
Re: 016-J-005-001

4 messages

martica sawin <martica.sawin@gmail.com>
To: cstacey <cstacey@portlandmaine.gov>

Wed, May 29, 2019 at 6:54 PM

Dear Chris Stacey,

Thank you for your response. I will be back in Portland next week and will make a copy of the deed and send it to you. The two lots were purchased for \$500 each by the Ruminskis from the Urban Renewal authority and are now shown on the map as joined with the original lot at 28 St. Lawrence Street.
Sincerely, Martica Sawin

On Wed, May 29, 2019 at 4:31 PM cstacey <cstacey@portlandmaine.gov> wrote:

Hi Martica,

Do you have a copy of the deed that you could email to me? I would like to review it and look into this further before scheduling any meetings. It may be partially a legal question and not just a zoning question.

Sincerely,
Chris Stacey
Zoning Specialist

On Tuesday, May 21, 2019 at 1:42:26 PM UTC-4, martica sawin wrote:

My property at 28 St. Lawrence Street consists of the original lot with an 1875 2 unit dwelling and two vacant urban re-nwal lots deeded by the city of Portland Urban re-developement dept. to the former owner Lorraine Ruminski in 1978. The deed from the City of Portland reads "for purposes of re-development," but nothing has been built on either parcel. My daughter who lives at 28 St. Lawrence Street wishes to buy the property from me with the exception of the empty parcel that fronts on Waterville Street which is within the minimum lot size allowed in the R6 zone. Question: am I allowed to separate one of the urban renewal parcels from the lot as a whole since that is implied in the City's original deed? Could I come to the zoning office with a recent survey to discuss this?
Sincerely, Martica Sawin martica.sawin@gmail.com

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

martica sawin <martica.sawin@gmail.com>
To: cstacey <cstacey@portlandmaine.gov>

Thu, Jun 13, 2019 at 6:22 PM

Dear Chris Stacey,

RE 016-J-005-001

I have located a copy of the 1973 deed from Portland Urban Renewal to Frederick and Lorraine Ruminski from whom I purchased the property I own at 28 St. Lawrence Street. The scan is hard to read and there are 7 pages so I am mailing you hard copy and will try to e mail it as well. As you will see two urban renewal lots were attached to the Ruminski's original lot with the home where their family lived for 40 years. However the deed specifies "for redevelopment." I would like to deed the lot with the 1875 house to my daughter who lives there and keep the lot fronting Waterville Street in order to build a small retirement home for myself. After you have reviewed the deed perhaps I could make an appointment to discuss this with you.

Sincerely,
Martica Sawin
207 607 3161
[Quoted text hidden]

Hi Martica,

I have reviewed the items that you mailed me.

I need to preface my email by telling you that

- 1) I am not an attorney and would strongly advise that you consult an experienced real estate attorney before moving forward, as there are several legal questions that you might need to look into.
- 2) I can only provide information relating to the City's Land Use Ordinance, Chapter 14. I do not have expertise in other areas of city code or other departments, boards, or authorities of the city.
- 3) I can only provide informal advice on your question. The city does not have any mechanism to make a formal decision or opinion on lot division questions, except through a building permit decision on the divided lot. The legal status of the divided and remaining lots would be assessed as part of a building permit review, and a formal permit decision made using this information.

Based on your deed to the property, I understand there to be three described parcels that make up your total holding. Two of the parcels (labeled as Parcels 1 & 2 on the survey) have covenants and restrictions placed on them by the Portland Renewal Authority. The other parcel (labeled as Parcel 3 on the survey) was deeded directly from a private party to the Ruminskis in 1967 and does not appear to have ever been held by Portland Renewal Authority. There are also more recent easements placed on some or all of the parcels that could affect your development plans and should be reviewed by your attorney.

Your question to me is whether Parcels 2 and 3 may be deeded separately from Parcel 1, thereby splitting the Parcels 1 & 2 which were deeded together by Portland Renewal Authority to the Ruminskis.

From a zoning perspective, a lot is defined as follows (See Sec 14-47 of the [City's Land Use Ordinance](#)):

"A parcel or area of land that is designated as an individual unit for use, development or ownership that is either a) a lot of record, recorded in the Cumberland County Registry of Deeds; or b) a contiguous combination of such lots of record under common ownership; or c) a newly established parcel meeting all dimensional requirements of the zone in which it is located."

