

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HOME STATE PROPERTIES LLC

Located at

25 GRANT ST

PERMIT ID: 2012-65538

CBL: 036 D013001

has permission to **Legalize 1 unit to make 7**

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 the buildings and structures, and of the application on file in the department.

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

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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**

- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**

- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Final - Fire

Final - Commercial

Legalize Nonconforming units

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-65538	Date Applied For: 12/05/2012	CBL: 036 D013001
---------------------------------	--	----------------------------

Location of Construction: 25 GRANT ST	Owner Name: HOME STATE PROPERTIES LLC	Owner Address: 150 GLENWOOD AVE	Phone: (207) 879-0643
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: Seven Unit	Proposed Project Description: Legalize 1 unit to make 7
------------------------------------	---

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/09/2013

Note: **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, this property shall remain a seven (7) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 01/09/2013

Note: **Ok to Issue:**

- 1) All noted violations from the inspection on 12/12/12 shall be corrected prior to reinspection and the issuance of the Certificate of Occupancy.
- 2) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in the number of dwelling units only.
- 3) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 4) This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection and the issuance of the Certificate of Occupancy.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 6) Per IBC Sec. 3401 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 01/17/2013

Note: Legalization: 6 dwellings to 7. **Ok to Issue:**

- 1) Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
 New CO alarms shall be hardwired.
- 2) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.
- 3) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.
 New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.
- 4) Any Fire alarm or Sprinkler systems shall be reviewed by licensed contractors for code compliance. Compliance letters are required.

Location of Construction: 25 GRANT ST	Owner Name: HOME STATE PROPERTIES LLC	Owner Address: 150 GLENWOOD AVE	Phone: (207) 879-0643
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65538	Issue Date:	CBL: 036 D013001
--------------------------	-------------	---------------------

Location of Construction: 25 GRANT ST	Owner Name: HOME STATE PROPERTIES LLC	Owner Address: 150 GLENWOOD AVE	Phone: (207) 879-0643
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Un	Zone: R6
Past Use: Six Unit	Proposed Use: Seven Unit	Permit Fee: \$375.00	Cost of Work: \$0.00
Proposed Project Description: Legalize 1 unit to make 7		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 1/17/13	INSPECTION: Use Group: R-2 Type: SB Housing Code Signature: <i>[Signature]</i> 1/9/13
		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: bjs	Date Applied For: 12/05/2012	Zoning Approval		
<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"/> Date: <i>1/9/13</i>	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 Date: _____	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>ASU</i>

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



PORTLAND MAINE

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

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 25 Grant Street # 36 -D013

Notices to owners of properties situated within 300 feet sent on: Garcia Gough 12/10/12, mailed 12/11/12

City Housing Ordinance compliance given on: ^{scheduled 12/10/12} scheduled 12/10/12 received: ^{Don} approved - 12/11/2012

City NFPA compliance given on: ^{scheduled 12/10/12} scheduled for 12/12/12 received: ^{Chris} approved w/condition 1/9/13

Received any letters within 10 days from notices sent? ^{12/11/12 (today)} Received no letters

Unit(s) existed prior to April 1, 1995? assessors' cards from 1981 & 1990.

Unit(s) shown to be established by different owner? Roger Brick ^{died} purchased - April 30, 1994

Site plan included: yes

Floor plans included? yes

Is ZBA action required? no



RECEIVED

CITY OF PORTLAND

DEC 19 2012

CITY OF PORTLAND HOUSING CODE
DWELLING UNIT COMPLIANCE

Dept. of Building Inspections
City of Portland Maine

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit. Permit # -2012-65538

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 25 Grant Street 36-D-013

Owner: Home State Properties - Roger Buck

Address of Owner: 150 Glenwood Ave, Portland 04103 Telephone: (207) 879-0643

Applicant information if different than above:

Current number of legal units: Six (6)

Number of units to be legalized: one (1)

total: seven (7)

Comments of approval or disapproval (list any and all conditions):

