

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080363
PERMIT ISSUED
MAY 26 2008
CITY OF PORTLAND

This is to certify that THE VILLAGE AT OCEAN STATE LLC / Steinberg Consulting

has permission to Demolish Village Cafe for vacant land future project

AT 112 NEWBURY ST

020 E009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass

Health Dept. _____

Appeal Board _____

Other _____
Department Name

James Burke 5/28/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0363	Issue Date:	CBL: 020 E009001
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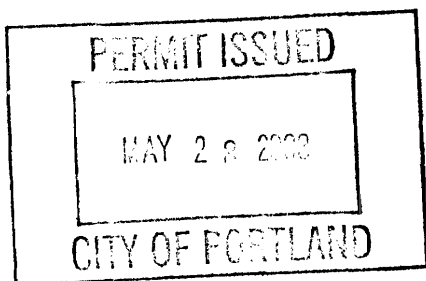
Location of Construction: 112 NEWBURY ST	Owner Name: THE VILLAGE AT OCEANGATE	Owner Address: 35 FAY ST STE 107-B	Phone:
Business Name:	Contractor Name: Shinberg Consulting	Contractor Address: 477 Congress St. 5th floor Portland	Phone 2076537510
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: CA7

Past Use: Commercial - Village Cafe	Proposed Use: Vacant Land - Demolish Village Cafe for vacant land future project	Permit Fee: \$510.00	Cost of Work: \$48,400.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A2 Type: Demolition Only	

Proposed Project Description: Demolish Village Cafe for vacant land future project	Signature: <i>Greg Cass</i>	Signature: <i>AMB 5/28/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: ldobson	Date Applied For: 04/16/2008	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>4/17/08</i>	Date:	Date:



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	PHONE



CITY OF PORTLAND, MAINE

Receipt

RECEIPT FOR PERMIT TO OCCUPY LEGAL PARKING SPACE(S)

NO REFUNDS

Permit #: **22135**

Date: 05/28/2008

Permit Date(s): 6/2/2008 to 6/15/2008

Permission is hereby given to: Shinberg Consulting

To occupy: 1 Space in front of Newbury St

Types of Vehicle(s): Sidewalk closing

Special Instruction(s): _____

**SAFE TO PEDESTRIANS WITH SPECIAL CARE BEING TAKEN TO KEEP
THE SIDEWALK AND GUTTER CLEAR OF OBSTRUCTIONS.**

**Persons violating the provisions of this permit or City ordinance may
be subject to a minimum fine of \$50.00**

Amount: \$140.00 Payment Type: Check #: 898

Tel. #: (207) 523-3410

Approved: *Michael J. Poling*

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0363	Date Applied For: 04/16/2008	CBL: 020 E009001
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Location of Construction: 112 NEWBURY ST	Owner Name: THE VILLAGE AT OCEANGATE	Owner Address: 35 FAY ST STE 107-B	Phone:
Business Name:	Contractor Name: Shinberg Consulting	Contractor Address: 477 Congress St. 5th floor Portland	Phone (207) 653-7510
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Vacant Land - Demolish Village Cafe for vacant land future project	Proposed Project Description: Demolish Village Cafe for vacant land future project
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 04/17/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) this permit is in conjunction with a site plan approval revision of a contract zone which is going through the process right now. The issuance of this permit gives no tacit approval for any further construction work.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/28/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) The disposal of mixed construction debris must be handled based on the agreement with the Department of Public Services			
2) Demo permit only! Construction requires separate permits.			
3) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period.			
Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date: 04/18/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:
5/21/2008-jmb: Do not issue until approvals from Northern Utilities and notification from PW for the debris removal
5/22/2008-jmb: Rick B. From NU called today to give approval for gas cut off at this location
5/28/2008-jmb: Received confirmation from Troy M. For the demo debris removal, ok to issue.
4/17/2008-mes: I e-mailed planning asking them if it was ok to issue this demolition permit. I received back a signed letter from Alex Jaegerman allowing the demolition permit to be issued.

From: Troy Moon
To: gls@shinbergconsulting.com
Date: 5/28/2008 10:42:10 AM
Subject: Re: please call me

Greg,

Per our conversation, we agree to accept the mixed demo material from the Village Cafe at Riverside Recycling for \$65/ton. We further understand that the brick and block material (inerts) will be pushed into the foundation hole and graded. Please alert me when the project begins so we will know when to anticipate deliveries to begin and can set up the appropriate billing.

Thanks,

Troy Moon
Solid Waste Manager
City of Portland

>>> <gls@shinbergconsulting.com> 05/27 3:57 PM >>>
Hi Troy. Any progress ? Greg. Ps. Your voice mail box is full.

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

From: Troy Moon
Sender:
To: Greg Shinberg
Sent: May 27, 2008 12:00 PM
Subject: Re: please call me

OK * got it. Will call you this afternoon.

>>> "Greg Shinberg" <gls@shinbergconsulting.com> 05/27 10:28 AM >>>
Hi Troy:

I have faxed the MC Hall proposal to you.

Please give me a call to discuss.

Greg

Shinberg Consulting, LLC
477 Congress Street, Suite 1012
Portland, Maine 04101
Office 207 772 7070
Fax 207 772 7080
Cell 207 653 7510
gls@shinbergconsulting.com

Sent via BlackBerry by AT&T

CC: Bourke, Jeanie

Jeanie Bourke - 112 Newbury Street Demo Permit - Village at Ocean Gate

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 5/20/2008 12:11 PM
Subject: 112 Newbury Street Demo Permit - Village at Ocean Gate

Hi all, as a follow-up to Alex's letter relating to the Demo permit, Greg Shinberg has met the conditions of approval for the Demolition of the existing structures only. DRC is signing off on this and is OK to issue demo permit.

