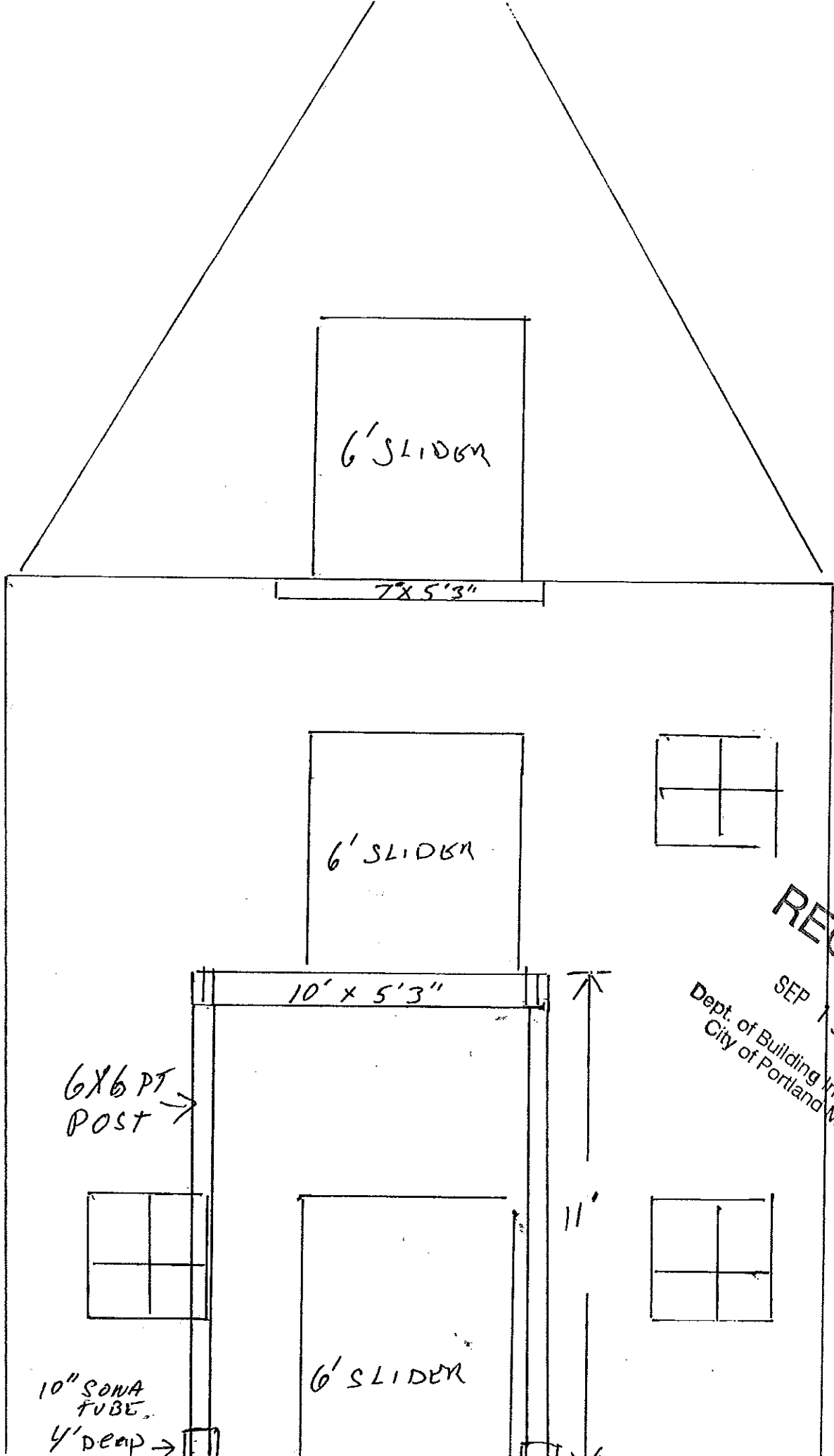
PT ZX12 DOUBLE
ATTACHED BACK
→ TO LEDGER SYSTEMS
TO INTERIEN SOYCES



← ZX8
PT

PT ZX12 DOUBLE
↑
Soyce
HANGER on
ALL ZX12'S

COMPOSITE
5/4 DECKING



RECEIVED

SEP 19 2011

Dept. of Building Inspections
City of Portland Maine

6x6 PT
POST →

10" SOWA
TUBE
4' DEEP →

Pazar, Christopher E.

From: Marge Schmuckal [MES@portlandmaine.gov]
Sent: Friday, May 20, 2011 10:39 AM
To: Pazar, Christopher E.
Cc: Priscilla Dunn (E-mail)
Subject: RE: 112 Sheridan Street - 13-J-11- Priscilla Dunn Property

Hi Chris,
I really do not like section 14-382(f). I do not feel it is appropriate to apply it here. However, I believe that there is a better section of the Ordinance that would allow me to consider a lesser rear setback in this situation. Please look at section 14-433 paragraph #3. As long as you have at least a 5 foot rear setback (what you sent was not scaleable) which I believe you have about 7 feet. I can work with that section of the Ordinance and it would relieve the entire situation at hand.