Minor corrections needed. See back

Signature: [Handwritten Signature] Date: _____

25 GRANT ST

036 D013001

Legalize Nonconforming units

12/14/12

Violations

Basement:

1. Provide Fire door
2. Roof drain overflow illegal
3. Plumbing NTC Reduction not allowed
4. Support dryer vents
5. Repair leak at water heater or remove cross connection violation (bucket)

Unit #1: Bath fan broken

Unit #4: "S" trap not allowed. Provide drum trap

Outside: Label Electrical meters



CITY OF PORTLAND

NFPA LIFE SAFETY CODE - FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code - Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes. Permit # 202-65538

Location: 25 Grant St 36-D-013

Owner: Home State Properties - Roger Buck

Address of Owner: 150 Glenwood Ave, Portland 04103 Telephone: (207)-879-0643

Applicant information if different than above:

Current number of legal units: Six (6)

Number of units to be legalized: one (1)
Total: Seven (7)

Comments of approval or disapproval (list any and all conditions):

Approved with conditions. See List. 1/9/13

Signature: Capit. [Signature] Date: 1/9/13

Date: 12/14/2012 Time: 9:30 AM Inspector: Chris Pirone Total Outstanding: \$0.00
 Appl. Type: Building Electrical Required?: No
 Type: Legalize Nonconforming units Fire Required?: Yes
 Appl ID: 201265538 Census Tract: 6 DRC Required?: No
 Parcel Id: 036 D013001 Address: 25 GRANT ST District Nbr: 4

Add Outcome

Score: 0 Status: Violations Exist Next Insp Due By:

Notes:

1. chimney cleanout needs to be cleaned.
2. unit doors need numbers.
3. fire doors need to latch.
4. air/light shaft needs to be protected with 30min fire barrier. The windows will need to be sheetrocked in bath rooms.
5. Need 3ft egress to utility shut offs.
6. CMP panel needs to be labelled with correct unit numbers.

Created By: central Mod By:
 Create Date: 12/14/2012 Mod Date:

- New Inspection
- Violation This Inspection
- Violations All Inspections

Gayle Guertin - 25 Grant st., non conforming unit

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 12/11/2012 9:51 AM
Subject: 25 Grant st., non conforming unit
CC: Gayle Guertin

mailed out the abutters notices for 25 Grant St., as of 12-11-12.
Gayle

IMPORTANT NOTICE FROM CITY OF PORTLAND

Home State Properties LLC , owner of the property located at 25 Grant Street, has submitted an application to legalize one (1) existing non-conforming dwelling unit for a total of seven (7) dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315, 389 Congress Street Portland, Maine 04101.

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

IMPORTANT NOTICE FROM CITY OF PORTLAND

Home State Properties LLC , owner of the property located at 25 Grant Street, has submitted an application to legalize one (1) existing non-conforming dwelling unit for a total of seven (7) dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315, 389 Congress Street Portland, Maine 04101.

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

IMPORTANT NOTICE FROM CITY OF PORTLAND

Home State Properties LLC , owner of the property located at 25 Grant Street, has submitted an application to legalize one (1) existing non-conforming dwelling unit for a total of seven (7) dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315, 389 Congress Street Portland, Maine 04101.

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

IMPORTANT NOTICE FROM CITY OF PORTLAND

Home State Properties LLC , owner of the property located at 25 Grant Street, has submitted an application to legalize one (1) existing non-conforming dwelling unit for a total of seven (7) dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315, 389 Congress Street Portland, Maine 04101.

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

Labels Requested For CBL:

035 G001
035 I001
036 D001
036 D002
036 D003
036 D004
036 D005
036 D007
036 D009
036 D010
036 D011
036 D012
036 D013
036 D014
036 D015
036 D016
036 D017
036 D019
036 D020
036 D021
036 E001
036 E002
036 E003
036 E004
036 E006
036 E007
036 E008
036 E009
036 E010
036 E011
036 E012
036 E013
036 E014
036 E015
036 E016
036 E017
036 E018
036 E019
036 E020
036 E021
036 E022
048 B009
048 B019
048 B020
048 B021
048 D011
048 D023

