

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

PERMIT BUILDING

Please Read Application And Notes, If Any, Attached

Permit Number: 051086

PERMIT ISSUED
AUG 17 2005
CITY OF PORTLAND

This is to certify that Waterview Development LLC Applied/Code Construction

has permission to Dwelling/ Demolition of structure for Vacant land

AT 407 Cumberland Ave City of Portland 036 H02500

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 inspection must given and work in permit in progress before this building or part thereof is occupied or closed-in.
HOURS 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. Capt. Greg Cass 8-11-05

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Chris A. [Signature] 8/17/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

Permit No:	Issue Date:	CBL:
	PERMIT ISSUED	638 H025001

Location of Construction: 407 Cumberland Ave	Owner Name: Waterview Development Llc	Po Box 1199	AUG 17 2005
Business Name:	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone: 2077712888
Lessee/Buyer's Name	Phone:	Permit Type:	CITY OF PORTLAND Zone:

Past Use: Dwelling	Proposed Use: Dwelling/ Demolition of structure for Vacant land	Permit Fee: \$381.00	Cost of Work: \$40,000.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions		INSPECTION: Use Group: DEMO 8/17/05 Signature: [Signature]		

Proposed Project Description: Dwelling/ Demolition of structure for Vacant land <i>Land will be used for new multi-family development</i>	Signature: Capt. Cass PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: ldobson	Date Applied For: 08/05/2005	Zoning Approval	
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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..	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>OK 8/10/05</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: _____
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CERTIFICATION

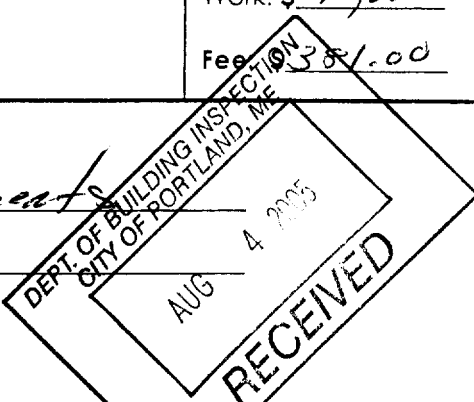
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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All Purpose Building Permit Application for Demolition of A Structure

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>407 Cumberland P/O</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Water View Development</u> <u>477 Congress St. Portland</u>	Telephone: <u>(207) 7733477</u>
<u>36</u> <u>25</u>		
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>40,000</u> Fee: <u>381.00</u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>Apartment</u>		
Approximately how long has it been vacant: <u>8/01/05</u>		
Project description: DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>Allied/Loak Construction</u> <u>P.O. Box 1396 Portland Maine 04104</u>		
Whom should we contact when the permit is ready: <u>Jack Goslet</u> Mailing address: <u>P.O. Box 1396 Portland Maine 04104</u> cell: 6156732- Phone: 7722888		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>8/3/05</u>
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit. please inquire with support staff

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections **as** agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

- PRE - DEMOLITION -

A Pre-construction Meeting will ~~take~~ place upon receipt of your building permit.

~~_____ Footing/Building Location Inspection: Prior to pouring concrete
_____ Re-Bar Schedule Inspection: Prior to pouring concrete
_____ Foundation Inspection: Prior to placing ANY backfill
_____ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
_____ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.
n/a~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

~~_____~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~_____~~ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

~~_____~~
Signature of Applicant/Designee

8/16/05
Date

~~_____~~
Signature of Inspections Official

08/17/05
Date

CBL: *036-4-021*

Building Permit #: *051085*

City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 407 Cumberland Ave.

Owner: Waterview Development LLC

Structure Type: Wood Frames

Contractor: Allied/Cook Const. Corp.

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>colleen @ CMP 8/2/05</u>
Verizon	1-800-941-9900 1-800-552-8464	<u>Sue Sarrette 8/2/05</u>
Northern Utilities	797-8002 ext 6241	<u>Miqdalia 7/29/05</u>
Portland Water District	761-8310	<u>June 7/26/05 Work Done 8/1/05</u>
Time Warner Cable Co.	253-2222	<u>Jen 253-2214 8/2/05</u>
Dig Safe ***	1-888-344-7233	<u>Called in Vincent Marcisso Jr.</u>

***(After Call, There is a wait of 72 Business Hours before digging can begin) Portland Diversified

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) 7/7/05</u>
DPW/ Forestry Division	874-8389	<u>(J. Tarling) Todd Merkel spoke to him on 7/26/05</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) contacted 8/3/05</u>
Building Inspections (Insp. Req'd.)	874-8703	<u>_____</u>
Historic Preservation	874-8726	<u>Deb Andrews 7/29/05</u>
Fire Dispatcher	874-8576	<u>Capt. Greg Cass 7/7/05</u>
DEP - Environmental (Augusta)	287-2651	<u>Steve Zayszly 8/3/05</u>

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

ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a COPY of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

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

Signed: 

Date: 8/03/05



**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-1981 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, then you 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.