A call to Public Works may be necessary to make sure fees for sidewalk closures have been paid.

Thanks,

Phil



Demolition of a Structure 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 NEWBURY STREET PORTLAND</u>		
Total Square Footage of Proposed Structure <u>17,450</u>	Square Footage of Lot <u>46,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>20</u> Block# <u>E</u> Lot# <u>9</u>	Owner: <u>VILLAGE AT OCEANGATE</u> <u>35 FAY ST. 101B LLC</u> <u>BOSTON, MA 02118</u>	Telephone: <u>617 482 3006</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SHINBERG CONSULTING</u> <u>477 CONGRESS ST SUITE 1012</u> <u>PORTLAND ME 04101</u>	Cost Of Work: \$ <u>48,400</u> Fee: \$ <u>510.00.</u>
Current legal use: (i.e. garage, warehouse) <u>RESTAURANT</u> If vacant, what was the previous use? <u>RESTAURANT</u> How long has it been vacant?: <u>4 MONTHS</u>		
Project description: <u>DEMOLISH BUILDING ON SITE</u>		
Contractor's name, address & telephone: <u>TO BE DETERMINED</u>		
Who should we contact when the permit is ready: <u>GREG SHINBERG</u> Mailing address: _____ Phone: <u>653 7510</u>		

Please submit all of the information outlined in the Demolition call list. 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 of applicant:	Date: <u>4/16/08</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

cc: Inspections Department
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Phil DiPierro, Development Review Coordinator
Penny Littell, Corporation Counsel
Todd Merkle, Public Works
Jeanie Bourke, Inspections
Approval Letter File

Attachments

4-09-08 letter from Greg Shimberg, including temporary erosion control measures

Shinberg Consulting, LLC
477 Congress Street, Suite 1212
Portland, Maine 04101-3427
207 772 7070 Office
207 772 7080 Fax

April 9, 2008

Mr. Alexander Jaegerman,
Planning Division Director, City of Portland
389 Congress Street
Portland, Maine 04101

**RE: The Bay House, Request for Permission to Demolish the Existing Structure
112 Newbury Street, Portland, Maine**

Dear Mr. Jaegerman:

On behalf of the Village At Ocean Gate, LLC, we hereby request permission to demolish the existing structures located at 112 Newbury Street, the site of the former Village Cafe restaurant.

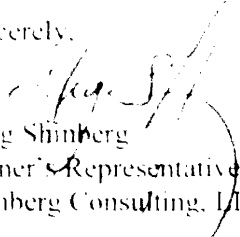
The restaurant closed several months ago and the building is not occupied. On several occasions, vandals have broken into the building to steal or attempt to steal the copper and other metals that have salvage value.

Given the liability issues that a vacant building presents, it is best that the building be demolished now.

Before we start to demolish the structure, a plan will be submitted to the Inspection Department that addresses the need to provide erosion control measures and capping of any utilities according to the policies of the Department of Public Works.

Please contact me if you have any questions or concerns.

Sincerely,


Greg Shinberg
Owner's Representative and Project Manager
Shinberg Consulting, LLC



Demolition Call List & Requirements

Site Address: 112 NEWBURY ST.

Owner: VILLAGE AT OCEANGATE LLC

Structure Type: STEEL, CONCRETE/BRICK

Contractor: TBD

Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>DANIELE X3712 4/16/08</u>
Northern Utilities	797-8002 ext 6241	<u>MARK ALLEN X6241 4/16/08</u>
Portland Water District	761-8310	<u>DAVE X 3818 4/16/08</u>
Dig Safe	1-888-344-7233	<u>DAWN D. SAFE# 4/16/08</u> <u>20081605936</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>LUCY COTE 4/16/08</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CAROLE MERRITT 4/15/08</u>
Historic Preservation	874-8726	<u>DEB ANDREWS 4/16/08</u>
Fire Dispatcher	874-8576	<u>HERBIE @ DISPATCH 4/16/08</u>

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta) 287-2651 SANDY MOODY 4/16/08