It is our interpretation that because the three parcels have been under common ownership as described in subsection (b) of the above definition, they are now considered a single merged lot. Therefore, any division of the property would need to comply with current dimensional requirements for the zone (R-6 Residential Zone and Munjoy Hill Neighborhood Overlay Zone - see attached ordinance section). The principal issue I see with using the "old" boundary lines is that the line between Parcel 1 and Parcel 3 would create a non-conforming situation with respect to the rear setback of the existing building. Creating a non-conforming situation is prohibited per Sec 14-422 of the Land Use Ordinance. It may be possible to reconfigure the land to create two fully conforming lots. You would need to consult a surveyor on this.

You would also need to look into the covenants and restrictions placed on part of the land by the Portland Renewal Authority, as this may also limit how the lot may be divided or developed. If you have not already, it appears you can get a copy of the development agreement from the City Clerk (cityclerk@portlandmaine.gov) - reference Vol 82 pp 74-69 and Vol 82 p 98. I would recommend you review the agreement with your attorney to determine whether it restricts the division or use of the property. If you or your attorney has specific questions about the agreement and how it affects your use of the property, you can reach out to the Assistant Corporation Counsel that handles city real estate issues. His name is Michael Goldman and he can be reached at mig@portlandmaine.gov or 207-874-8428.

I hope this provides you with helpful information. If you still wish to meet to discuss zoning issues only, please fill out our [meeting request form](#) and email it back to me with dates/times that would work for you. We schedule meetings every Thursday between 9 AM and noon.

Sincerely,
Chris

[Quoted text hidden]

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Chris Stacey - Zoning Specialist
Permitting & Inspections Department
City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov



Division 7 - R-6 zone (entire).pdf

887K

martica sawin <martica.sawin@gmail.com>
To: Christina Stacey <cstacey@portlandmaine.gov>

Wed, Jun 26, 2019 at 12:29 PM

Re: 016-J-005-001

Dear Christina,

Thank you for your prompt and informative response to my question regarding the 1973 deed from the Portland Urban Renewal Authority to Frederick and Lorraine Ruminski. I have contacted the City Clerk's office and received a request for information form. I appreciate your help.

Sincerely,
Martica Sawin

[Quoted text hidden]

To: Chris Stacey,
Zoning Administration
Portland City Hall

From: Martica Sawin
15 Crows Nest Way
Hampswell, ME 04079
martica.sawin@gmail.com

Re 016-J-005-001

Enclosed please find a copy of the deed from Portland Urban Renewal ~~and~~ to Frederick and Lorraine Ruminiski, 1973, of 28 St. Lawrence Street, Portland

Question: Can I deed the house to my daughter who lives there, retaining the lot fronting on Waterville Street for myself.

[illegible]

1. "CONCERNING BURNING AT THE CROSS," *LANCASHIRE STREET*, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 26

(FIELD EVIDENCE)

A600 BROWN FORD "F" TALL
A602 BROWN FORD "CROWN HAWKELL STREET"
A603 BROWN FORD "HAWKELL STREET"
A604 BROWN FORD "HAWKELL STREET"
A605 BROWN FORD "HAWKELL STREET"
A606 BROWN FORD "HAWKELL STREET"
A607 BROWN FORD "HAWKELL STREET"
A608 BROWN FORD "HAWKELL STREET"
A609 BROWN FORD "HAWKELL STREET"

[illegible]

MADE FOR FITCH HOUSE, LLC
28 ST. LAWRENCE STREET, PORTLAND, MAINE 04107
MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038
FEBRUARY 6, 2017 JOB #17-006 SHEET 1 OF 1

22583

207

THIS INDENTURE, dated as of the 15th day of June, 1973, by and between the PORTLAND RENEWAL AUTHORITY, a corporation, incorporated and existing under and by virtue of the Private and Special Laws of the State of Maine, 1951, Chapter 217 and amendments thereto, having a place of business in the City of Portland, County of Cumberland and State of Maine, (hereinafter sometimes called the "Seller") and Frederick C. Ruminski and Lorraine D. Ruminski of Portland, County of Cumberland and State of Maine, (hereinafter sometimes called the "Purchaser");

WITNESSETH, THAT:

WHEREAS the Seller is the owner of the below described parcel of land and is desirous of conveying the same to the Purchaser; and

WHEREAS the Seller has been duly authorized by virtue of an Order by the City Council for the City of Portland which approved and authorized the execution and delivery of an Indenture Deed with Quit-Claim Covenants duly passed on April 18, 1973 and which Order became effective on April 28, 1973, and by virtue of a resolution of the Board of Commissioners of said Portland Renewal Authority which approved and authorized the execution and delivery of said Indenture Deed adopted on March 22, 1973; and

WHEREAS the Purchaser is desirous of acquiring said parcel of land, subject to the encumbrances set forth herein;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants herein contained and of the sum of Five Hundred Dollars and No Cents (\$500.00) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller does hereby remise, release, bargain, sell and convey and forever quit claim unto the said Frederick C. Ruminski and Lorraine D. Ruminski, as joint tenants and not as tenants in common, their heirs and assigns forever, the following described parcel of land:

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A certain lot or parcel of land situated on the easterly side of Waterville Street in the City of Portland, County of Cumberland, State of Maine, and further bounded and described as follows:

Beginning at a point on the easterly side of said Waterville Street at the northwesterly corner of land now or formerly of Roy W. Rand and Elizabeth Rand. Said point of beginning being distant 312 feet, more or less, measured by said Waterville Street in a northwesterly direction from the northeasterly corner of said Waterville Street and Fore Street; thence from said point of beginning and by said Waterville Street northwesterly 43 feet, more or less, to an iron at other land now or formerly of the Portland Renewal Authority; thence by said Renewal Authority land northeasterly 70 feet, more or less, to other land of the grantee herein; thence by said land of the grantee southeasterly 50 feet, more or less, to land now or formerly of said Roy W. Rand and Elizabeth Rand; thence by said Rand land southwesterly 69 feet, more or less, to the point of beginning.

Said above described lot contains 3,250 square feet, more or less.

Meaning and intending to convey and hereby conveying the major portion of the land conveyed to the Portland Renewal Authority by Roy W. and Elizabeth A. Rand by deed dated October 10, 1962 and recorded in Cumberland County Registry of Deeds in Book 2710, Page 217.

Also another certain lot or parcel of land situated on the westerly side of St. Lawrence Street in the City of Portland, County of Cumberland, State of Maine, and further bounded and described as follows:

Beginning at a point on the westerly side of said St. Lawrence Street at the northeasterly corner of land of the grantee herein. Said point of beginning being distant 354 feet, more or less, measured by said St. Lawrence Street in a northwesterly direction from the northwesterly corner of said St. Lawrence Street and Fore Street; thence from said point of beginning and by said St. Lawrence Street northwesterly 28 feet, more or less, to an iron at land now or formerly of the Portland Renewal Authority; thence by said Renewal Authority land southwesterly 86 feet, more or less, to an iron at other land now or formerly of the Portland Renewal Authority; thence by said Renewal Authority land southeasterly 28 feet, more or less, to an iron at the first parcel of land conveyed in this deed; thence by said first parcel of land and by other land now or formerly of the grantee herein, northeasterly 86 feet, more or less, to the point of beginning. Said above described lot contains 2,400 square feet, more or less.

Meaning and intending to convey and hereby conveying the southerly half of the lot of land conveyed to the Portland Renewal Authority by Arthur E. Wheaton by deed dated October 12, 1962, and recorded in Cumberland County Registry of Deeds in Book 2692, Page 128. Also a portion from the rear of the two lots conveyed to the Portland Renewal Authority by Sylvia Sturdee by deed dated June 12, 1964, and recorded in said Registry of Deeds in Book 2831, Page 167.

Also all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with either of the above described premises.

Need to
add language
on following
page

MS

The above described premises are conveyed subject to the following restrictions, covenants and agreements:

1. The Purchaser, their heirs and assigns, shall promptly begin and diligently complete the redevelopment of the above described parcel of land in accordance with Sec. 5 of the Contract for Sale of Land for Private Redevelopment entered into by and between the parties hereto under date of June 1, 1973.