Prior to issuing 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)

<i>property address:</i> 407 Cumberland Avenue Portland, ME	<i>building description:</i> <input checked="" type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
<i>asbestos survey performed by: (name & address)</i> Bates EH & S 143 Green True Road Wayne, ME 04284 <i>telephone:</i>	<i>asbestos inspection performed by: (name of licensed Asbestos Consultant)</i> AmeriSci Boston 8 School Street Weymouth, MA 02189 <i>telephone: (781) 337-9334</i>
<i>property owner: (name & address)</i> Waterview Development LLC 477 Congress Street Portland, ME <i>telephone: (207) 773-3477</i>	<i>demolition contractor: (name & address)</i> Portland Diversified Services 680 Stroudwater Street Westbrook, ME 04092 <i>telephone: (207) 856-5660</i>
<i>demolition start date:</i> 7/10/05	<i>demolition end date:</i> 7/17/05

Notification Submitted by: (please print) Jack Godot Alfred Cook Date Submitted 8/3/05

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

2.0 FINDINGS AND RECOMMENDATIONS

2.1 Apartment Building at 407 Cumberland Street

a. Asbestos Containing Materials

• Boiler Room	Pipe insulation	80 lf/sf/fittings
	Fiberboard	10 sf
	Transite® board	80 sf
	Door	1 ea
• Apartment 3	Sheet Flooring, Tan	10 sf
• Apartment 6	Sheet Flooring	50 sf (kitchen)
	Sheet Flooring	30 sf (bathroom)

b. Lead Containing Paint ($\geq 0.06\%$)

- Exterior All surfaces assumed
- Interior All surfaces assumed

c. Biological Waste

- Throughout Sanitary Waste Lines 100 cu.ft.

d. Mercury/Ballasts

- Throughout Thermostats 13 ea
- Throughout Fluorescent Lamps 30 ea
- Throughout PCB/nonPCB Ballasts 15 ea

e. Petroleum Products

- Heating Oil Tank Cleaning 100 gallons
- Boiler Termination 10 gallons

f. Occupant Waste

- Items remaining in building 125 cu.yds.

Preliminary Report

407 Cumberland Ave



ALLIED/COOK

C O N S T R U C T I O N

Planners • Managers • Design/Builders
Building Excellence Since 1958

July 28,2005

Mr. Saad D. Albeshir
P.O. Box 6752
Portland, ME 04103

Re: Waterview Bayside Condominium Project

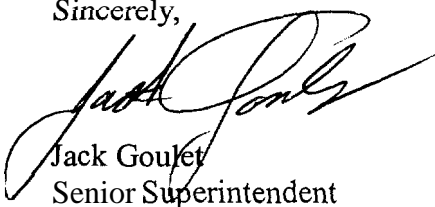
Dear Mr. Albeshir:

Please let me take this time to introduce myself, my name is Jack Goulet Senior Superintendent for Allied/Cook Construction Corp. I am the superintendent for The Waterview at Bayside Condominium Project that abuts your property.

Please be advised the building at 10 Mechanics Street is scheduled to be moved and the buildings at 407 Cumberland Ave. and 65 Forest Ave. are scheduled to be demolished during the month of August. We are currently performing required work to obtain City of Portland building demolition permits.

If you should have any questions or concerns during the construction of The Waterview Project please call me on my cell at (207) 615-6732.

Sincerely,



Jack Goulet
Senior Superintendent

cc: Catherine Cofran
Paul Laliberte, A/CC

ALLIED/COOK

C O N S T R U C T I O N

Planners • Managers • Design/Builders
Building Excellence Since 1958

July 28,2005

Mr. David Jamisen
71 Wellwood Drive
Portland, ME 04101

Re: Waterview Bayside Condominium Project


Dear Mr. Jamisen:

Please let me take this time to introduce myself, my name is Jack Goulet Senior Superintendent for Allied/Cook Construction Corp. I am the superintendent for The Waterview at Bayside Condominium Project that abuts your property.

Please be advised the building at 10 Mechanics Street is scheduled to be moved and the buildings at 407 Cumberland Ave. and 65 Forest Ave. are scheduled to be demolished during the month of August. We are currently performing required work to obtain City of Portland building demolition permits.

If you should have any questions or concerns during the construction of The Waterview Project please call me on my cell at (207) 615-6732.

