

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

000451

BUILDING INSPECTION

## PERMIT

MAY 12 2000

This is to certify that Habitat for Humanity  
has permission to Excavate and install footing and foundation  
AT 13-15 Mayo St, Portland ME 04103

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 written permission procured before this building or part thereof is lathed or otherwise 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

**PERMIT ISSUED WITH REQUIREMENTS**  
[Signature]  
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: 874-8716

Location of Construction: 13-15 Mayo St, 04103		Owner: Habitat for Humanity		Phone: 772-2151		Permit No: 000461	
Owner Address: 565 Congress St Ste 305, 04104		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Habitat for Humanity of Grtr Port.		Address: 565 Congress St. 04104		Phone: 772-2151		Permit Issued: MAY 12 2000	
Past Use: Demolished/Burned (3) Unit Apartment building.		Proposed Use: Three (3) family condominium		COST OF WORK: \$ 68,000.00		PERMIT FEE: \$ 432.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B BOGARD Signature: [Signature]	
Proposed Project Description: Excavate and install footing and foundation for (3) Three 22' x 26' Homes. <i>only</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: with conditions 5/11/00 Special Zone or Reviews: <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision AT PB APPROVAL <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> amm <input type="checkbox"/> #2000065 Zoning Appeal 5/9/00 <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	
Permit Taken By: NW		Date Applied For: NC 5-10-2000		Signature:		Date:	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 5-10-2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**PERMIT ISSUED WITH REQUIREMENTS**

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: [Signature]

**PERMIT ISSUED 1 WITH REQUIREMENTS**

COMMENTS

5-15-00 Pre construction w/ Steve Botton, Dave Snyder, LURC, Brian Leavitt, Steve Busby on site. Discussed Letter re: Conditional Site Plan Approval and Further Planning Authority approval prior to work other than the installation of the Foundation. See attached letter. A new plan was reviewed on site and Steve Busby gave his o.k. for the intended work. This must be submitted to Planning and approval notification ~~is~~ must come to this office prior to utility work JB

6/1/2000 Footing o.k. Allow

6/14/00 o.k. for back-fill. Allow  
Set Nails o.k., etc.

Inspection Record


Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <b>13-15 MAYO ST. PORTLAND, ME</b>			
Total Square Footage of Proposed Structure	<b>2052 (Footprint)</b>	Square Footage of Lot	<b>9,495</b>
Tax Assessor's Chart, Block & Lot Number Chart# <b>22</b> Block# <b>J</b> Lot# <b>12</b> <del>Chart# 22 Block# I Lot# 5</del>	Owner: <b>HABITAT FOR HUMANITY</b>	Telephone#: <b>772-2151</b>	
Owner's Address: <b>565 CONGRESS ST. SUITE 305 PORTLAND ME 04104</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee <b>\$68,000 \$432-</b>
Proposed Project Description: (Please be as specific as possible) <b>EXCAVATE + INSTALL FOOTING + FOUNDATION FOR (3) THREE 22'x26' HOMES TOTAL SQUARE FOOTAGE OF FOOTPRINT INCLUDES STORAGE SHEDS (3 @ 5'x8') AND FRONT PORCHES</b>			
Contractor's Name, Address & Telephone <b>HABITAT FOR HUMANITY OF GREATER PORTLAND, 565 CONGRESS ST. SUITE 305 04104 772-2151</b>		Rec'd By 	
Current Use: <b>Demolished Bowed (3) UNIT APT.</b>		Proposed Use: <b>(3) Three Family Condominium</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

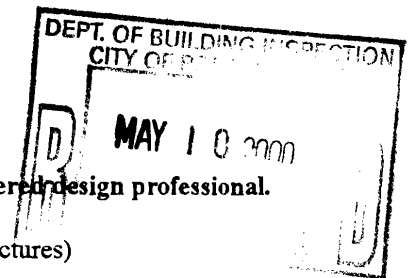
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <b>May 10, 2000</b>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 11 MAY 2000 ADDRESS: 13-15 Mayo ST. CBL: 022-J-012

REASON FOR PERMIT: Foundation (only) For 3 dwellings

BUILDING OWNER: Habitat For Humanity

PERMIT APPLICANT: CONTRACTOR Habitat For Humanity

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 68,000 PERMIT FEES: 432.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*7, #3/

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade: **No closing in of walls until all electrical** (min. 72 hours notice) **and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *see Attached Site Plan Development requirements and cond of use*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

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P. Samuel Hoffses, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
*PSH 1/26/00*