Let me know what you think.
Thank You,
Marge

>>> "Pazar, Christopher E." <CPazar@DDLAW.COM> 5/17/2011 1:51 PM >>>
Marge: I am just checking in to see if you have had a chance to review Section 14-382(F) in light of the improved boundary line? Thanks Chris

-----Original Message-----

From: Pazar, Christopher E.
Sent: Tuesday, May 10, 2011 8:48 AM
To: 'Marge Schmuckal'
Cc: Priscilla Dunn (E-mail)
Subject: RE: 112 Sheridan Street - 13-J-11- Priscilla Dunn Property

Marge: FYI: I am sending this as further information for your analysis of Section 14-382(F). We have reached an agreement with A & M Partners to "square off" the Dunn lot so that the rear boundary will be perpendicular with the Dunn sideline at the farthest point of the fence. See attached sketch. This would resolve your concern that the deck would encroach farther than the bulkhead to create a greater encroachment. Obviously any approval would be conditioned upon an actual transfer of the land consistent with the sketch. Thanks Chris Pazar.

-----Original Message-----

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Friday, May 06, 2011 9:15 AM
To: Pazar, Christopher E.
Cc: Priscilla Dunn (E-mail)
Subject: RE: 112 Sheridan Street - 13-J-11- Priscilla Dunn Property

Chris,
I have some time available on Monday afternoon. Are you available then?
Marge

>>> "Pazar, Christopher E." <CPazar@DDLAW.COM> 5/6/2011 8:53 AM >>>
Marge: Do you have any time today or Monday to meet? I would like to try and determine the zoning in place in 1978 and review what options are available for my client. Thanks Chris

-----Original Message-----

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Thursday, May 05, 2011 4:48 PM
To: Pazar, Christopher E.
Cc: Priscilla Dunn (E-mail)
Subject: RE: 112 Sheridan Street - 13-J-11- Priscilla Dunn Property

I do not think that is an appropriate section to use for the unpermitted deck
Marge

>>> "Pazar, Christopher E." <CPazar@DDLAW.COM> 5/5/2011 4:35 PM >>>
Marge: Do you think we can obtain relief by means of Section 14-382(F)? The provision seems to permit the expansion of a non-conforming structure if the expansion does not increase the non-conformity or violate several enumerated water set backs which seem to be inapplicable in our case. The Gray survey shows we have a non-conforming structure in that a portion of the building over the legal boundary. While the addition of the decks would increase this non-conformity, the transfer of additional land from A & M Partners up to the fence line would provide an overall improvement of approximately 12 feet of new setback. Would a permit for the decks issue from your office with the transfer of this additional land? Chris

[Pazar, Christopher E.]

-----Original Message-----

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Thursday, May 05, 2011 2:59 PM
To: Pazar, Christopher E.
Cc: Priscilla Dunn (E-mail)
Subject: Re: 112 Sheridan Street - 13-J-11- Priscilla Dunn Property

Dear Chris,
I do not have past zoning ordinances for every year. However, in the past the ordinances were not changed as often as they are today. I do have an ordinance that is revised thru 3-1-1980. In the R-6 Zone, it states that the minimum rear yard setback is 20 feet for a principal building or structure. The deck would be part of the principal building.

I hope this helps you,
Marge Schmuckal

>>> "Pazar, Christopher E." <CPazar@DDLAW.COM> 5/5/2011 12:06 PM
>>>

Dear Marge:

As you know I have been negotiating with Attorney Larry Clough and his client A & M Partners, LLC to provide enough additional land to satisfy the 20 foot rear set back requirement to allow Ms. Dunn to install two 5 x 7 decks on the back of her building. You were kind enough to issue a determination letter on Ms. Dunn's behalf on March 30, 2011. Unfortunately A & M Partners is not willing to provide all of the land we require. It is only willing to clear title and

convey land up to the existing fence line on the property.(See attached "Gray Plan"). While this conveyance will greatly improve the potential encroachment issues with the Dunn property and provide for approximately 12 feet of land behind the rear of her building it will still leave Ms. Dunn short by approximately 12.5 feet in satisfying the current setback requirements to install her decks.

As you know Ms. Dunn would like to build two 7 x 5 foot open air decks at the second and third floor levels of the home. The third floor deck is designed to replace a previously existing 7 x 5 foot deck. The second floor deck would have the same dimensions and would be located directly beneath the third floor deck. Our research reveals that the older third floor deck was in existence at least as early as 1978 when Ms. Dunn's prior owner purchased the property. See attach affidavit. Based upon a reading of the legislative history contained in the current land use ordinance, it would appear that it was enacted on 5-7-84. Can you tell me what the rear set back requirement was in 1978 as I believe we may have the potential for a "grand fathered" situation. Given the facts as I have explained them and assuming the transfer from A & M Partners of the land up to the fence takes place, can you see any other forms of relief available to Ms. Dunn which would enable her to install the decks?

I appreciate your consideration. Thank you. Chris Pazar <<Hall affidavit.pdf>>
<<gray survey.pdf>>

Christopher E. Pazar, Esq.
Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101
(207) 774-0317 (tel) x100
(207) 879-5870 (fax)

CONFIDENTIALITY NOTICE: The information contained in this message and any attachments is legally privileged and confidential intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message or any attachments is strictly prohibited. If you are not the intended recipient, please reply to the sender that this message was misdirected, delete the message and any attachments and do not retain any copies. This message and any attachments may contain opinions, conclusions, and other information that do not relate to the official business of the firm. If so, this firm does not endorse them.

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication, unless expressly stated otherwise, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding tax-related penalties under the Internal Revenue Code or (2) promoting, marketing, or recommending to another party any tax-related matter(s) addressed herein.