Sincerely,



Jack Goulet
Senior Superintendent

cc: Catherine Cofran
Paul Laliberte, A/CC



PLM Bulk Asbestos Report

Bates EH&S
Attn: Gary Bates
143 Green True Road
Wayne, ME 04284

Date Received 04/22/05 AmeriSci Job No. 505041352
Date Examined 04/23/05 P.O. # Waterview
Page 1 of 8
RE Waterview; Portland, ME

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA-1A 1	505041352-01 Location: Apt. Bldg. - 407 Cumberland Ave.	Yes	30 %
Description: Beige, Homogeneous, Fibrous, Pipe Covering Asbestos Types: Chrysotile 30. % Other Material: Cellulose 20. %, Non-fibrous 50. %			
CA-2A 2	505041352-02 Location: Apt. Bldg. - 407 Cumberland Ave.	Yes	35 %
Description: Beige, Homogeneous, Fibrous, Paper Board Asbestos Types: Chrysotile 35. % Other Material: Cellulose 20. %, Non-fibrous 45. %			
CA-3A 3	505041352-03 Location: Apt Bldg. - 407 Cumberland Ave.	Yes	22 %
Description: Grey/Light Green, Homogeneous, Fibrous, Cementitious, Transite Board Asbestos Types: Chrysotile 22. % Other Material: Non-fibrous 78. %			
CA-4A 4	505043352-04 Location: Apt Bldg. - 407 Cumberland Ave.	No	NAD
Description: White/Beige, Homogeneous, Non-Fibrous, 12"x12" FT (White) Asbestos Types: Other Material: Non-fibrous 100. %			
CA-4B 4	505041352-05 Location: Apt. Bldg. - 407 Cumberland Ave.	No	NAD
Description: White/Beige, Homogeneous, Non-Fibrous, 12"x12" FT (White) Asbestos Types: Other Material: Non-fibrous 100. %			



PLM Bulk Asbestos Report

Bates EH&S
Attn: Gary Bates
143 Green True Road
Wayne, ME 04284

Date Received 04/22/05 **AmeriSci Job No.** 505041352
Date Examined 04/23/05 **P.O. #** Waterview
Page 2 **of** 8
RE Waterview; Portland, ME

Client: No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA-4C 4	505041352-06 Location: Apt. Bldg. - 407 Cumberland Ave.	NO	NAD
Description: White/Beige, Homogeneous, Non-Fibrous, 12"x12" FT (White) Asbestos Types: Other Material: Non-fibrous 100. %			
CA-5A E	505041352-07 Location: Apt. Bldg. - 407 Cumberland Ave.	No	NAD
Description: Beige/Grey, Heterogeneous, Fibrous, Sheet Flooring (Yellow) Asbestos Types: Other Material: Cellulose 24. %, Fibrous glass 2 %, Synthetic fibers 4. %, Non-fibrous 70. %			
CA-6A 6	505041352-08 Location: Apt Bldg. - 407 Cumberland Ave.	No	NAD
Description: Brown/Black, Heterogeneous, Fibrous, Sheet Flooring (Multi) Asbestos Types: Other Material: Animal hair 4. %, Cellulose 54. %, Synthetic fibers 2. %, Non-fibrous 40. %			
CA-6B 6	505041352-09 Location: Apt. Bldg. - 407 Cumberland Ave.	No	NAD
Description: Brown/Black, Heterogeneous, Fibrous, Sheet Flooring (Multi) Asbestos Types: Other Material: Animal hair 4. %, Cellulose 54. %, Synthetic fibers 2. %, Non-fibrous 40. %			
CA-6C 6	505041352-10 Location: Apt. Bldg. - 407 Cumberland Ave.	NO	NAD
Description: Brown/Black, Heterogeneous, Fibrous, Sheet Flooring (Multi) Asbestos Types: Other Material: Animal hair 4. %, Cellulose 54. %, Synthetic fibers 2. %, Non-fibrous 40. %			



PLM Bulk Asbestos Report

Bates EH&S
Attn: Gary Bates
143 Green True Road
Wayne, ME 04284

Date Received 04/22/05
Date Examined 04/23/05

AmeriSci Job No. 505041352
P.O. # Waterview
Page 3 of 8

RE Waterview; Portland, ME

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA-7A 7	505041352-11 Location: Apt. Bldg. - 407 Cumberland Ave., Beneath Plywood, Apt. 12	No	NAD
Description: Yellow/Black, Heterogeneous, Fibrous, Sheet Flooring (Black) Asbestos Types: Other Material: Animal hair 2.%, Cellulose 33.%, Non-fibrous 65.%			
CA-8A 8	505041352-12 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 3	Yes	40 %
Description: Beige, Homogeneous, Fibrous, Sheet Flooring (Wh/Tan) Asbestos Types: Chrysotile 40. % Other Material: Cellulose 20. %, Non-fibrous 40. %			
CA-8B 8	505041352-13 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 3		NA/PS
Description: Sheet Flooring (Wh/Tan) Asbestos Types: Other Material:			
CA-8C a	505041352-14 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 3		NA/PS
Description: Sheet Flooring (W a n) Asbestos Types: Other Material:			
CA-9A 9	505041352-15 Location: Apt. Bldg. - 407 Cumberland Ave., 2nd Fl.	NO	NAD
Description: Brown/Off-White, Homogeneous, Fibrous, 2'x2' CT Asbestos Types: Other Material: Cellulose 55. %, Fibrous glass 15. %, Non-fibrous 30. %			