MATHEWS APARTMENTS INC
10 GRANT ST
PORTLAND, ME 04101

MID-TOWN PROPERTIES LLC
PO BOX 641
FREEPORT, ME 04032

MURPHY ELLIOT J &
DARCY A MURPHY JTS
265 STATE ST
PORTLAND, ME 04101

NEEDLE LAWRENCE A &
MARISOL M NEEDLE JTS
291 STATE ST # 1
PORTLAND, ME 04101

NELSON ANDREW D
4 PAYEUR CIR
FALMOUTH, ME 04105

PETTENGILL ERIC & HEATHER JTS
13 PRINCE ST
CUMBERLAND, ME 04021

QUINT MICHAEL W
32 GRANT ST
PORTLAND, ME 04101

RASKU MARY ANN &
JOHN PATRICK LANNON JTS
276 STATE ST # 1
PORTLAND, ME 04101

RUTTER JASON T
48 PARK AVE
PORTLAND, ME 04101

S S & M LLC
88 ANNAFRAN ST
ROSLINDALE, MA 02131

SEEVERS CRAIG R &
TERESA R BRADY JTS
20 GRANT ST
PORTLAND, ME 04101

SIEGFRIED DAVID
74 GRAY ST
PORTLAND, ME 04102

SMITH STEPHEN A &
ELSIE A SMITH JTS
13 DEERING ST
PORTLAND, ME 04101

SNEED G DOUGLAS &
REBECCA WAXMAN SNEED JTS
1 GRANT ST
PORTLAND, ME 04101

SPRING STREET WEST CORP
104 GRANT ST
PORTLAND, ME 04101

SPRING STREET WEST CORP
104 GRANT ST
PORTLAND, ME 04101

WHITON TANYA K &
GALEN A RICHMOND JTS
291 STATE ST # 3
PORTLAND, ME 04101

WILD IRIS INN LLC
273 STATE ST
PORTLAND, ME 04101

YOUTH ALTERNATIVES INGRAHAM
50 LYDIA LN
SOUTH PORTLAND, ME 04106

24 GRANT STREET LLC
21 LOWER FALLS RD
FALMOUTH, ME 04105

279 STATE STREET LLC
39 DORIS AVE
NORTHPORT, NY 11768

ANDERSON CATHERINE M
6-8 GRANT ST
PORTLAND, ME 04101

BALDWIN MICHAEL R
100 WINN RD
FALMOUTH, ME 04105

CASTONGUAY HOWARD A
PO BOX 10694
PORTLAND, ME 04104

CHURCH OF GOD
28 PARK AVE
PORTLAND, ME 04104

CLEGG NICOLE D
239 HARRIET ST
SOUTH PORTLAND, ME 04106

DEANGELIS MICHAEL
27 SHERMAN ST
PORTLAND, ME 04101

DEFLUMERE FAMILY SERIES LLC -
15-17 SHERMAN STREET SERIES
9 GROVE ST # A
WOBBURN, MA 01801

DORION CHRSTOPHER
25 SHERMAN ST
PORTLAND, ME 04101

DOZET BARBARA I
28 GRANT ST
PORTLAND, ME 04101

DUPLISSIE JAMES M
70 WINNOCKS NECK RD
SCARBOROUGH, ME 04074

DUPLISSIE JAMES M
70 WINNOCKS NECK RD
SCARBOROUGH, ME 04074

ENGLISH NANCY
40 PARK AVE
PORTLAND, ME 04101

GIROUX JAMES R ETALS JTS
PO BOX 11082
PORTLAND, ME 04104

GRAY JOSEPH E JR
263 STATE ST
PORTLAND, ME 04101

GRAY MARIE L
263 STATE ST
PORTLAND, ME 04101

HALFWAY HOUSE INC
7 GRANT ST