PARTIAL RELEASE

KNOW ALL PERSONS BY THESE PRESENTS, THAT it, **NORWAY SAVINGS BANK**, a Maine bank, with a place of business in Portland, Maine holder of the following instruments:

Mortgage, Security Agreement and Financing Statement from A & M Partners, LLC to Norway Savings Bank dated July 1, 2009 and recorded in the Cumberland County Registry of Deeds at Book 27052, Page 170; and

Assignment of Leases and Rents from A & M Partners, LLC to Norway Savings Bank dated July 1, 2009 and recorded in said Registry of Deeds in Book 27052, Page 190.

HEREBY RELEASE to **A & M PARTNERS, LLC**, a Maine limited liability company ("Mortgagor"), all interest acquired under said mortgage in the following described portion of the mortgaged premises:

A certain parcel of land located westerly of Sheridan Street, easterly of Romasco Lane (formerly Larch Street) and southerly of Marion Street in the City of Portland, County of Cumberland, State of Maine, being Parcel A as shown on a plan entitled "Plan of Property (Former J.J. Nissen Bakery)" made for A & M Partners, LLC by Titcomb Associates dated June 19, 2002, revised through June 29, 2011, recorded or to be recorded, an excerpt of which is attached hereto as Exhibit A and more particularly bounded and described as follows:

Beginning at a point at the northwesterly corner of land now or formerly of Deborah J. Bell as described in a deed recorded in the Cumberland County Registry of Deeds in Book 4059, Page 205 and at the southwesterly corner of land now of the Grantee and formerly of Beverly A. Grant as described in a deed recorded in said Registry in Book 4944, Page 70, and thence:

- 1) S 73° 13' 53" W a distance of Four and 99/100 (4.99) feet to a point.
- 2) N 16° 46' 07" W a distance of Forty and 99/100 (40.99) feet by other land of Mortgagor to a point.
- 3) N 73° 13' 53" E a distance of Ten and 48/100 (10.48) feet to a point at the northwesterly corner of said land of 16-18 Wentworth Street, Inc. and at the southwesterly corner of land now or formerly of Frances A. Brown as described in a deed recorded in said Registry in Book 13862, Page 286.
- 4) S 09° 54' 43" E by said land of 16-18 Wentworth Street, Inc. a distance of Forty-One and 36/100 (41.36) feet to the point of beginning.

The above described parcel contains 317 square feet. Bearings are based on Magnetic North 2002. Reference is herein made to said plan entitled "Plan of Property (Former J.J. Nissen Bakery)" made for A & M Partners, LLC by Titcomb Associates dated June 19, 2002, revised through June 29, 2011, recorded or to be recorded.

Also conveying herewith any interest in the land of 16-18 Wentworth Street, Inc. located between the easterly boundary of the above described parcel and the easterly boundary of land of 16-18 Wentworth Street, Inc. abutting Sheridan Street as referenced herein above.

SUBJECT TO the following perpetual restrictions, which shall run with the land and shall bind 16-18 Wentworth Street, Inc., its successors and assigns, and shall be for the benefit of the Mortgage, its successors and assigns, since said parcel is to be conveyed by Mortgage without charge to 16-18 Wentworth Street, Inc. in order to cure an alleged zoning set back violation on the Sheridan Street Parcel and but for 16-18 Wentworth Street, Inc.'s acceptance of these restrictions, the parcel described above would not have been released by the Mortgage to 16-18 Wentworth Street, Inc.:

1. The Mortgage, its successors and assigns, has no obligation to provide support or maintain the grade of the parcel described above.
2. Mortgage makes no representations regarding and shall have no responsibility for the physical condition or status of the parcel described above, and said parcel is conveyed "AS IS."

Except as set forth above, said mortgage shall remain in full force and effect.

WITNESS my hand and seal on 2nd of August, 2011.