PLM Bulk Asbestos Report

Bates EH&S
Attn: Gary Bates
143 Green True Road
Wayne, ME 04284

Date Received 04/22/05
Date Examined 04/23/05

RE Waterview; Portland, ME

AmeriSci Job No. 505041352
P.O. # Waterview
Page 4 of 8

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA-9B 9	505041352-16 Location: Apt. Bldg. - 407 Cumberland Ave., 2nd Fl.	No	NAD
Description: Browdoﬀ-White, Homogeneous, Fibrous, 2'x2' CT Asbestos Types: Other Material: Cellulose 55. %, Fibrous glass 15. %, Non-fibrous 30. %			
CA-9C 9	5135041352-17 Location: Apt. Bldg. - 407 Cumberland Ave., 2nd Fl.	NO	NAD
Description: Browdoﬀ-White, Homogeneous, Fibrous, 2'x2' CT Asbestos Types: Other Material: Cellulose 55. %, Fibrous glass 15. %, Non-fibrous 30. %			
CA-10A 10	505041352-18 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 3	NO	NAD
Description: Brown, Homogeneous, Fibrous, 2'x4' CT Asbestos Types: Other Material: Cellulose 75. %, Non-fibrous 25. %			
CA-10B 10	505041352-19 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 3	No	NAD
Description: Brown, Homogeneous, Fibrous, 2'x4' CT Asbestos Types: Other Material: Cellulose 75. %, Non-fibrous 25. %			
CA-10C 10	505041352-20 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 3	No	NAD
Description: Brown, Homogeneous, Fibrous, 2'x4' CT Asbestos Types: Other Material: Cellulose 75. %, Non-fibrous 25. %			



AmeriSci Boston

8 SCHOOL STREET

WEYMOUTH, MA 02189

TEL: (781) 337-9334 FAX: (781) 337-7642

PLM Bulk Asbestos Report

Bates EH&S
Attn: Gary Bates
143 Green True Road
Wayne, ME 04284

Date Received 04/22/05

AmeriSci Job No. 505041352

Date Examined 04/23/05

P.O.# Waterview

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RE Waterview; Portland, ME

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA-11A 11	505041352-21 Location: Apt Bldg. - 407 Cumberland Ave., Utility Rm.	No	NAD

Description: Brown/Off-White, Heterogeneous, Fibrous, Cementitious, Plaster
Asbestos Types:
Other Material: Animal hair 2. %, Non-fibrous 98. %
Comment: Sample analyzed is plaster skimcoat/basecoat.

CA-11B 11	505041352-22 Location: Apt. Bldg. - 407 Cumberland Ave., Bl. Rm.	NO	NAD
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Description: BrowdoFF-White, Heterogeneous, Fibrous, Cementitious, Plaster
Asbestos Types:
Other Material: Animal hair 2. % Non-fibrous 98. %
Comment: Sample analyzed is plaster skimcoat/basecoat.

CA-11C 11	505041352-23 Location: Apt. Bldg. - 407 Cumberland Ave., 2nd FL Hallway	NO	NAD
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Description: Brown/Off-White, Heterogeneous, Fibrous, Cementitious, Plaster
Asbestos Types:
Other Material: Animal hair 2. %, Non-fibrous 98. %
Comment: Sample analyzed is plaster skimcoat/basecoat.

CA-11D 11	505041352-24 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 2	NO	NAD
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Description: BrowdoFF-White, Heterogeneous, Fibrous, Cementitious, Plaster
Asbestos Types:
Other Material: Animal hair Trace. %, Non-fibrous 100. %
Comment: Insufficient sample (plaster skimcoat/basecoat) for accurate analysis.