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

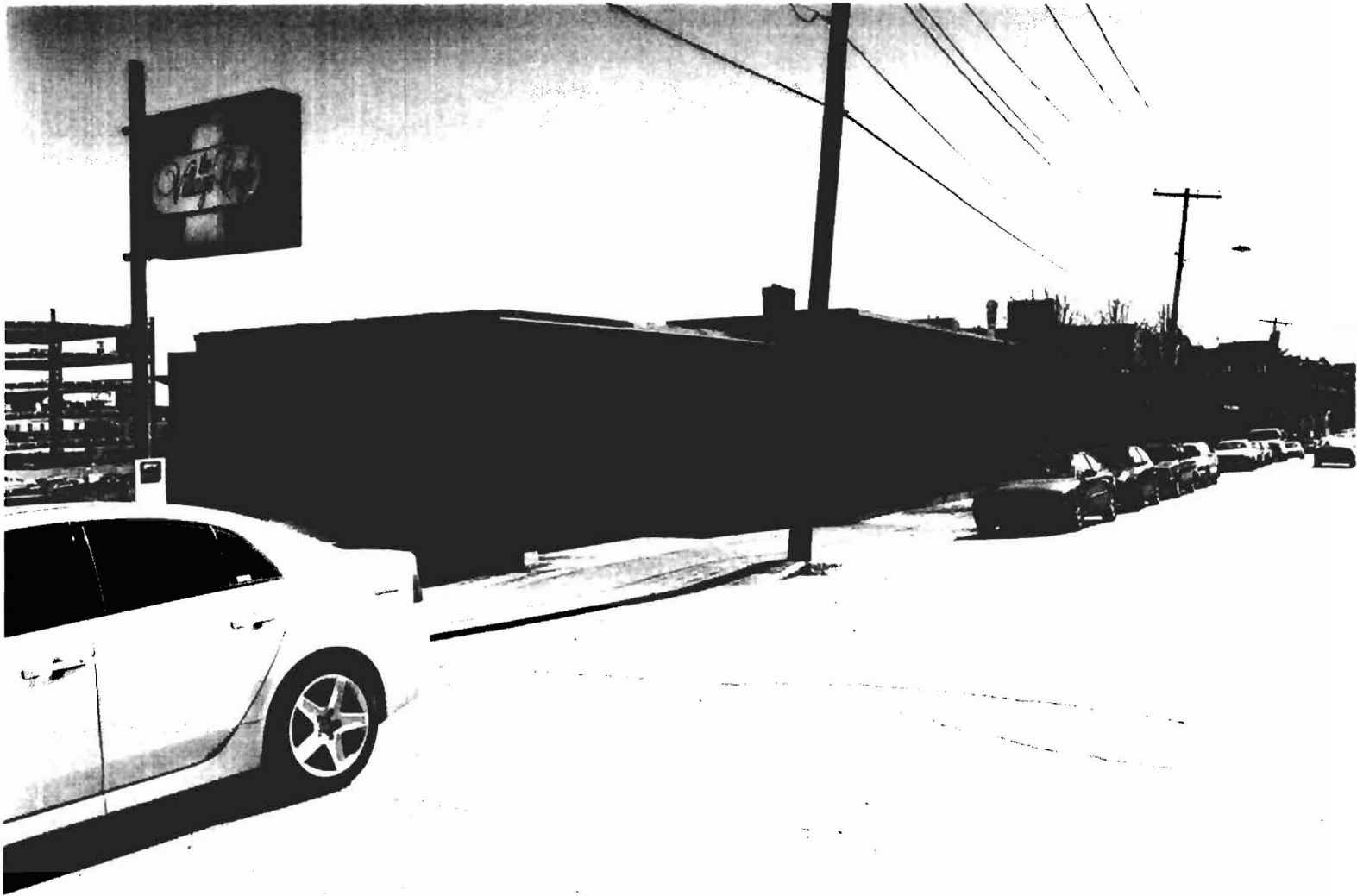
Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