NORWAY SAVINGS BANK

Cathy M. Cys
Witness

by [Signature]
its SENIOR VICE PRESIDENT
Name: DANIEL P. WALSH

State of Maine
County of Cumberland, ss

August 2, 2011

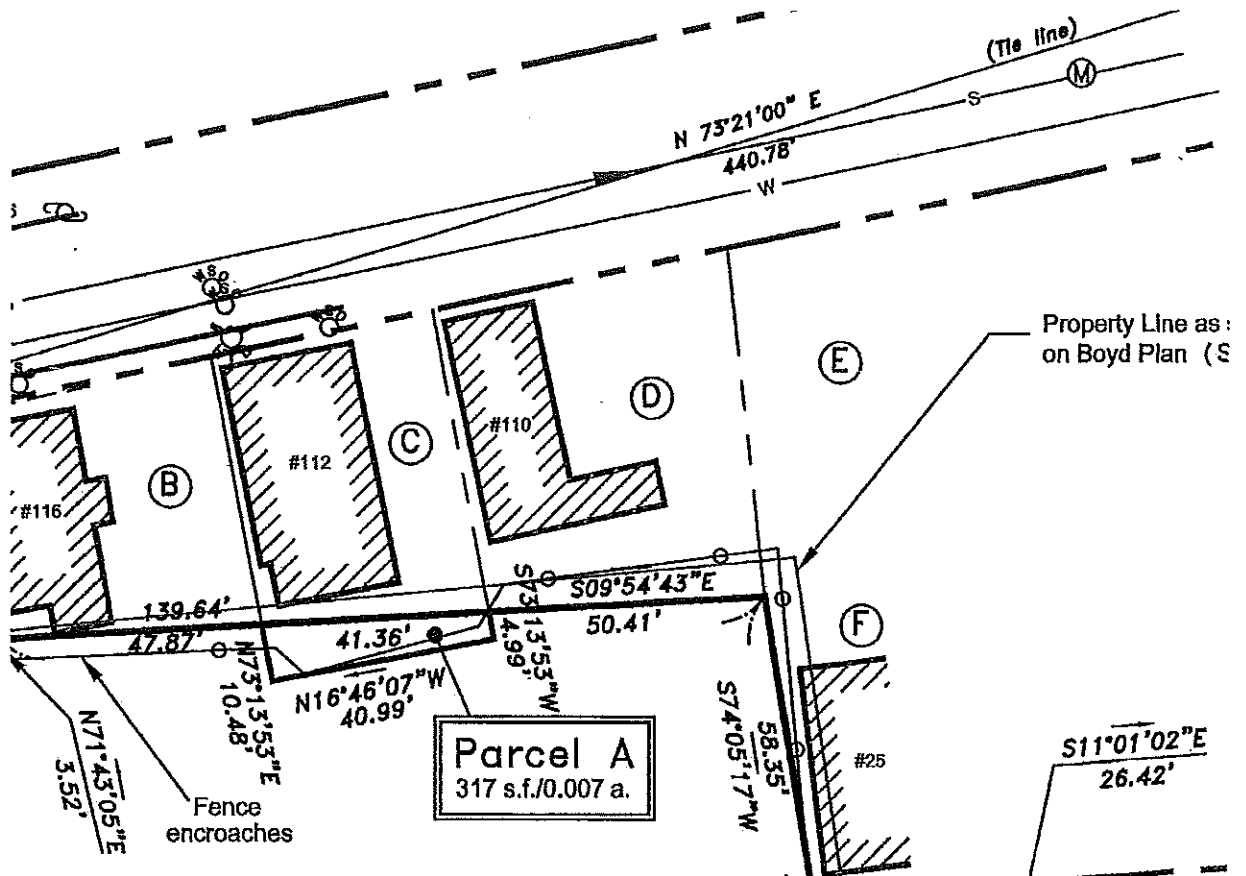
Then personally appeared before me the above named Daniel Walsh in his said capacity and acknowledged the foregoing to be his free act and deed and the free act and deed of said bank.

Before me,

[Signature]
Notary Public/Maine Attorney at Law
Name: Robert Harville

SEAL

EXHIBIT A



Received
Recorded Register of Deeds
Aug 19, 2011 03:51:19P
Cumberland County
Pamela E. Lovley

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT A & M Partners, LLC, a Maine limited liability company with a place of business in Portland, Maine (the "Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration paid by 16-18 Wentworth Street, Inc., a Maine corporation with a mailing address of 16 Dunn Estates Road, Scarborough, Maine (the "Grantee"), the receipt whereof Grantor does hereby acknowledge, does hereby QUITCLAIM, REMISE, RELEASE, BARGAIN, SELL AND CONVEY, without covenant, unto the said Grantee, its successors and assigns forever, a certain lot or parcel of land, together with the buildings thereon situated in Portland, County of Cumberland, and State of Maine, bounded and described as follows:

A certain parcel of land located westerly of Sheridan Street, easterly of Romasco Lane (formerly Larch Street) and southerly of Marion Street in the City of Portland, County of Cumberland, State of Maine, being parcel A as shown on a plan entitled "Plan of Property (Former J.J. Nissen Bakery)" made for A & M Partners, LLC by Titcomb Associates dated June 19, 2002, revised through June 29, 2011, recorded or to be recorded, an excerpt of which is attached hereto as Exhibit A and more particularly bounded and described as follows:

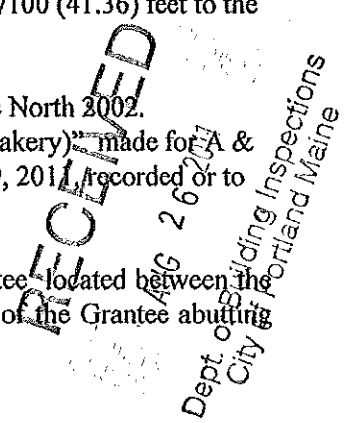
Beginning at a point at the northwesterly corner of land now or formerly of Deborah J. Bell as described in a deed recorded in the Cumberland County Registry of Deeds in Book 4059, Page 205 and at the southwesterly corner of land now of the Grantee and formerly of Beverly A. Grant as described in a deed recorded in said Registry in Book 4944, Page 70, and thence:

- 1) S 73° 13' 53" W a distance of Four and 99/100 (4.99) feet to a point.
- 2) N 16° 46' 07" W a distance of Forty and 99/100 (40.99) feet by other land of the Grantor to a point.
- 3) N 73° 13' 53" E a distance of Ten and 48/100 (10.48) feet to a point at the northwesterly corner of said land of the Grantee and at the southwesterly corner of land now or formerly of Frances A. Brown as described in a deed recorded in said Registry in Book 13862, Page 286.
- 4) S 09° 54' 43" E by said land of the Grantee a distance of Forty-One and 36/100 (41.36) feet to the point of beginning.

The above described parcel contains 317 square feet. Bearings are based on Magnetic North 2002. Reference is herein made to said plan entitled "Plan of Property (Former J.J. Nissen Bakery)" made for A & M Partners, LLC by Titcomb Associates dated June 19, 2002, revised through June 29, 2011, recorded or to be recorded.

Also conveying herewith any interest of the Grantor in the land of the Grantee located between the easterly boundary of the above described parcel and the easterly boundary of land of the Grantee abutting Sheridan Street as referenced herein above.