PLM Bulk Asbestos Report

Bates EH&S
Attn: Gary Bates
143 Green True Road
Wayne, ME 04284

Date Received 04/22/05 AmeriSci Job No. 505041352
Bate Examined 04/23/05 P.O. # Waterview
Page 6 of 8
RE Waterview; Portland, ME

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA-11E 11	505041352-25.1 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 2	No	NAD
<p>Description: Brown/Off-White, Heterogeneous, Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Animal hair Trace. % Non-fibrous 100. % Comment: Sample analyzed is plaster skimcoat/basecoat.</p>			
CA-11E 11	505041352-25.2 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 2	Yes	< 1.0%
<p>Description: Off-White/Yellow, Heterogeneous, Non-Fibrous, Plaster Asbestos Types: Chrysotile Trace. % Other Material: Non-fibrous 100. % Comment: Sample analyzed is multiple layers of paint/joint compound. Layers Inseparable.</p>			
CA-11F 11	505041352-26.1 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 2 Hall	NO	NAD
<p>Description: Brown/Off-White, Heterogeneous, Fibrous, Cementitious, Piaster Asbestos Types: Other Material: Animal hair Trace. %, Non-fibrous 100. % Comment: Sample analyzed is plaster skimcoat/basecoat.</p>			
CA-11F 11	505041 352-26.2 Location; Apt. Bldg. - 407 Cumberland Ave., Apt. 2 Hall	Yes	< 1%
<p>Description: Off-White/Yellow, Heterogeneous, Non-Fibrous, Plaster Asbestos Types: Chrysotile Trace. % Other Material: Non-fibrous 100. % Comment: Sample analyzed is multiple layers of paint/joint compound. Layers inseparable.</p>			



AmeriSci Boston

8 SCHOOL STREET

WENMOUTH, MA 02189

TEL: (781) 337-9334 • FAX: (781) 337-7642

PLM Bulk Asbestos Report

Bates EH&S
Attn: Gay Bates
143 Green True Road
Wayne, ME 04284

Date Received 04/22/05 AmeriSci Job No. 505041352
Date Examined 04/23/05 P.O. # Waterview
Page 7 of 8
RE Waterview; Portland, ME

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA-12A 12	505041352-27 Location: Apt. Bldg. - 407 Cumberland Ave.	No	NAD
Description: Black/Green/Grey, Heterogeneous, Fibrous, Roof Shingles Asbestos Types: Other Material: Animal hair 3. %, Cellulose 52. %, Non-fibrous 45. %			
CA-13A 13	505041352-28 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 6; Kitchen 50, Bath 30	Yes	6 %
Description: Red, Homogeneous, Non-Fibrous, Sheet Flooring (Red) Asbestos Types; Chrysotile 6. % Other Material: Non-fibrous 94. %			
CA-13B 13	505041352-29 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 6; Kitchen 50, Bath 30		NA/PS
Description: Sheet Flooring (Red) Asbestos Types: Other Material:			
CA-13C 13	505041352-30 Location: Apt. Bldg. - 407 Cumberland Ave., Apt. 6; Kitchen 50, Bath 30		NA/PS
Description: Sheet Flooring (Red) Asbestos Types: Other Material:			

.....

131 Eight Rod Road
Augusta, Maine 04330
Phone: (207) 458-7143
Fax: (207) 621-8324
Email: iconenviro@aol.com

Icon Environmental Consultants

August 8, 2005

Portland Diversified Services, Inc.
680 Stroudwater St.
Westbrook, Maine 04092
Attn: Mr. Dan Farrington

Re: 10 Mechanic Building, 407 Cumberland Ave
Asbestos Final Visual and Air Analysis

Dear Mr. Farrington:

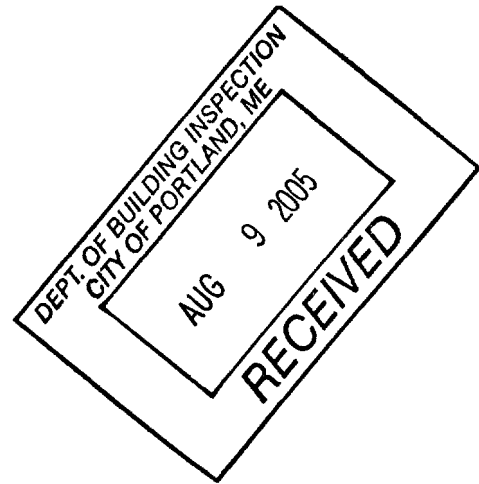
Icon Environmental performed a Final Visual Evaluation and Clearance Air samples Analysis as part of your demolition project. The basement work location that you had contained and under negative pressure was visually evaluated by Icon Air Monitor, Air Analyst, Craig Wilson who also collected a total of seven clearance samples. The evaluation was acceptable and the air samples were reported below Maine DEP clearance criteria using the NIOSH 7400 Method. The air test results indicate reoccupation is acceptable.

Icon Air Analysis Sheets and Final Cleaning Checklists are attached.