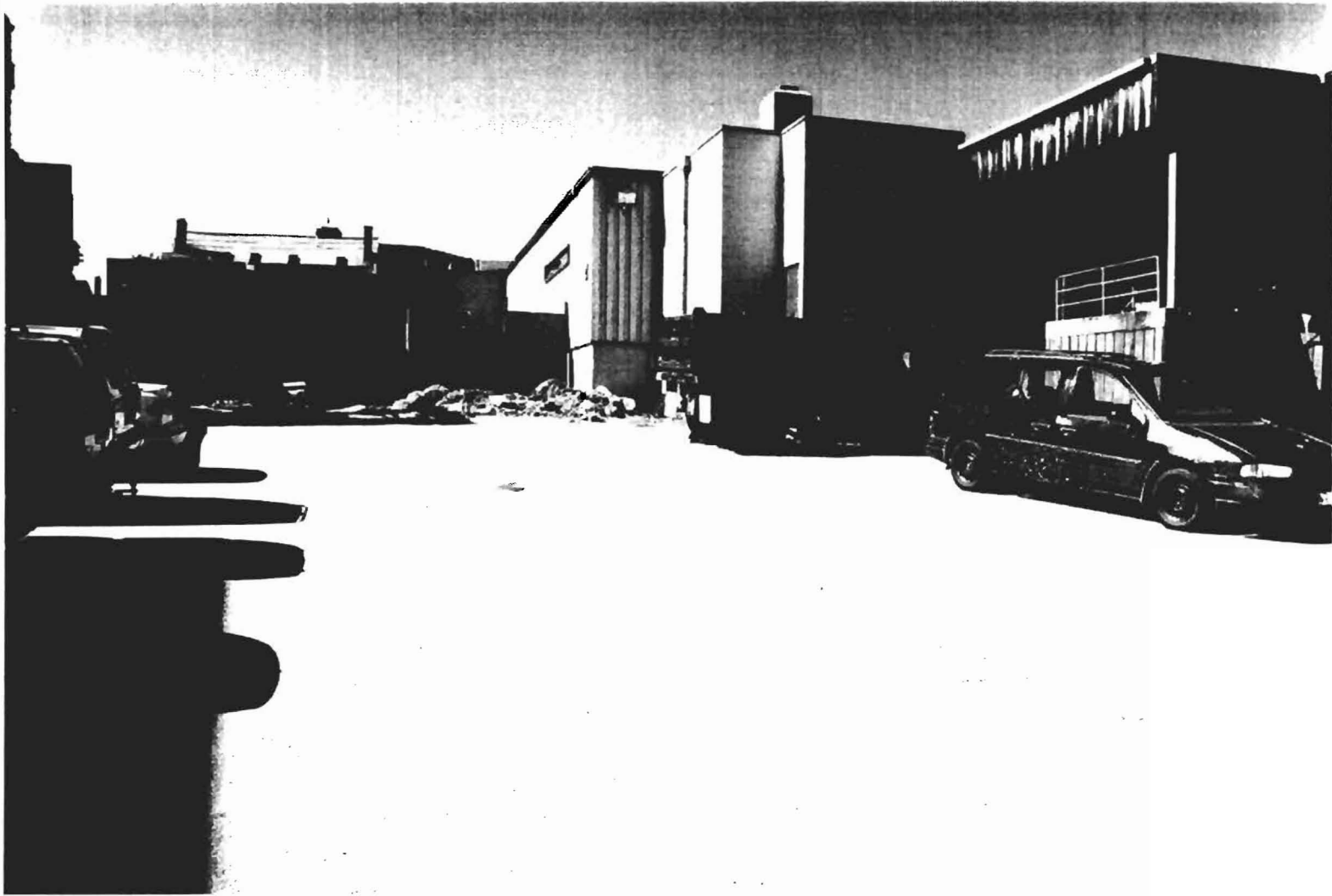
Signed: _____

Date: 4/16/08

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



NEWBURY ST
VILLAGE CAFE



VILLAGE CAFE



VILLAGE CAFE

SHINBERG CONSULTING, LLC
477 Congress Street, Suite 1012
Portland, Maine 04101

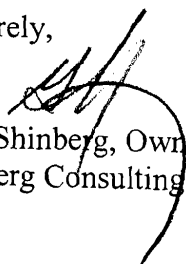
April 14, 2008

Dear Neighbor:

On behalf of the Village at Ocean Gate, LLC please be informed that we plan to demolish the structures at the old Village Café located at 112 Newbury Street in Portland Maine. We plan to start the demolition on or about May 1, 2008.

If you have any questions, please me at 207 772 7070.

Sincerely,



Greg Shinberg, Owner's Representative
Shinberg Consulting, LLC

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

Card Number 1 of 1

Parcel ID 020 E019001

Location 67 INDIA ST

Land Use RETAIL & PERSONAL SERVICE

lot 19 →

Owner Address BARTLETT ISLAND LLC
67 INDIA ST
PORTLAND ME 04101

Book/Page 17068/212

Legal 20-E-19
INDIA ST 67
NEWBURY ST 120-128
1953SF

Current Assessed Valuation

Land	Building	Total
\$112,900	\$95,200	\$208,100

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1930	1	3114	1
Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name	
0.045	3114	RETAIL - SINGLE OCCUPANCY	COFFEE BY DESIGN	

Exterior/Interior Information

Section	Levels	Size Use
1	B1/B1	1098 SUPPORT AREA
1	01/01	2016 RETAIL STORE

Height	Walls	Heating	A/C
6	BRK/CONC BLK	NONE	NONE
12		HOT AIR	UNIT
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	COOLER CHILLER	1

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

Card Number 1 of 1

Parcel ID 020 E020001

Location 65 INDIA ST

Land Use BENEVOLENT & CHARITABLE

Owner Address MAHC INC
28 PORTLAND AVE
OLD ORCHARD BEACH ME 04064

lot 20 →

Book/Page 15267/127

Legal 20-E-20
INDIA ST
65 5088 SQ FT

Current Assessed Valuation

Land	Building	Total
\$171,600	\$280,500	\$452,100

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1925	1	8004	1
Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name	
0.117	8004	BOARDING HOUSE	ARNIE HANSON CENTER	

Exterior/Interior Information

Section	Levels	Size Use
1	B1/B1	2572 MULTI-USE APARTMENT
1	01/01	2716 MULTI-USE APARTMENT
1	02/02	2716 MULTI-USE APARTMENT

Height	Walls	Heating	A/C
10		HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
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Parcel ID	Name and Mailing Address	Property Location	Land Use
020 E021001 CARD 1	PEARL PROPERTIES LLC 198 TUTTLE RD CUMBERLAND ME 04021	61 INDIA ST	MULTI-USE COMMERICAL

[New Search!](#)

Map 20

Block E, Lot 21 & 22

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

Card Number 1 of 1
Parcel ID 020 E022001
Location 57 INDIA ST
Land Use WAREHOUSE & STORAGE

21 &
 lot 22 →

Owner Address PEARL PROPERTIES LLC
 198 TUTTLE RD
 CUMBERLAND ME 04021

Book/Page 23005/267
Legal 20-E-22
 R INDIA ST 57
 1058 SF

Current Assessed Valuation

Land	Building	Total
\$11,400	\$5,300	\$16,700

Building Information

Bldg # 1	Year Built 1918	# Units 1	Bldg Sq. Ft. 1012	Identical Units 1
Total Acres 0.024	Total Buildings Sq. Ft. 1012	Structure Type WAREHOUSE	Building Name ABANDONED WRHSE	

Exterior/Interior Information

Section 1	Levels 01/01	Size Use 1012 WAREHOUSE
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Height 15	Walls CONC. BLOCK	Heating NONE NONE NONE NONE NONE NONE NONE NONE NONE	A/C NONE NONE NONE NONE NONE NONE NONE NONE NONE
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Building Other Features

Line	Structure Type	Identical Units
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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

Card Number 1 of 1

Parcel ID 020 E023001

Location 25 MIDDLE ST

Land Use RETAIL & PERSONAL SERVICE

Owner Address ANDREW HILARY E J & STEPHEN ANDREW JTS
25 MIDDLE ST
PORTLAND ME 04101

lot 23 →

Book/Page 19479/226

Legal 20-E-23-25
MIDDLE ST 23-27

4178 SF

Current Assessed Valuation

Land	Building	Total
\$106,300	\$501,800	\$608,100

Building Information

Bldg # 1	Year Built 1900	# Units 1	Bldg Sq. Ft. 8240	Identical Units 1
Total Acres 0.096	Total Buildings Sq. Ft. 8240	Structure Type OFFICE BUILDING - LOW-RISE	Building Name INSURANCE & FINANCIAL SVCS	