MAINE REAL ESTATE TAX PAID



All of the above described property being a portion of the same premises conveyed to the Grantor by warranty deed dated January 2, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14581, Page 99, reference being made to a prior Plan recorded in Plan Book 209, Page 190.

SUBJECT TO the following perpetual restrictions, which shall run with the land and shall bind the Grantee, its successors and assigns, and shall be for the benefit of the Grantor, its successors and assigns, since this parcel is being conveyed without charge to the Grantee in order to cure an alleged zoning set back violation on the Sheridan Street Parcel and but for the Grantee's acceptance of these restrictions, the Grantor would not have conveyed the parcel described above to the Grantee:

1. The Grantor, its successors and assigns, has no obligation to provide support or maintain the grade of the parcel described above.
2. Grantor makes no representations regarding and shall have no responsibility for the physical condition or status of the parcel described above, and said parcel is conveyed "AS IS."

The Grantee by her execution and acceptance of this deed, HEREBY RELEASES to the Grantor, its successors and assigns, any interest of the Grantee in land located westerly of the above described parcel, easterly of Washington Avenue, northerly of Cumberland Avenue and southerly of Marion Street.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed and sealed on August 2, 2011.

Signed, Sealed and Delivered
in the Presence of:

J. R. Clark
Witness

A & M Partners, LLC

By: Arthur P. Girard
Name: Arthur P. Girard
Its: Manager

Accepted and agreed:
16-18 Wentworth Street, Inc.

Christy
Witness

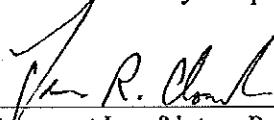
By: Francis L. Jones
Name: Francis L. Jones
Its: President

STATE OF MAINE
Cumberland, ss.

August 2, 2011

Then personally appeared the above named Arthur P. Girard, the President of said Grantor limited liability company as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said limited liability company.

Before me,


Attorney at Law/Notary Public
Printed Name: Lawrence R. Clough
My Commission Expires: _____

STATE OF MAINE
Cumberland, ss.

August 18, 2011

Then personally appeared the above named Priscilla Dunn, the President of said Grantee corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said corporation.

Before me,

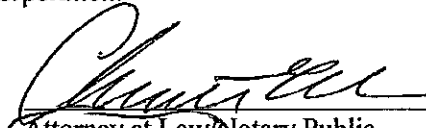
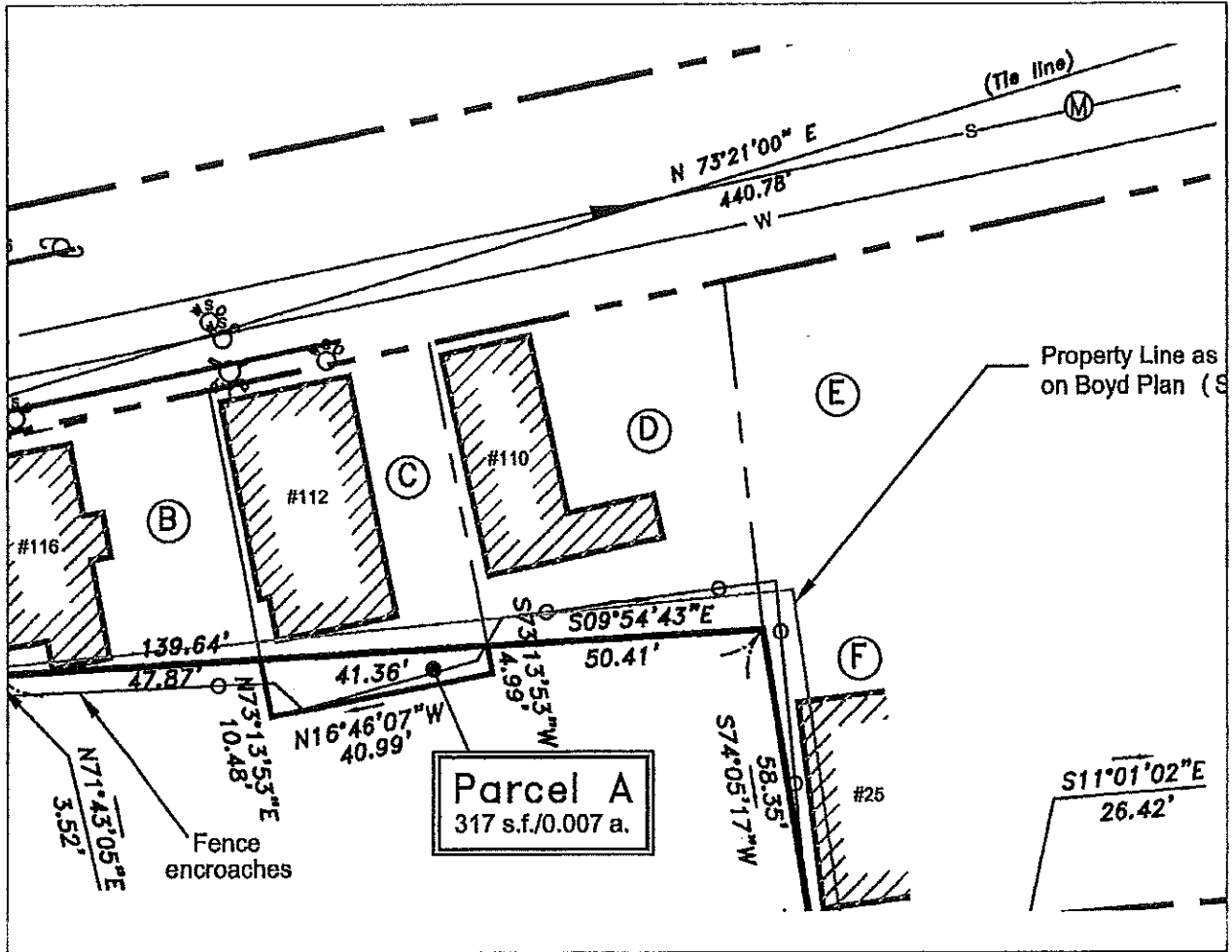