Please contact us at (207) 458-7143 with any questions,

Sincerely,

Craig E. Wilson
Air Analyst, Air Monitor
Maine DEP # AA-0016, AM-0019



ICON ENVIRONMENTAL CONSULTANTS FINAL CLEANING CHECK LIST

DATE: 8/8/00 TIME: 11:10 LOCATION: basement
 PROJECT NAME: 10mechanic St. JOB NUMBER: 5129
 CONTRACTOR: PDS PROJECT MONITOR: C. Wilson

FINDINGS	YES	NA*	NO*
1. Visible ACBM removed, equipment, supplies, waste.	✓		
2. Required poly barriers in good condition (no tears).	✓		
3. Surfaces wet wiped, substrate touched to confirm.	✓		
4. Design and Notification on site.	✓		
5. Negative pressure system operating at/above .02/H ₂ O	✓		
6. Wall, ceiling, floor, pipe, boiler, tank, fitting visual pass?	✓		
7. Does containment match design?	✓		
8. Area dry for air test?	✓		
9. Has Monitor signed on containment log?	✓		

REMARKS (All NO/NA responses require further explanation)

(Indicate deficiencies and locations)

Performed under wrap + out method.

Completion of post tear down visual Yes/No Pass/Fail

Quantity of Asbestos Abated: 1400 Yes No Pass Fail

Visual inspection: Passed Failed

Clearance Air Results: 0.010 f/cc Date: 8/8/00 No. of Samples 3

PROJECT SUPERINTENDENT: _____
(Signature)

**ICON ENVIRONMENTAL CONSULTANTS
131 EIGHTH ROD ROAD
AUGUSTA, MAINE 04330
AIR SAMPLE ANALYSIS REPORT
207-458-7143
Iconenviro@Aol.com**

Client: P.O.S.

Date: 8/8/05

Project: 10 Mechanic St.

Client Ref Yumber:

SAMPLE #	LOCATION/NAME	DURATION	AVE. FLOW RATE	LITERS	FIBER COUNT	CONCENTRATION
Blank					$\frac{0}{100}$	
C1	by door	11:10-1345	11L	2480L	22/100	0.004 f/cc
C2	by window	11:10-1345	11L	2480L	23/100	0.005 f/cc
C3	by HEPA machine	11:10-1345	11L	2480L	26/100	0.005 f/cc
Blank						
QA/QC						

Analyst: Craig Wilton

Maine DEP #: AA0016

Client requests disposal of samples Yes/No
PCM Analysis performed per NIOSH 7400 method.
Log in Date: _____ Log in Storage Date: _____

Air Sample Analysis Report Rev. 12/04
Waste Date: _____

ICON ENVIRONMENTAL CONSULTANTS FINAL CLEANING CHECK LIST

DATE: 8/8/05 TIME: 11:20 LOCATION: 407 Cumberland Ave.
 PROJECT NAME: 407 Cumberland Ave JOB NUMBER: 5129
 CONTRACTOR: POS PROJECT MONITOR: C. Wilson

FINDINGS	YES	NA*	NO*
1. Visible ACM removed, equipment, supplies, waste.	✓		
2. Required poly barriers in good condition (no tears).			
3. Surfaces wet wiped, substrate touched to confirm.			
4. Design and Notification on site.	✓		
5. Negative pressure system operating at/above .02/H ₂ O	✓		
6. Wall, ceiling, floor, pipe, boiler, tank, fitting visual pass?	✓		
7. Does containment match design?	✓		
8. Area dry for air test?			
9. Has Monitor signed an containment log?			

REMARKS *(All NO/NA responses require further explanation)

(Indicate deficiencies and locations)

Box formed under wrap + cut method
Transite removed whole
This applies to apt. #3 + #6.

Completion of post tear down visual Yes/No Pass/Fail

Quantity of Asbestos Abated: 80lb; 80lb transite; 10' cloth on boiler

Visual inspection: Passed ✓ Failed _____

Clearance Air Results: ndn /cc Date: 8/8/05 No. of Samples 1

PROJECT SUPERINTENDENT: _____
 (Signature)

**ICON ENVIRONMENTAL CONSULTANTS
131 EIGHT ROD ROAD
AUGUSTA, MAINE 04330
AIR SAMPLE ANALYSTS REPORT
207-458-7143
Iconenviro@aol.com**

Client: P.D.S

Date: 8/8/05

Project: ~~000000~~ 0129

Client Ref Number:

SAMPLE #	LOCATION/NAME	DURATION	AVE. FLOW RATE	LITERS	FIBER COUNT	CONCENTRATION
Blank	---	--	---	---	0/100	
C1	basement	1125-1400	16	2480L	25/100	0.004 f/cc
C2	basement	1125-1400	16	2480L	23/100	0.004 f/cc
C3	basement by window	1125-1400	16	2480L	21.5/100	0.004 f/cc
C4	apt #3	1125-1400	16	2480L	19/100	0.002 f/cc
Blank						
DA/OC						

Analyst: C. Wilson

Maine DEP #: HA00016

Client requests disposal of samples Yes/No
PCM Analysis performed per NIOSH 7400 method.