Exterior/Interior Information

Section	Levels	Size Use
1	B1/B1	1685 SUPPORT AREA
1	01/01	2185 OFFICE BUILDING
1	02/03	2185 OFFICE BUILDING

Height	Walls	Heating	A/C
8		NONE	NONE
8	MASNRY/FRAME	HOT AIR	CENTRAL
8	MASNRY/FRAME	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
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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

Card Number 1 of 1

Parcel ID 020 E026001

Location 47 INDIA ST

Land Use RETAIL & PERSONAL SERVICE

lot 26 →

Owner Address INDIA & MIDDLE LLC
PO BOX 2808
SOUTH PORTLAND ME 04116

Book/Page 12682/143

Legal 20-E-26-27
INDIA ST 47-57
MIDDLE ST 29-33
7350 SF

Current Assessed Valuation

Land	Building	Total
\$225,900	\$290,500	\$516,400

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1968	1	7277	1
Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name	
0.169	7277	RETAIL - MULTI OCCUPANCY	FOOD WORKS	

Exterior/Interior Information

Section	Levels	Size Use
1	01/01	1286 RESTAURANT
1	01/01	3364 RETAIL STORE
1	02/02	1286 APARTMENT
1	02/02	1341 SUPPORT AREA

Height	Walls	Heating	A/C
12	BRK/CONC BLK	HOT AIR	NONE
12	BRK/CONC BLK	HOT AIR	NONE
8	BRK/CONC BLK	HOT AIR	NONE
8	FRAME	NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	STORE FRONT - AVG	1



EMSL Analytical, Inc
Revised 07/07/99

CHAIN OF CUSTODY

ASBESTOS

EMSL Rep: Paul Nyfield

Third Party Billing requires written authorization from third party

Your Company Name: Abatement Professionals Corp
590 County Rd Suite #2
Westbrook, Maine 04092

EMSL- Bill to: ABAT52

Fax Results: Kyle Rickett
Telephone #: 207-772-1203

E-mail Results:
Krickett@abatementpros.com

Project
Name/Number: 08-027

Purchase Order # 140

MATRIX				TURNAROUND			
<input type="checkbox"/> Air	<input type="checkbox"/> Soil	<input type="checkbox"/> Micro-Vac		<input type="checkbox"/> 3 Hrs	<input type="checkbox"/> 6 Hrs	<input type="checkbox"/> 12 Hrs *	<input type="checkbox"/> 1 Day
X Bulk	<input type="checkbox"/> Drinking Water			<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days
<input type="checkbox"/> Wipe	<input type="checkbox"/> Waste Water			6-10 Days			

Please call ahead to schedule TEM AIR, 3 hours, 6 hours. There is a premium charge for 3 hour TAT; call 1-800-220-3675 for price prior to sending samples

You will be asked to sign an authorization form for this service

* 12 Hours must arrive by 11:00am Mon-Fri. Please refer to Price Quote

PCM-AIR	TEM-AIR	TEM-WATER
<input type="checkbox"/> NIOSH 7400 (A) Issue 2: August 1994	<input type="checkbox"/> AHERA 40 CFR, Part 763 Subpart E	<input type="checkbox"/> EPA 100.1
<input type="checkbox"/> OSHA w/TWA	<input type="checkbox"/> NIOSH 7402 Issue 2	<input type="checkbox"/> EPA 100.2
<input type="checkbox"/> Other:	<input type="checkbox"/> EPA Level II	<input type="checkbox"/> NYS 198.2
PLM-Bulk	TEM-Bulk	TEM Micro Vac/wipe
X EPA 600/R-93/116-Test Till Positive	<input type="checkbox"/> Drop Mount (Qualitative)	<input type="checkbox"/> ASTM D 5755-95
<input type="checkbox"/> EPA Point Count 400	<input type="checkbox"/> Chatfield SOP-1988-02	<input type="checkbox"/> Wipe Qualitative
<input type="checkbox"/> NY Stratified Point Count	<input type="checkbox"/> TEM NOB (Gravimetric) NY 198.4	
<input type="checkbox"/> PLM NOB (Gravimetric) NYS 198.1	<input type="checkbox"/> EMSL Standard Addition	XRD
<input type="checkbox"/> NIOSH 9002		<input type="checkbox"/> Asbestos
<input type="checkbox"/> EMSL Standard Addition	PLM Soil	<input type="checkbox"/> Silica NIOSH 7500
SEM Air or Bulk	<input type="checkbox"/> EPA Protocol Qualitative	
<input type="checkbox"/> Qualitative	<input type="checkbox"/> EPA Protocol Quantitative	OTHER
<input type="checkbox"/> Quantitative	<input type="checkbox"/> EMSL MSD 9000 Method fibers/gram	<input type="checkbox"/>

Client Sample # (s) B-1-A- B-10-E

Total Sample #: 52

Relinquished: _____ Date: 2/4/08 Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____



590 County Rd Suite #2 Westbrook, Maine 04092

Tel: (207) 773-1276 Fax: (207) 772-1203

February 18, 2008

Village At Ocean Gate, LLC
C/O Atlas Investment Group LLC
35 Fay Street 107 B
Boston MA 02118

Dear Mr. Shinberg;

Please find enclosed for your review and file, the bulk sampling results that were collected by Kyle Rickett, Maine D.E.P. inspector number AI-0349, at the former Village Café Restaurant, Portland, Maine.