Attorney at Law/Notary Public
Printed Name: Christopher E. Reese
My Commission Expires: _____

EXHIBIT A



Deed A M to Wentworth 112 Sheridan St LRC REV 7-26-2011
8/2/2011 3:23 PM

Received
Recorded Register of Deeds
Aug 19, 2011 03:53:04P
Cumberland County
Pamela E. Lovley

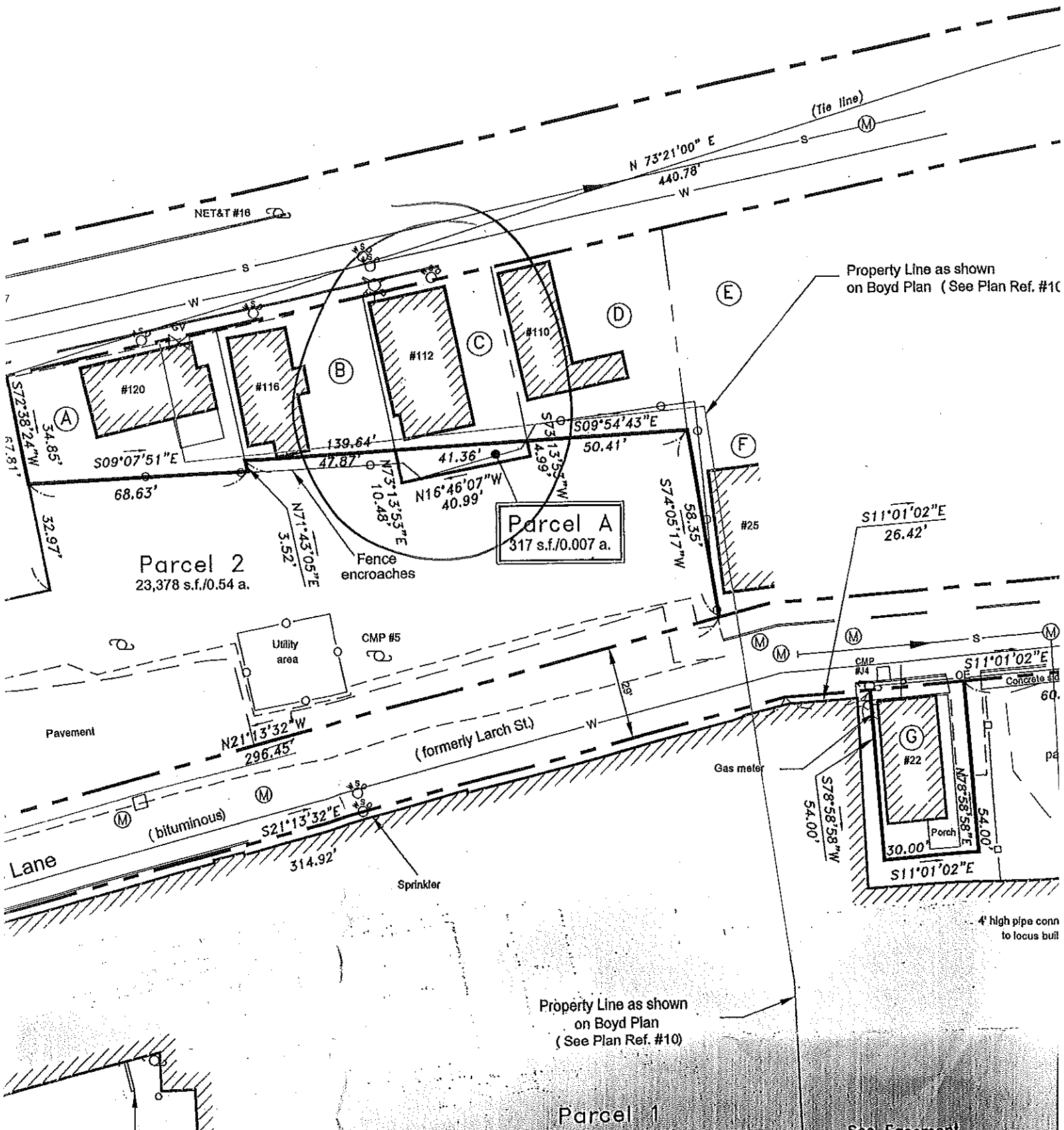
the Cumberland County

of Portland datum.
 a southwest corner of
 t. Elevation: 69.30'

plan is approximate, based on
 / others and information
 prior to any excavation or
 should be contacted.

Lane) may reside in the Heirs

Parcel 2	23,378 s.f.	0.54 a.
Parcel 4	12,097 s.f.	0.28 a.
Parcel A	317 s.f.	0.01 a.
Parcel B	6,211 s.f.	0.14 a.
Subtotal	167,454 s.f.	3.85 a.
Parcel 3	44,593 s.f.	1.02 a.
Total	212,047 s.f.	4.87 a.