Air Sample Analysis Report Rev. 12/04
Waste Date: _____

Log in Date: _____ Log in Storage Date: _____

PURCHASE AND SALE AGREEMENT

This Agreement for the Purchase and Sale of Real Estate is made and agreed upon on August 11, 2005, by and between.

Howles Corporation, a Maine Corporation,

whose mailing address is:

127 Oxford Street

PO Box 938

Portland, ME 04104

(hereinafter referred to as “**Seller**”)

and

Bayside Neighborhood Association (BNA)

whose mailing address is:

20 Stone St., Portland, Maine 04101

(hereinafter collectively referred to as “**Purchaser**”)

relating to the purchase and sale of a certain real property situated at Oxford Street, in Portland, County of Cumberland and State of Maine, all as more fully described in Exhibit A appearing below, and incorporated herein (hereinafter referred to as the “Premises”).)

WITNESSETH

WHEREAS, Seller is presently the owner of the Premises, and

WHEREAS, the Seller has agreed to sell said real property to Purchaser, and Purchaser has agreed to purchase said real property from Seller, all in accordance with the terms and conditions hereinafter set forth,

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Subject Property.

Seller agrees to sell, and Purchaser agrees to purchase the Premises, pursuant to the terms and conditions as set forth in this Agreement for the Purchase and Sale of Real Estate. Said Premises are described above and in Exhibit A attached or to be attached hereto and incorporated herein. The source of title of Seller is an instrument duly recorded in the Cumberland County Registry of Deeds in Book 7628, Page 223.

2. Purchase Price.

The purchase price for said property is Fifty Thousand Dollars (\$50,000.00), plus such additional costs and fees as Seller shall incur in connection with this transaction.

3. Termination/Closing Date.

This contract shall expire at the end of business on September 16, 2005, at which time if the closing has not occurred due to no fault of Seller, this contract shall automatically be of no further force and effect. The closing of this transaction shall take place on September 16, 2005 at 10 a.m., local time, at the offices of Bernstein, Shur, Sawyer and Nelson, 100 Middle Street, Portland, Maine, or, if the Buyer and the Seller shall mutually agree in advance and in writing, at another time and place. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the purchase price in good funds, a Quit-Claim Deed to the Premises with the Short Form Deeds Act, 33 M.R.S.A. §§ 761 et seq. (the "Deed").

4. Earnest Money Deposit.

The Purchaser shall deliver to Seller, as an earnest money deposit the sum of One Dollar (\$1.00) to secure the performance of Purchasers' obligations under this agreement.

5. Manner of Payment.

The purchase price shall be paid in cash at the time of closing, net of any sums payable by Seller hereunder. The purchase price may be used by the Seller to pay then outstanding liens or mortgages on the Premises according to the prevailing real estate closing practices in the State of Maine. The parties understand that Purchaser may assign this contract to other parties, including the City of Portland, Maine or another entity, but only for the purpose of completing a transaction to move a certain single family home to the site and vend the same as single family housing.

6. Condition of Premises and Warranties Concerning Condition of the Premises.

Purchaser agrees, acknowledges and represents that Purchaser is entering into this Agreement and shall perform all of its obligations hereunder and consummate the transaction contemplated by this Agreement solely in reliance on and as a result of Purchaser's own investigation and efforts (including Purchaser's inspection of the Premises and such other investigations, examinations and inspections as Purchaser has chosen to make or has made) and at Purchaser's sole **risk**, cost and expense, including, without limitation, the risk that Purchaser's inspection of the Premises and such other investigations, examinations and inspections may not

reveal any or all adverse or existing conditions, aspects or attributes of the Premises. Purchaser acknowledges that Seller has afforded, and, during the Inspection Contingency Period, shall afford, Purchaser the opportunity for full and complete investigation, examination and inspection of the Premises. Purchaser acknowledges that this paragraph was a negotiated part of this Agreement and serves as an essential component of consideration for the same. Without limiting the generality of the foregoing, the parties specifically acknowledge that Purchaser has had, and, during the Inspection Contingency Period, shall have an opportunity to fully inspect the Premises, including, but not limited to, the physical condition of the Premises (including all environmental concerns), and the Purchase Price has been negotiated to eliminate all claims, whether known or unknown, relating to the condition of the Premises and all aspects and attributes thereof, including, without limitation, all environmental matters, and Purchaser has agreed that the Premises and all improvements and/or structures that are a part thereof or located thereon are to be conveyed in their "as-is" "where-is" condition, with no representations, warranties or covenants by Seller whatsoever, other than covenants related to legal title, if any, to be contained in the deed of conveyance. Consequently, this clause bars all claims, whether or not presently known, brought by Purchaser concerning the condition of the Premises and/or all improvements and/or structures that are a part thereof or located thereon and all aspects and attributes thereof, specifically including, without limitation, all claims pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, any other federal, state or local environmental law, rule or regulation or otherwise. Notwithstanding the parties' intent that all such claims be barred, should a court of competent jurisdiction deem otherwise, the presence of this Section is intended by the parties to serve, and shall serve, as the overwhelming, primary factor in any equitable apportionment of damages under the Comprehensive Environmental Response, Compensation and Liability Act, as amended, as well as any other federal, state or local environmental law, rule or regulation or otherwise.