2. The Purchaser, their heirs and assigns, shall devote the above described premises to the uses specified in the Munjoy South Urban Renewal Plan dated May 25, 1961, adopted by the City Council for the City of Portland on June 17, 1961, and duly recorded in the office of the City Clerk for said City of Portland in Volume 82, pages 74 through 79, and Volume 82, page 98, as amended to date, and shall comply with the zoning ordinance for the City of Portland, in effect on December 18, 1961, a copy of which ordinance is on file in said Office of the City Clerk.

3. The Purchaser, their heirs and assigns, shall not discriminate on the basis of race, color, sex, religion or national origin in the sale, lease or rental, or in the use or occupancy of the demised property or any improvements erected or to be erected thereon, or any part thereof.

4. The Purchaser, their heirs and assigns, shall not convey said premises to any person, firm or corporation, other than a public body, unless the deed by which such conveyance is effected shall contain the following covenant and restriction:

"This conveyance is subject to all of the restrictions, covenants and agreements contained in the Indenture by which said premises were conveyed to Frederick C. Ruminski and Lorraine D. Ruminski by Portland Renewal Authority.

The aforesaid, as all the other covenants contained in the aforesaid Indenture to Frederick C. Ruminski and Lorraine D. Ruminski from Portland Renewal Authority, shall be a covenant running with the land and shall be enforceable in the same manner as prescribed in said Indenture for the enforcement of the covenants therein contained."

redevelop

Need to Add to legal

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5. The covenants in Paragraphs numbered 1, 2, 3, and 4 above shall be covenants running with the land, shall be contained in any instruments from the Purchaser or from their heirs and assigns to any future Grantee or to his heirs and assigns covering the premises or any portion thereof or interest therein. All such covenants shall be enforceable by Portland Renewal Authority and its successors and assigns; and all covenants relating to discrimination shall be covenants running with the land and shall be enforceable by the United States of America as well as the Portland Renewal Authority and its successors and assigns.

6. Said premises are also conveyed subject to all the terms and provisions of the said Contract for Sale of Land for Private Redevelopment entered into by and between the parties hereto under date of JUNE 1, 1973; said Contract being filed the office of the City Clerk located at the City Hall in Portland, Maine, in Volume 89, Page 137; said Contract being incorporated into and made a part of this instrument, and without limiting or detracting from the generality of the foregoing, particular note is made of the provisions relating to the reversion of title in the Seller upon the happening of events subsequent to conveyance to Purchaser and waiver of future amendments to the Munjoy South Project Urban Renewal Plan as recited in Sec. 15 and 18 of said Contract.

The Purchaser, their heirs and assigns, shall not convey said premises without the prior written consent of the Portland Renewal Authority unless the same is conveyed in conjunction with other premises owned by the Purchaser and adjoining said above described premises.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said Frederick C. Ruminski and Lorraine D. Ruminski, as joint tenants and not as

B.
Exception

* No need
to get consent
of PRA
because abutting
parcel is also
being conveyed

MS

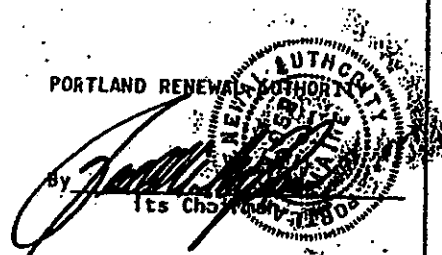
tenants in common, their heirs and assigns, to their use and behoof forever and the Seller does covenant with the said Purchaser, their heirs and assigns, that it will warrant and forever defend the premises to the said Purchaser, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the said Portland Renewal Authority, its successors and assigns, except as aforesaid.

IN WITNESS WHEREOF, PORTLAND RENEWAL AUTHORITY has caused this Indenture to be executed and its corporate seal to be hereunto affixed by Harold A. McElwain, its Chairman and attested by Thomas F. Valleau, its Secretary, both hereunto duly authorized, and Frederick C. Ruminski and Lorraine D. Ruminski have hereunto set their hand and seal, all as of the day and year first above written.