Property Line as shown on Boyd Plan (See Plan Ref. #10)

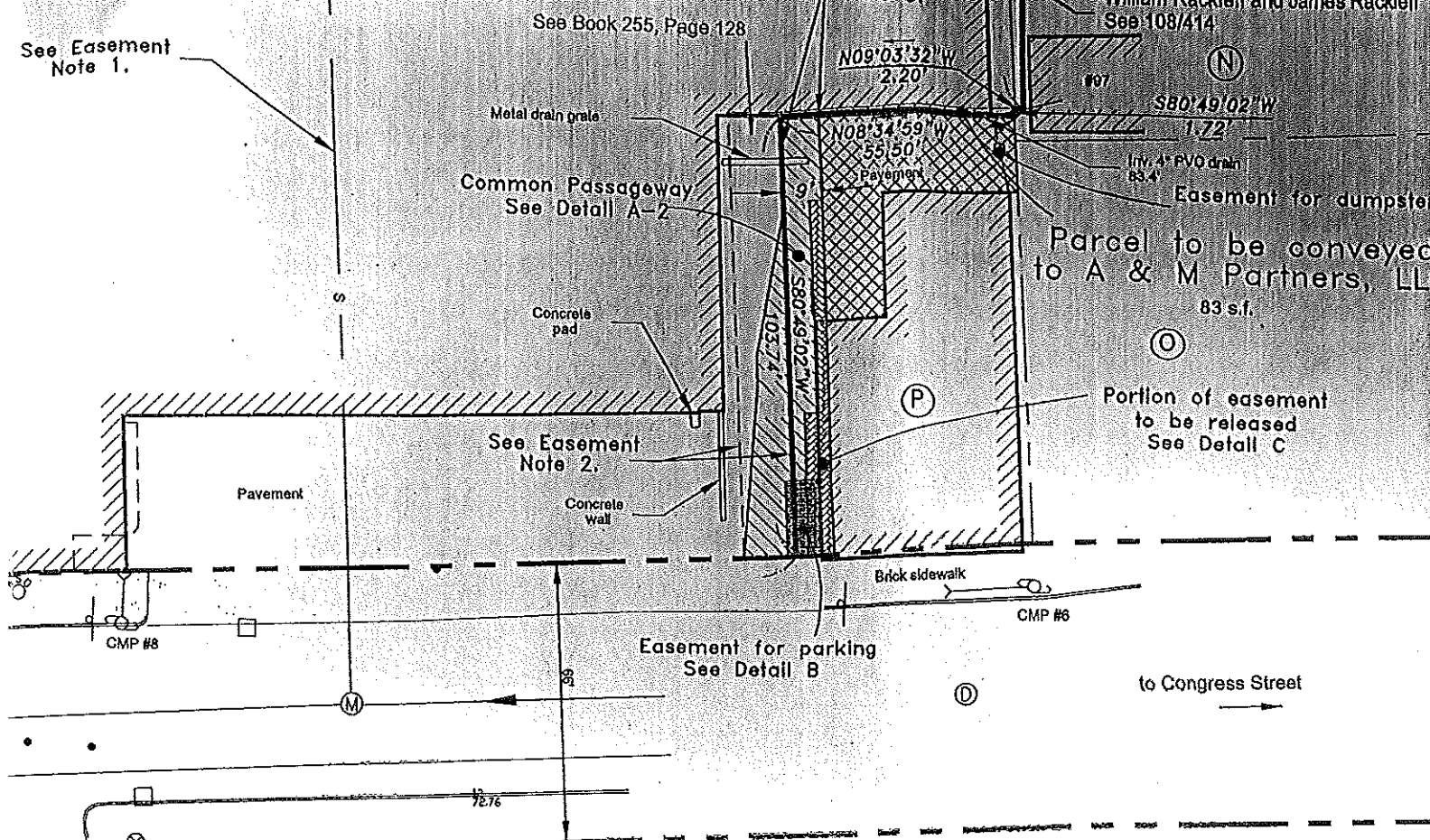
Parcel A
 317 s.f./0.007 a.

Parcel 2
 23,378 s.f./0.54 a.

Property Line as shown on Boyd Plan (See Plan Ref. #10)

Parcel 1

4" high pipe conn to focus built



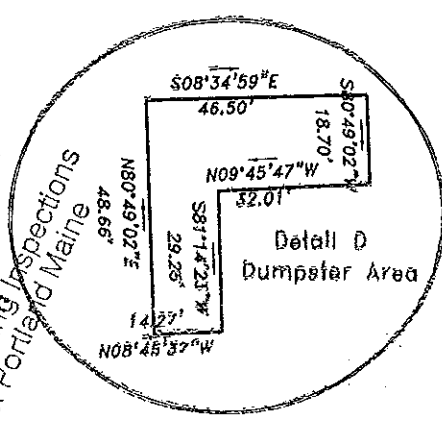
Oxford Street

10x12 granite monument.