Sixty-Two (62) Samples were collected and sent to EMSL in New Jersey where it was analyzed by Polarized Light Microscopy (PLM) (EPA test method #600/M4-82-020) for asbestos content.

The following samples were found to contain asbestos

- **B-7-A,B,C – Roof patches**
- **B-8-A,B,C – Silver Paint underneath gravel**
- **B-10-A,B,C – Roofing around penetrations**

The State of Maine Department of Environmental Protection (DEP) considers a material to be an “asbestos containing material” when it is analyzed by PLM and found to contain greater than 1% asbestos

If you have any further questions or need additional information please feel free to contact me at (207)-773-1276.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Rickett', is written over a horizontal line.

Kyle Rickett
Vice President

Enclosures

Sample Number	Bulk Sample / Description / Location	Volume
B-1-A	Stippled Wall Covering & Sheetrock	
B-1-B	"	
B-1-C	"	
B-1-D	"	
B-1-E	"	
B-1-F	"	
B-1-G	"	
B-2-A	Trowel Wall Covering & Sheetrock	
B-2-B	"	
B-2-C	"	
B-2-D	"	
B-2-E	"	
B-2-F	"	
B-2-G	"	
B-3-A	Spray – on Material	
B-3-B	"	
B-3-C	"	
B-3-D	"	
B-3-E	"	
B-4-A	2x2 Ceiling Tiles	
B-4-B	"	
B-4-C	"	
B-4-D	"	
B-4-E	"	
B-4-F	"	
B-4-G	"	

Sample Number	Bulk Sample / Description / Location	Volume
B-5-A	12x12 Floortile – Blue	
B-5-B	"	
B-5-C	"	
B-5-D	"	
B-5-E	"	
B-6-A	12x12 Floortile – Gray	
B-6-B	"	
B-6-C	"	
B-6-D	"	
B-6-E	"	
B-7-A	Roof Patch	
B-7-B	"	
B-7-C	"	
B-8-A	Silver Paint under gravel - Roof	
B-8-B	"	
B-8-C	"	
B-8-D	"	
B-8-E	"	
B-9-A	Roof Shingles	
B-9-B	"	
B-9-C	"	
B-10-A	Roofing around Penetrations	
B-10-B	"	
B-10-C	"	
B-10-D	"	
B-10-E	"	



Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
 17 State House Station, Augusta, Me 04333-0017
 Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this "Building Demolition Notification Form" prior to demolition of any building except a single-family home

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. Demolition means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1980 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, they can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.state.me.us/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

In order to issue a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found? yes no no inspection or survey required (post-1980 2-4 unit) **SEE ATTACHED REPORT**

property address: 112 NEWBURY ST PORTLAND, ME 04101	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other:
asbestos survey performed by: (name & address) ABATEMENT PROFESSIONALS 590 COUNTY RD SUITE 2 WESTBROOK ME 04092 telephone: 772 1203	asbestos inspection performed by: (name of licensed Asbestos Consultant) ABATEMENT PROFESSIONALS KYLE RICHETT telephone: 207 772 1203
property owner: (name & address) Village of Ocean State LLC 35 FAY ST, 107 B BOSTON, MA 02118 telephone:	demolition contractor: (name & address) TO BE DETERMINED telephone:
demolition start date: WITHIN 30 DAYS	demolition end date: TBD

Notification Submitted by: GREG SHANBERG Date Submitted: 4/14/08
SHANBERG CONSULTING 772 7070

help save Maine fisheries - Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!

DESIGNED BY DEP

**Asbestos
Project
Notification**

2008 Revision

State of Maine
Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-6220

**FORM
N**

Page 1 of 3

Important Notice: The notification submitter must send a complete notification including any applicable fee which is postmarked at least 10 calendar days or received by the Department at least 5 working days prior to the start of an asbestos abatement project. This notification must be typewritten or easily legible. An incomplete notification is not acceptable & therefore not of record.

1. Project* Code APC #08-027 (Assigned by notification submitter) *See definition of project at Chapter 425.1.CCC	2. Type of Notification <input type="checkbox"/> Standard (O) <input type="checkbox"/> Facility O&M (Annual) <input type="checkbox"/> Emergency (E) <input checked="" type="checkbox"/> Courtesy (Not Regulated)	3. Type of Activity <input checked="" type="checkbox"/> Demolition (D) <input type="checkbox"/> Renovation (R) <input type="checkbox"/> Repair	4. Variances (Check all that apply) <input type="checkbox"/> Non-Standard (NS) <input type="checkbox"/> Standard (S) <input type="checkbox"/> Notification Waiver (10 day)
---	---	--	---

5. Asbestos Contractor

Name Abatement Professionals Corp
 Address 590 County Rd Suite #2
 City Westbrook State ME Zip 04062
 Contact Kyle Rickett
 TEL 207-773-1276 FAX 207-772-1203

6. Facility Owner

Name Atlas Investment Group
 Mailing Address 35 Fay Street 107 B
 City Boston State MA Zip 02118
 Contact
 TEL FAX

7. Facility Location (Where removal is to take place)

BLDG Name The former Village Cafe
 Floor and/or Rm.# Exterior
 Physical Address 112 Newberry St
 City Portland State ME Zip 04101

8. Facility Description

Present Use Vacant
 Prior Use Restuarant
 BLDG Size 5000 No. Floors 2
 BLDG Age 60 +/-

9. Notification Fees (Required fees must accompany notification)

\$100.00 = ACM amounts 100 SqFt/100 LnFt to 1000 SqFt/5000 LnFt.
 \$200.00 = ACM amounts greater than 1000 SqFt/5000 LnFt.
 Not Required or Not Included (Complete Block #9A)