PORTLAND, ME 04101

HERBCO LLC
100 WILD FERN DR
LONGWOOD, FL 32779

HERBCO LLC
100 WILD FERN DR
LONGWOOD, FL 32779

HERBCO LLC
100 WILD FERN DR
LONGWOOD, FL 32779

HOME INVESTMENT LLC
188 LANE AVE
PORTLAND, ME 04101

HOME STATE PROPERTIES LLC
150 GLENWOOD AVE
PORTLAND, ME 04103

HOME STATE PROPERTIES LLC
150 GLENWOOD AVE
PORTLAND, ME 04103

INGRAHAM VOLUNTEERS INC
PO BOX 1868
PORTLAND, ME 04104

J & P LLC
1234 19TH ST
SAN FRANCISCO, CA 94107

KOERBER KYLE
10 SHERMAN ST
PORTLAND, ME 04101

KROHN MICHAEL J
276 STATE ST # 3
PORTLAND, ME 04101

LAROCHELLE PETER M
276 STATE ST # 2
PORTLAND, ME 04101

MARKGREN DEREK K &
MEGAN M MARKGREN JTS
291 STATE ST # 2
PORTLAND, ME 04101

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

APPLICATION FOR
LEGALIZATION OF NONCONFORMING DWELLING UNITS
Section 14-391 - In effect March 24, 2004

RECEIVED
DEC 05 2012
Dept. of Building Inspections
City of Portland Maine

Location/Address of Legalization: 25 Grant Street

Tax Assessor's Chart, Block & Lot

Chart# 36 Block# D Lot# 13

Owner: Home State Properties Telephone: 207-879-
Address: 150 Glenwood Ave 0643
Portland, ME 04103

Contact name, address & telephone if different than above:

Roger Buck - same address, phone #

Cost of Work: \$ 0-

Fee: \$ 375.-

\$300 per legalized unit & \$75 per CoFO

Current # of legal D.U. Six

Requested # of units

To be legalized: One Total bldg. units: Seven

Attach evidence that each requested unit to be legalized existed as of 4/1/95:

List evidence that you are submitting:

Assessor's field cards - 1981, w/reference to permit of
12.87; and 1990 - both show 7 units, letter referring to Jan 20, 1989
electrical permit

Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting:

Deed showing that applicant first purchased property, taking title
as Roger Buck, on April 30, 1996.

I hereby certify that I am the Owner of record of the above 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:

Home State Properties, LLC,
by Roger Buck

Date: 12.5.12

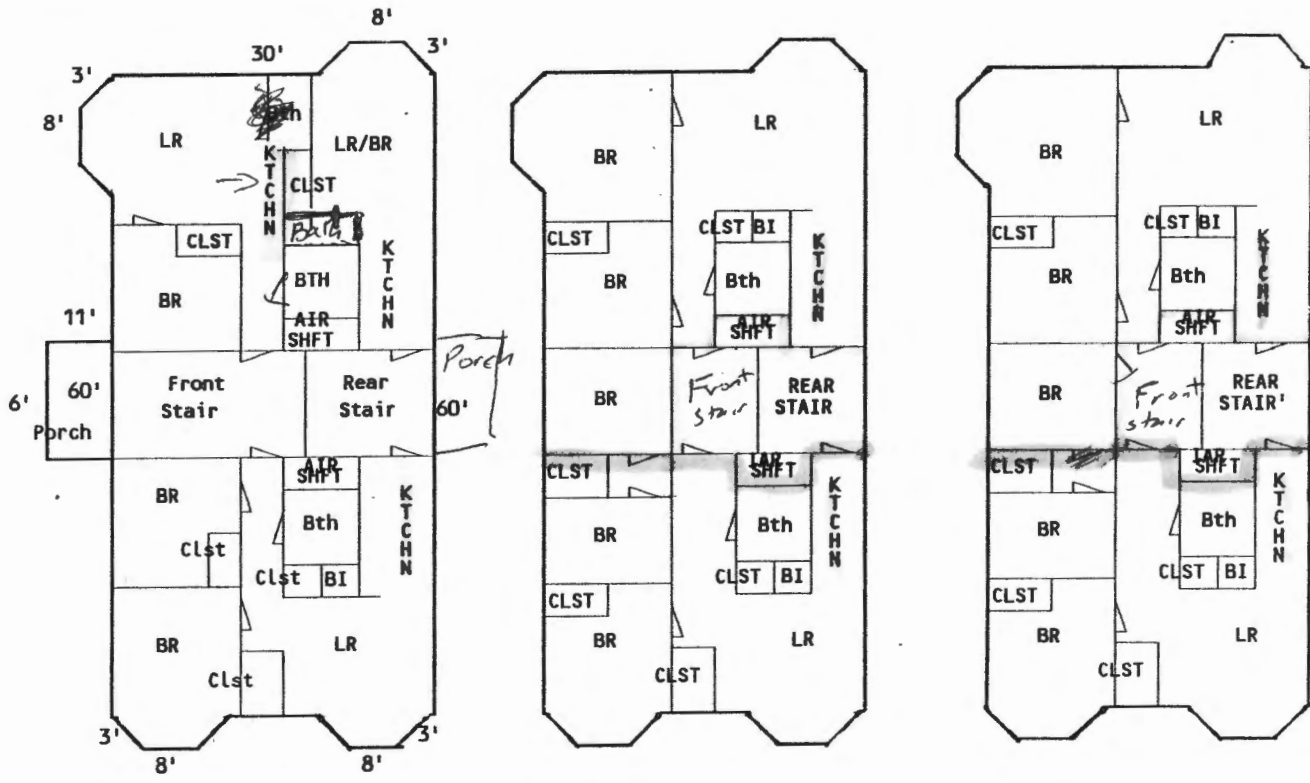
This is NOT a permit, you may not commence ANY work until the permit is issued.