Detail C
ment To Be
eleased

13'32"W
.96'

RECEIVED
AUG 26 2011
Dept. of Building Inspections
City of Portland Maine



State of Maine, Cumberland SS.
Registry of Deeds
Received August 19, 20 11
at 3 h 56 m P M and recorded in
Plan Book 211 Page 211
Attest: Samala E. Lowley
Register

40

Rev. 5	01
Rev. 4	01
Rev. 3	01
Rev. 2	01
Rev. 1	01

CERTIFICATION

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:

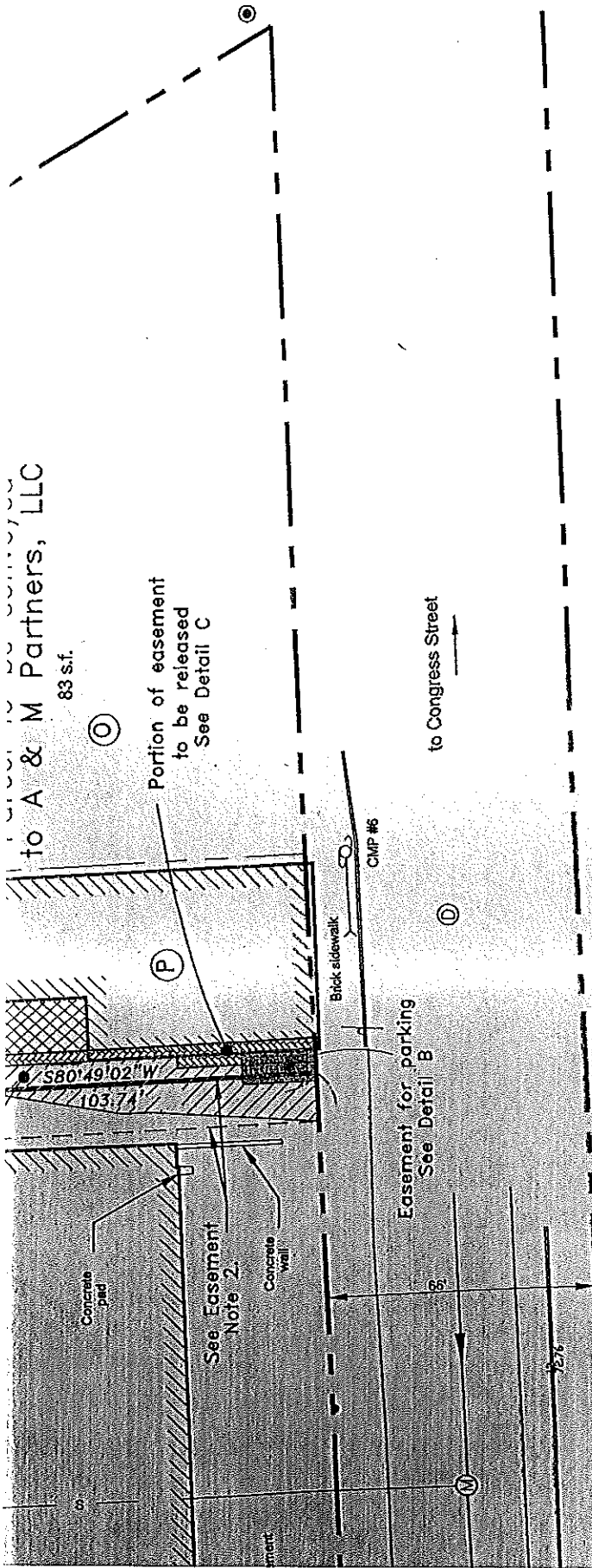
- Exceptions:
 (1) No pins set as of plan date
 (2) No descriptions written

Judith N. Soule
 Judith N. Soule PLS #2320
 Dated: June 19, 2002

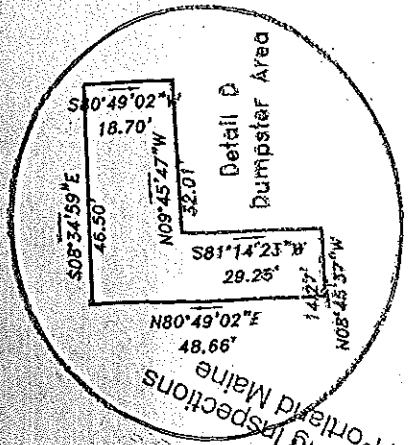
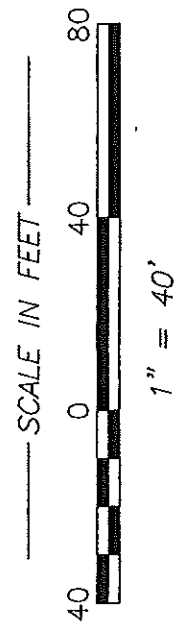
SEAL

Washington Ave	
Sheridan Street	
380 Warren	
JOB#	2020
BOOK#	677
202048-R2.d	
FILE#	8500

to A & M Partners, LLC
83 s.f.



State of Maine, Cumberland SS.
Registry of Deeds August 19, 20 11
Received at 3 h 56 m P. M and recorded in
Plan Book 211 Page 211
Attest: Annika E. Gorbey Registrar



Rev. 5	06/29/11	Add Parcels A & B, remove CMP easements	JNS
Rev. 4	02/28/11	Add proposed improvements	JNS
Rev. 3	06/25/09	Remove Note 5	JNS
Rev. 2	07/07/04	Revise abutters A-E	JNS
Rev. 1	08/29/03	Add property to be conveyed, easement details	JNS

Plan of Property

(Former J.J. Nissen Bakery)
Washington Avenue, Romasco Lane,
Sheridan Street & Marion Street

Portland, Maine

CERTIFICATION

This survey conforms to the current standards of the
Maine State Board of Licensure for Land Surveyors
except as noted:

- Exceptions:
- (1) No pins set as of plan date
- (2) No descriptions written

MADE FOR

A & M Partners, LLC

380 Warren Avenue

Portland, Maine

JOB# 202048

DATE: June 19, 2002

SCALE: 1" = 40'

BOOK# 677

DEPT. OF BUILDING INSPECTIONS
City of Portland, Maine
AUG 26 2011

SEA