9A. Notification Fee Not Included

Single family home exemption
 ACM amount less than 100 SqFt/100 LnFt
 Fees paid quarterly (Non-Scheduled O&M only)
 BGS exemption

10. Project Work Hours

7:00' AM to 3:30 PM (Show actual hours)

Weekdays (Check all that apply)
 M T W T F

Weekend (Check all that apply)
 Sat Sun

11. Scheduled Dates for Asbestos Project

Project Start Date (mm/dd/yy) 4/28/08 Project Completion Date 5/5/08
 ACM Removal Dates (from) 4/28/08 (to) 5/5/08

12. Asbestos (ACM) Removal		
ACM Type	Amount	Measurement
Roof Caulking	3500	SqFt XXX LnFt
		SqFt LnFt
		SqFt LnFt
		SqFt LnFt
		SqFt LnFt
		SqFt LnFt

ME DEP USE ONLY

Postmark/ FAX/ hand delivered _____

Date Received _____

Check # _____

NESHAP _____

State _____

Variance _____

**Asbestos
Project
Notification**

State of Maine
Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-6220

**FORM
N**

Page 2 of 3

2008 Revision

Project Code

APC #08-027
(As listed on page 1)

13. Demolition (complete as applicable)

- Ordered demolition (structurally unsound) by State or local government (attach copy of order and name of professional engineer who determined building structurally unsound)
- All other demolitions

Demolition Dates: TBA to

14. Procedure Used to Detect Presence of Asbestos

Testing Assumed Positive Tested Positive

Method PLM TEM

Sampled By Abatement Professionals Corp
(Print Name)

Company

15. Project Clearance

Visual evaluation by: (Air Monitor (if known) and Company)
Abatement Professionals Corp

Air Clearance by: (Air Monitor (if known) and Company)

Note: Whenever building materials are assumed to contain asbestos, signed bulk sampling disclosure forms must be at the asbestos abatement project site and available for review by the Department.

16. Asbestos Abatement Methods (check all that apply & submit variance request (Form V) if required)

- Regulated area with containment consisting of 2-layers 4 mil poly on walls & ceiling & 2 layers 6 mil poly on floors
- Regulated area with containment consisting of 1-layer 6 mil poly on walls & ceiling & 2 layers 6 mil poly on floors
- Regulated area with Exclusion zone Intact flooring demo by heavy equipment
- Multiple non-contiguous glovebags (variance required) Adhesive by grinding or bead blasting
- Contiguous glovebags less than 30 Ln/ft (variance required) Enclosure
- Wrap & cut- TSI in good condition (no containment)(variance required) Encapsulation
- Wrap & cut- TSI not in good condition (containment required) Roofing removal by mechanical saws/cutters
- Flooring by mechanical equipment/ice scrapers/pry bars Other (specify) Hand tools

17. Waste Transporter (Must be ME DEP licensed Non-Hazardous Waste Transporter)

Name Minerva Enterprises Inc
Address PO Box 709
City Waynesburg State OH Zip 44688
Contact Frank Stefano
TEL 781-449-2497 FAX 781-449-7746

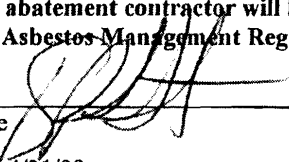
18. Disposal Site

Name Minvera Enterprises Inc
Address 9000 Minerva Rd
City Waynesburg State OH Zip 44688
Contact Frank Stufano
TEL 781-449-2497 FAX 781-449-7746

19. Certification (Notification Submitted by)

I certify that to the best of my knowledge, the information contained in this notification is true and accurate, and that the asbestos abatement contractor will be/has been contracted to implement work practices as required by Maine DEP Chapter 425, the Asbestos Management Regulations.

Signature



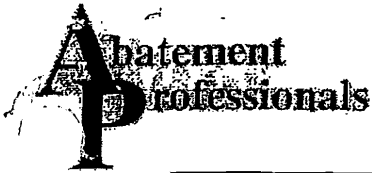
Kyle Rickett
Print Name

Date 4/21/08

Mailing Address 590 County Rd Suite #2

City Westbrook State ME Zip 04092

TEL 207-773-1276 FAX 207-772-1203



590 County Road, Suite 2, Westbrook ME 04092

Tel. (207) 773-1276 - Fax (207) 772-1203

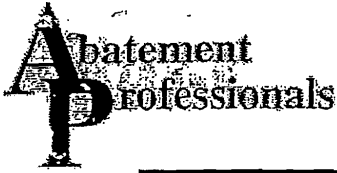
PROJECT LOG-CHRONOLOGICAL LIST OF EVENTS

Project Name/Number: The Village Cafe Date: 5/5/08

ITEM	TIME	EVENTS
1	7:00	AP on site, crew of three, going up onto roof to remove asbestos roofing material using hand tools
2	9:00	Clean up take morning break
3	9:20	Crew back to work continue removal
4	12:00	Wash up take lunch break
5	12:35	Back to work picking up the roof material
6	2:45	loading waste and tools onto the truck
7	3:15	supervisor does walk thru of work area everything looks good
8	3:30	AP off site job complete

Signature: Russell [Signature]

Company: Abatement Professionals



590 County Road, Suite 2, Westbrook ME 04092

Tel. (207) 773-1276 - Fax (207) 772-1203

PROJECT LOG-CHRONOLOGICAL LIST OF EVENTS

Project Name/Number: The Village Cafe Date: 5/2/08

ITEM	TIME	EVENTS
1	6:00	AP on site, crew of four, going back onto roof to continue removal of asbestos noting material using hand tools
2	9:00	Clean up for break,
3	9:20	Back to work continue removal
4	10:30	Kevin off site for the day
5	11:30	loading waste onto truck
6	12:00	Roof area secure. Crew going back to the shop to unload waste