SUPPLEMENTAL ADDENDUM

File No.

Borrower/Client	Roger Buck		
Property Address	25 Grant Street		
City	Portland	County	Cumberland
		State	Maine
Lender	Bath Savings Institution		
		Zip Code	04102

SUBJECT FLOOR PLAN



First Floor - See separate
 floor plan received 12/6/12

Second Floor

Third Floor

$$\begin{array}{r}
 30' \times 60' \times 3 = 1,800 \text{ SF} \\
 3' \times 8' \times 3 = 72 \text{ SF} \\
 3' \times 8' \times 3 = 72 \text{ SF} \\
 3' \times 8' \times 3 = 72 \text{ SF} \\
 3' \times 8' \times 3 = 72 \text{ SF} \\
 \hline
 5.688 \text{ SF GDA}
 \end{array}$$

71015

CHART [LETTER] BLOCK LOT [] STREET CODE [] STREET NUMBER [] CENSUS TRACT [] CENSUS BLOCK [] LAND USE [] ZONING [] LAND NOS. [] STREET [] BLDG. NO. [] CARD NUMBER []

VINCENT RONALD
94 PARK AVE
PORTLAND ME (OHIO)

36-0513
GRANT ST 23-25
4750SF

RECORD OF OWNERSHIP
SOME RO, ROY W + LINDA L

BOOK PAGE 5103 101
TAX YEAR 88/189
ACCOUNT NUMBER W-36-0-406-12-88-12-5
DATE MO. YR. 12 88
TYPE []
VAL [] SALE PRICE [] SOURCE []

NEW ACCOUNT						LAND COMPUTATIONS				REVISED
FIG.	DEPTH	DEPTH	UNIT PRICE	ADJ. PRICE	LAND	ADJ.	ADJ.	PRICE	ADJ.	LAND VALUE
50. FT. OF ACRES	FACTOR	FACTOR	/ AC		ADJ.					
150	95	98	370	361.50	MF					18130

GENERAL PROPERTY FACTORS		
NEIGHBORHOOD I.D.	TOPOGRAPHY RATING	STREET OR ROAD
V 06901		

LAND ADJUSTMENT %

TOPO	MISIMP	CORNER	RESTRICTION

EXC. FTG.