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

**\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

Applicant: Habitat for Humanity

Date: 5/11/00

Address: 13-15 Mayo St

C-B-L: 22-J-12 15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Demolished old Bldg & rebuilding New

Zone Location - R-6

5/9/00 received Subdivision Approvals

2 units 22' x 52'  
1 unit 22' x 26'

Interior or corner lot -

Proposed Use/Work - build New 3 units -> to be condoized

Sevage Disposal - (city)

Lot Street Frontage - 40' min req - 86' shown

Front Yard - both yards on the Rt & left  
Sides of this property are on the street line - can average front setback

Rear Yard - 20' req - 30' + shown

Side Yard - 10' req - 15' + shown on both sides

Projections - 1 porch for each unit - front porch for front 2 units

Width of Lot - 50' min req - 86' shown

Height - 45' MAX -> 31.5' shown to ridge

Lot Area - 4,500 sq ft -  $\frac{14730}{4730} = 9560$  sq ft shown

Lot Coverage/Impervious Surface - 50% - 4780 sq ft MAX

Area per Family - 1000 sq ft/unit - 3,000 sq ft min

Off-street Parking - 2 @ ea unit - 6 total req

Loading Bays - N/A

Site Plan - minor  
# 2000065

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 13 Zone C

	22 x 52 =	1144 sq ft
	22 x 26 =	572 sq ft
front porch	4 x 17 =	68
	4 x 8.5 =	34
back porches	4 x 6 x 2 =	48
		<u>1866 sq ft</u>

open space ratio = 20% for lots fewer than 20 units (not including impervious)

$9560 \times 20\% = 1912$  sq ft to be open

OK

9560 sq ft
- 1866 - Bldg foot print
- 2706 - pavement coverage
<u>4988 sq ft open space</u>



## CITY OF PORTLAND

May 11, 2000

Mr. David Snyder, Executive Director  
Habitat for Humanity of Greater Portland  
PO box 10505  
Portland, Maine 04104

re: Conditional Site Plan approval for foundation only.

Dear Mr. Snyder:

On May 10, 2000 the Portland Planning Authority granted conditional approval for building foot print foundation construction for a three unit residential development at 13-15 Mayo Street. The purpose of this conditional approval is to allow the applicant to proceed with the foundation work for this project. This approval is limited to the installation of building foundation only, as shown on the preliminary site plan submitted for Planning Board review dated 5/6/00. No other work, including installation of utilities, grading the site, or paving may proceed without Planning Authority approval. The applicant needs to fulfill all requirements of the Subdivision and Site Plan Ordinance of the City Land Use Code, and all conditions imposed by the Portland Planning Board at the May 9, 2000 Public Hearing, before the Planning Authority will issue final approval to proceed with construction.

The approval is based on the submitted preliminary site plan. If you need to make any modifications to the approved foundation plan, you must submit a revised site plan for staff review and approval before commencing foundation work.

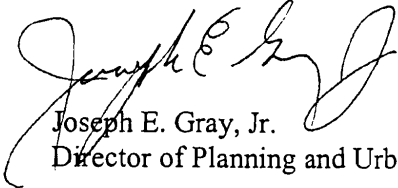
Please note the following provisions and requirements for this conditional approval:

- > Prior to commencing foundation work, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the installation schedule and other aspects of the foundation work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.



If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.  
Director of Planning and Urban Development

- cc: Alexander Jaegerman, Chief Planner  
William B. Needelman, Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Mark Adelson, Housing and Neighborhood Services  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Lee Urban, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

20000065

I. D. Number

**Habitat for Humanity**

Applicant

P.O. Box 10505, Portland, ME 04104

Applicant's Mailing Address

Consultant/Agent

772-2151

Applicant or Agent Daytime Telephone, Fax

4/20/00

Application Date

3 Town house units

Project Name/Description

13- 15 Mayo St, Portland Maine 04101

Address of Proposed Site

022-J-012 & 15

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

5/12/00 Foundation plan/construction is acceptable. A preconstruction meeting shall be scheduled for the week of May 15, 2000. The applicant shall submit revised complete drawings with final grading, including spot grades, for approval, prior to any work beyond the foundation construction.

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. any deviations shall require a separate approval before starting that work.
2. This permit is for A FOUNDATION ONLY. There shall be NO OTHER WORK commenced until the rest of a building permit is actually issued.