Signature: Russell Henry

Company: Abatement Professionals

5/2/08

End of Shift Log

Crew Names:		Hours Worked	Crew Names:		Hours Worked
1)	Russell Haney	6	20)		
2)	Juan Saffan	6	21)		
3)	OS Lewney	6	22)		
4)	Ken Ricket	4.5	23)		
5)			24)		
6)			25)		
7)			26)		
8)			27)		
9)			28)		
10)			29)		
11)			30)		
12)			31)		
13)			32)		
14)			33)		
15)			34)		
16)			35)		
17)			36)		
18)			37)		
19)			38)		



590 County Road, Suite 2, Westbrook ME 04092

Tel. (207) 773-1276 - Fax (207) 772-1203

PROJECT LOG-CHRONOLOGICAL LIST OF EVENTS

Project Name/Number: The Village Cafe Date: 5/1/08

ITEM	TIME	EVENTS
1	6:00	AP on site crew of four, going up onto roof to remove asbestos roofing material and flashing using hand hold tools
2	8:30	Wash up take morning break
3	8:50	Back on roof continue removal of asbestos roofing material and flashing
4	11:30	Clean up for lunch break
5	12:05	Back to work picking up debris and removing roofing material
6	2:20	loading waste onto truck
7	2:30	Roof area secure, AP off site

Signature: [Handwritten Signature]

Company: Abatement Professionals

5/11/08

End of Shift Log

Crew Names:		Hours Worked	Crew Names:		Hours Worked
1)	Russell Harvey	8	20)		
2)	Kevin Kickett	8	21)		
3)	Os Lowery	8	22)		
4)	Juan Surfron	8	23)		
5)			24)		
6)			25)		
7)			26)		
8)			27)		
9)			28)		
10)			29)		
11)			30)		
12)			31)		
13)			32)		
14)			33)		
15)			34)		
16)			35)		
17)			36)		
18)			37)		
19)			38)		



590 County Road, Suite 2, Westbrook ME 04092

Tel. (207) 773-1276 - Fax (207) 772-1203

PROJECT LOG-CHRONOLOGICAL LIST OF EVENTS

Project Name/Number: The Village Cafe Date: 4/30/08

ITEM	TIME	EVENTS
1	7:00	AP on site, crew of five going back on to roof to remove asbestos roofing material using hand tools
2	9:00	Justin on site, crew cleans up take morning break
3	9:20	Crew back to work, continue removal
4	11:00	Justin and Hank off site, rest of crew continues removal
5	12:00	Crew cleans up take lunch break
6	12:35	Crew back to work continues removal and bagging up waste
7	3:30	Roof area secure, AP off site

Signature: [Handwritten Signature]

Company: Abatement Professionals



590 County Road, Suite 2, Westbrook ME 04092

Tel. (207) 773-1276 - Fax (207) 772-1203

PROJECT LOG-CHRONOLOGICAL LIST OF EVENTS

Project Name/Number: The Village Cafe Date: 4/28/08

ITEM	TIME	EVENTS
1	7:00	AP on site, crew of four mobilizing equipment and supplies to roof
2	7:30	Start removing asbestos roofing material using hand tools
3	9:00	Crew takes morning break, Russell going back to the shop to get a generator and a cut saw
4	9:15	A dumpster for metal of site, placing next to the building
5	9:20	Crew back to work continue removal of roofing material
6	10:10	Russell back on site, crew starts cutting sections of the metal up to place into the dumpster
7	11:50	Kyle Riccetti on site, checking on progress of the job
8	12:00	Wash up, take lunch break
9	12:35	Continue removal of roofing material, Decide not to cut up metal roof, just to remove roofing material
10	3:20	Loading waste into truck
11	3:30	Work Area Secure. AP off site

Signature: Russell Dwyer

Company: Abatement Professionals

End of Shift Log

Crew Names:		Hours Worked	Crew Names:		Hours Worked
1)	Russell Harvey	8	20)		
2)	Kevin Rickett	8	21)		
3)	Juan Saffron	8	22)		
4)	OS Larry	8	23)		
5)	Hank Allard	4	24)		
6)	Justin Adams	2	25)		
7)			26)		
8)			27)		
9)			28)		
10)			29)		
11)			30)		
12)			31)		
13)			32)		
14)			33)		
15)			34)		
16)			35)		
17)			36)		
18)			37)		
19)			38)		

Asbestos Visual Clearance Certificate

Inspection/Test Date: 5/5/08

APC Project # 08-027

Client: Atlas Investment Group

Project Address: 112 Newberry St, Portland, Maine

Project Description: Removal of asbestos caulking

A complete visual inspection was conducted in the area (s) noted on the state Notification form as the abatement location (s). Abatement Professionals Corporation visually inspected the areas for visible and accessible asbestos dust and debris.

Abatement Parameter: _____ Linear feet and/or 3500 SqFt

Abatement parameter outline the asbestos containing material removed form the project noted.

The visual Inspection and clearance was conducted in accordance with the State of Maine Chapter 425 Asbestos Management regulations

Based on the visual inspection conducted, Abatement Professionals Corporation certifies the area does does not meet the criteria for clearance as stated in Chapter 425 of the Asbestos Management Regulations visual clearance.

Authorizing Signature: _____

Printed: Kyle Ricchetti

Maine DEP Certification Number: AS-0127, AM-0033