NOTES:
2/19/88 Better Replaced. S.H. 7121215. No Change. JJ

BUILDING PERMIT RECORD

DATE	PERMIT NO.	AMOUNT	DESCRIPTION
12/87	1645	ME	Replaced 1 Baile

ASSESSMENT RECORD

LAND	ASSESSMENT		INCREASE		DECR
	LAND	BLDGS.	TOTAL	DECR	
	18130	20900	39030		
		19130			10%
		50480			
		18130			

S.F. TO-FROM CH BL LOT

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
036		D	013	001	01001	25	GRANT ST	AI	0757	0023	15	003

OWNER & MAILING ADDRESS
 SOHERO ROY & LINDA L
 JTS & SOHERO MGT
 94 PARK AVE
 PORTLAND ME 04101

SALES DATA					
MO	YR	TYPE	AMOUNT	SOURCE	VAL
200					
201					
202					

LEGAL DESCRIPTION
 36-D-13
 GRANT ST 23-25
 4750SF

LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
207	R6	[]	407		537279		13

TYPE	VALIDITY CODES
1 Land	<ul style="list-style-type: none"> A. Relative Sale B. Intra Corporation C. Included Excessive Personal Property D. Changed After Sale/Assmt. E. To or From Government F. Transfer of Convenience G. Partial Sale of Assessed Unit
2 Land and Buildings	<ul style="list-style-type: none"> H. Court Order Decree I. Bankruptcy Proceeding J. Undivided Interest K. To or From Non-Profit Organization L. Repossession/Sale of Foreclosed Property M. Zoning Change N. Other
3 Building	

DELETE 300-330 - LAND DATA & COMPUTATIONS

LOT	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
1 Regular Lot							[] %	
2 Apartment Site							[] %	
3 Square Feet	4750			1000			[] %	
4 Primary Site							[] %	
5 Secondary Site							[] %	
6 Undeveloped							[] %	
7 Residual							[] %	
8 Waterfront							[] %	
9 Acres							[] %	
10 Acres							[] %	
11 Acres							[] %	

ENTRANCE CODES	INFO CODES
<ul style="list-style-type: none"> 0 Entrance and Signature Gained 1 Entrance Gained 2 Not Applicable, Unimproved Parcel 3 Entrance and Information Refused 4 Entrance Refused, Information at Door 5 Currently Unoccupied 6 Estimated for Miscellaneous Reasons (See Memorandum) 7 Occupant Not at Home 	<ul style="list-style-type: none"> 1 Owner 2 Tenant 3 Other

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SIGNATURE: *Sharon A. Roach*
 DATE INSPECTED: 042790
 COLLECTOR: *AWD*

MEMORANDUM
 3 METERS, 8 MAIL BOXES BUT ONLY 7 UNITS

PROPERTY FACTORS							
TOPOGRAPHY	UTILITIES	STREET/ROAD	TRAFFIC				
1 ALL PUBLIC	1 PAVED	1 LIGHT	1				
2 PUBLIC WATER	2 SEMI-IMPROVED	2 MEDIUM	2				
3 PUBLIC SEWER	3 UNPAVED	3 HEAVY	3				
4 GAS	4 PROPOSED	4 NONE	4				
5 WELL	5 CURB & GUTTER	5	5				
6	6 SIDEWALK	6	6				
7	7 ALLEY	7	7				
8	8 NONE	8	8				

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	18130
BUILDING		BUILDING	50480
TOTAL		TOTAL	68610
EXEMPT		EXEMPT	

REASON	DATE	REVIEWER
951		
961		
971		

11 Bancroft Street
Portland, Maine 04102
April 21, 1996

Gary D. Vogel
Black, Lambert, Coffin & Rudman
477 Congress Street - 14th floor
P.O. Box 15215
Portland, Maine 04112-5215

Re: Your file # 2431-254

Dear Mr. Vogel:

The enclosed assessor's field card establishes that 25 Grant Street was improved with a 30' by 60', three story structure used as a six unit apartment building in 1957, when Portland's Zoning Ordinance went into effect. This use is therefore a legal, grandfathered use. In addition to the field card, I viewed microfiche in the Portland Code Enforcement Office which stated use as a "six unit apartment building" on a permit for a furnace in 1956.