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**Fire Conditions of Approval**



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

2000065  
I. D. Number

Habitat for Humanity

Applicant  
P.O. Box 10505, Portland, ME 04104  
Applicant's Mailing Address

4/20/00

Application Date  
Mayo Street  
Project Name/Description

Consultant/Agent  
772-2151  
Applicant or Agent Daytime Telephone, Fax

13- 15 Mayo St, Portland Maine 04101  
Address of Proposed Site  
022-J-012 & 15  
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- Foundation plan / construction is acceptable. A preconstruction meeting shall be scheduled for the week of May 15, 2000. The Applicant shall submit several complete drawings with final grading, including spot grades, for approval, prior to any work beyond the foundation construction.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. any deviations shall require a separate approval before starting that work.
2. This permit is for A FOUNDATION ONLY. There shall be NO OTHER WORK commenced until the rest of a building permit is actually issued.

Fire Conditions of Approval

**From:** William Needleman  
**To:** Marge Schmuckal; Mark Adelson ; Mike Nugent ; S...  
**Date:** Wed, May 10, 2000 12:24 PM  
**Subject:** Re: Habitat for Humanity

Mark,

At our Development Review Staff meeting, the 15 Mayo St foundation permit was discussed and Penny and I will be drafting a foundation -only approval letter for Joe's review and signature. The applicant has provided sufficient information for the location and elevation of the foundation, but there will need to be conditions placed on the foundation permit (erosion control, limits of permitted work, etc...) We will work to ship the letter to Habitat ASAP, but they also need to apply through Inspections.

Foundation-only approvals have been problematic with other applicants, so we all need to take care that this project does not get away from us. The applicant has been cooperative, but their extreme time shortage invites shortcuts and mistakes. The applicant has indicated verbally to me that they are comfortable using the City funds committed to this project as an interim performance guarantee. Is this a possibility while they formalize the rest of their package? Any questions, please call or email.

Bill

>>> Mark Adelson 05/10 9:46 AM >>>

HH received conditional subdivision approval at Planning Board last night. I want to try to expedite their permit application first for the foundation permit (ASAP) then the rest of the buildings. Bill Needleman says they are making great progress on refining the plans, they are very motivated and will meet to resolve any questions we have. Please meet this week and see what else is needed. Let's make this happen. Thanks

**CC:** Aqj; jeg; Penny Littell ; Roger Bondeson

SHORT FORM QUITCLAIM DEED WITH COVENANT

William H. Childs of Portland, Maine, FOR CONSIDERATION PAID, hereby grants to Habitat for Humanity/Greater Portland, Inc., of Portland, Maine, WITH QUITCLAIM COVENANTS, the following described real property located in Portland, County of Cumberland and State of Maine:

See Exhibit "A" attached hereto

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Charles W. Poole and Orpha N. Poole dated January 30, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9070, Page 53.

IN WITNESS WHEREOF, William H. Childs has caused this instrument to be executed this 31 day of October, 1999.

WITNESS

Mary Cardona

William H. Childs  
William H. Childs

STATE OF MAINE  
Cumberland, ss.

October 31, 1999

Personally appeared the above named William H. Childs and acknowledged the foregoing instrument to be his/~~her~~ free act and deed,

Before me,

Sandra J. Twombly  
Notary Public/Attorney at Law

Sandra J. Twombly  
print name

My Commission Expires: 2/28/06

## EXHIBIT A

A certain lot or parcel of land, with the buildings thereon situated on the northeasterly side of Mayo Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of Emma A. Orne on said northeasterly side of Mayo Street; thence running southeasterly by said Mayo Street about forty-three (43) feet to the land now or formerly of John T. Fagan; and from these two points extending back northeasterly, holding the same width and adjoining said Fagan land on the Southeast and said Orne land on the Northwest, a distance of one hundred ten (110) feet to a fence, being lot numbered 13 and 15 on said Mayo Street according to the Revaluation Plans of the City of Portland for the year 1902.

Also adjoining land #17-19 Mayo Street, in said Portland, described as follows:

A certain lot or parcel of land situated on the northeast side of said Mayo Street and bounded and described as follows:

Beginning at the southeast corner of land of Ellan Fickett; thence southeasterly by the northeasterly side of Mayo Street forty-three (43) feet to a fence and thence northeasterly holding the width of forty-three (43) feet from said Fickett's land one hundred ten (110) feet, more or less, to a fence; thence by said fence northwesterly forty-three (43) feet to land of said Fickett; thence by said Fickett's land southwesterly one hundred ten (110) feet, more or less, to the bounds begun at, containing forty-seven hundred thirty (4730) square feet, more or less.