ATTEST:

Thomas F. Valleau
its Secretary

PORTLAND RENEWAL AUTHORITY



By Harold A. McElwain
its Chairman

ATTEST:

James Grosso

Frederick C. Ruminski
Purchaser

to both

Lorraine D. Ruminski
Purchaser

STATE OF MAINE
CUMBERLAND, SS

On this 1st day of June, 1973, personally appeared Harold A. McElwain, to me personally known, who, being by me duly sworn, did say that he is the Chairman of the Portland Renewal Authority; that the seal affixed to said instrument is the

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corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its commission; and that said Harold A. McElwain acknowledged said instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

James Vincent Thomas, Jr.
Justice of the Peace

STATE OF MAINE
CUMBERLAND, SS

Personally appeared the above named Frederick C. Ruminski and Lorraine E. Ruminski and acknowledged the above instrument to be their free act and deed.

Before me,

James Vincent Thomas, Jr.
Justice of the Peace

SEP 20 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 2 N 39 N W, and recorded on
BOOK 3461 PAGE 207

Register

MS

EXHIBIT A

A certain lot or parcel of land situated on the easterly side of Waterville Street in the City of Portland, County of Cumberland and State of Maine and further bounded and described as follows:

2710/278
↑
1912/278
4/30/48

Beginning at a point on the easterly side of said Waterville Street at the northwesterly corner of land now or formerly of Roy W. Rand and Elizabeth Rand. Said point of beginning being distant 312 feet, more or less, measured by said Waterville Street in a northwesterly direction from the northeasterly corner of said Waterville Street and Fore Street; thence from said point of beginning and by said Waterville Street northwesterly 43 feet, more or less, to an iron at other land now or formerly of the Portland Renewal Authority; thence by said Renewal Authority land northeasterly 70 feet, more or less, to other land of the grantee herein; thence by said land of the grantee southeasterly 50 feet, more or less, to land now or formerly of said Roy W. Rand and Elizabeth Rand; thence by said Rand land southwesterly 69 feet, more or less, to the point of beginning.

Said above described lot contains 3,250 square feet, more or less.

Also another certain lot or parcel of land situated on the westerly side of St. Lawrence Street in the City of Portland, County of Cumberland and State of Maine, and further bounded and described as follows:

Beginning at a point on the westerly side of St. Lawrence Street at the northeasterly corner of land of the grantee herein. Said point of beginning being distant 354 feet, more or less, measured by said St. Lawrence Street in a northwesterly direction from the northwesterly corner of said St. Lawrence Street and Fore Street; thence from said point of beginning and by said St. Lawrence Street northwesterly 28 feet, more or less, to an iron at land now or formerly of the Portland Renewal Authority; thence by said Renewal Authority land southwesterly 86 feet, more or less, to an iron at other land now or formerly of the Portland Renewal Authority; thence by said Renewal Authority land southeasterly 28 feet, more or less, to an iron at the first parcel of land conveyed in this deed; thence by said first parcel of land and by other land now or formerly of the grantee herein, northeasterly 86 feet, more or less, to the point of beginning. Said above described lot contains 2,400 square feet, more or less.

Also all rights, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with either of the above described premises.

This conveyance is made subject to all of the restrictions, covenants and agreements contained in the Indenture by which said premises were conveyed to Frederick C. Ruminski and Lorraine D. Ruminski by Portland Renewal Authority.

The aforesaid, as all the other covenants contained in the aforesaid Indenture to Frederick C. Ruminski and Lorraine D. Ruminski from Portland Renewal Authority, shall be a covenant

After Recording Return to:
Hopkinson, Abbondanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845

running with the land and shall be enforceable in the same manner as prescribed in said Indenture for the enforcement of the covenants therein contained.

Also a certain lot or parcel of land with the buildings thereon situated on the southwesterly side of St. Lawrence Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northwesterly corner of said lot and at the southeasterly corner of land formerly owned by Joseph Thorndike; thence southwesterly by said Thorndike land seventy-six (76) feet to land formerly owned by Joseph Smith; thence southeasterly by said Smith land forty-two (42) feet; thence northeasterly seventy-six (76) feet to the said St. Lawrence Street; thence northwesterly by said St. Lawrence Street forty (40) feet to the point of beginning.

For title of Grantor reference is hereby made to a deed given by Lorraine D. Ruminski and Frederick C. Ruminski dated June 1, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3461, Page 207. Frederick C. Ruminski died on April 7, 1985 in Pima County, Arizona, leaving Lorraine D. Ruminski as surviving joint tenant.

H-SAWIN

After Recordation, Return Document to:
Hopkinson, Abbondanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845