There is no evidence that the use of the property was ever less than six units since 1957. The enclosed field cards from 1963 and 1973 (the undated card showing a value of \$33,460 and a reinspection on 4/3/78) both show use as a six unit apartment building. The enclosed 1980 and 1990 field cards both show use as a seven unit apartment building, which is consistent with personal inspections I made as a potential purchaser in 1992 and 1996. The only evidence of property use during this period on file at the Code Enforcement Office is a permit granted on Jan. 20, 1989 for electrical updating including eight meters (seven units and a house meter). Given the building floor plan, with two units on each floor completely separated by common hallways, as well as the preceding data, it is extremely unlikely that the use as a six or seven unit building was ever discontinued.

Marlon Wing, the City Inspector for the subject neighborhood, confirmed that he reported only two code violations at 25 Grant Street as of his last inspection. These were rotted boards in the floor of the back porch and cracked and broken concrete window headers and sills. Both items will be repaired with funds included in the construction budget previously submitted to Bath Savings Institute.

I have also enclosed a 1957 assessor's field card establishing that 29 Grant Street was a six unit apartment building as of that date and is therefore a legal, grandfathered use. The only uncured code violation is peeling trim paint, which is also included in the construction budget.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GAIL C. BROWNING (the "Grantor") of Sanford, Maine, in consideration of one dollar and other valuable consideration, paid by ROGER BUCK, whose mailing address is 11 Bancroft Street, Portland, Maine, does hereby give, grant, bargain, sell and convey unto the said ROGER BUCK (the "Grantee") and his heirs and assigns forever, that certain lot or parcel of land situated on or about 25 Grant Street in the City of Portland, County of Cumberland and State of Maine,

being a certain lot or parcel of land with the buildings thereon, situated on the northerly side of Grant Street, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 6 in the block of land marked H on Plan entitled "Plan of Division between Deering & Preble Estates" and recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 37.

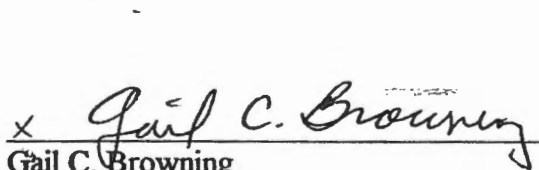
Being the same premises conveyed by Quitclaim Deed dated March 10, 1992 from Fleet Bank of Maine to Gail C. Browning and recorded in the Cumberland County Registry of Deeds in Book 9945, Page 301.

AND the Grantor does hereby COVENANT with the Grantee, his heirs and assigns, as aforesaid, that she is lawfully seized in fee of the premises, that the premises are free of all encumbrances except as aforesaid; that she has good right to sell and convey the same to the said Grantee; and that she and her successors and assigns, shall and will WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns forever, as aforesaid, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Gail C. Browning has signed and sealed this 30th day of April, 1996.



WITNESS

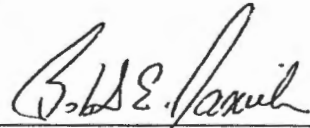
x 

Gail C. Browning

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

April 30, 1996

Then personally appeared the above named Gail C. Browning and acknowledged the foregoing warranty deed to be her free act and deed.

Before me, 

Notary Public/Attorney at Law
Print Name ROBERT E. DANIELSON
My commission expires _____

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 201265538	Applicant: HOME STATE PROPERTIES LLC
Project Name:	Location: 25 GRANT ST
CBL: 036 D013001	Development Type:
Invoice Date: 12/05/2012	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$375.00		\$375.00		\$0.00	On Receipt

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$75.00
Legalization of Non-Conforming Units	1	\$300.00
		\$375.00
Total Current Fees:	+	\$375.00
Total Current Payments:	-	\$375.00
Amount Due Now:		\$0.00

Bill to: HOME STATE PROPERTIES LLC
 150 GLENWOOD AVE
 PORTLAND, ME 04103

CBL 036 D013001
Application No: 201265538
Invoice Date: 12/05/2012
Invoice No: 39268
Total Amt Due: \$0.00
Payment Amount: \$375.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.