7. Matters Affecting Title.

Seller shall convey the Premises at the closing by delivery of the Deed, and the Premises and Seller's title thereto shall be subject to all matters of record affecting the Premises as of the date of closing; provided, however, in the event Purchaser's title research shall reveal that Seller's title contains defects or encumbrances which in the opinion of Purchaser affect the marketability of title, Purchaser shall have the option to accept the title as held by the Seller without reduction in price, or withdraw from the contract by providing written notice of termination to Seller prior to the date of Closing. In any event, and notwithstanding anything to the contrary contained herein, Seller shall have no obligation to cure title defects or otherwise remedy any title issues or concerns identified by Purchaser's title research or otherwise.

8. Possession – Prorations – Closing Expenses.

Subject to the provisions of Section 7 above, full possession of the Premises shall be delivered at the time of closing. The real estate taxes shall be prorated as of the time of closing. Except for this proration, Seller shall be responsible for no closing costs, fees, filing charges or any other costs (including its attorney's fees and charges related to this

transaction) in connection with the transaction, and Purchaser will pay at Closing all such costs, fees and charges.

9. Inspection Contingency Period.

All inspections shall be completed within thirty (30) days of the date of this contract. All such inspections shall be conducted at Purchaser's expense. Dissatisfaction with the results thereof shall be based on Purchaser's sole evaluation of the results and notice thereof shall be given to Seller in writing, within thirty (30) days of this contract, failing which, Purchaser shall have waived satisfactory inspection as a condition of Purchaser's performance.

Such inspections shall include general engineering and suitability, title, survey, land use, soil conditions, utilities and site planning layout. Purchaser agrees that all inspections and entries are at its own **risk** and Purchaser agrees to repair any damage or harm caused by its entry or inspections and to indemnify and hold harmless Seller for any damages, claims or harms (including attorneys' fees) threatened against or incurred by Seller related to Purchaser's inspections or entries.

10. Failure of conditions.

The foregoing conditions in Sections 7 and 9 are for the benefit of the Purchaser and may be by them waived. Upon the failure of any of such conditions, this contract may be terminated and the earnest money deposit refunded to Purchaser.

11. Time - Contract Extensions.

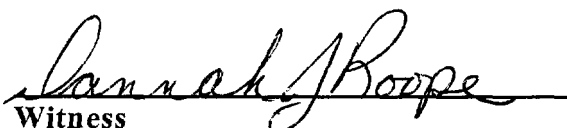
This contract shall close by 5:00 p.m. on **September 16, 2005**. If the closing has not occurred by that date and time for any reason other than the default of Seller, this contract shall automatically thereafter terminate and be of no further force and effect.

12. Sales or Brokerage Commissions.

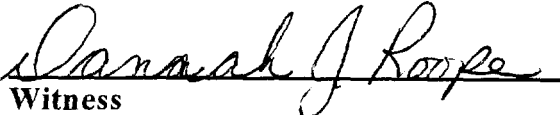
The parties hereby each represent to the other that no sales or brokerage commission shall be due to any party arising out of the execution of this contract or the subsequent closing thereon.

13. Authority, Binding Effect.

The parties certify that they have full authority to enter into this contract, that it is binding on themselves, their heirs, successors and assigns, that each has read the same and assents to its terms, and that each acknowledges receipt of an executed or conformed copy of the same.


Witness


Howles Corporation, Seller


Witness



Bayside Neighborhood
Association (BNA), Purchaser

Exhibit A to Howles Corporation/Bayside Neighborhood Association Purchase and Sale Agreement (this exhibit contains 1 page)

A certain lot or parcel of land with the buildings thereon situated in Portland, Cumberland County, State of Maine, and bounded and described as follows: Beginning on the northeasterly side of Myrtle Street at the westerly corner of land now or formerly of one French; thence running northwesterly by said Myrtle Street to Oxford Street; thence northeasterly by said Oxford Street fifty (50) feet, more or less, to a lane, which said lane is now Chapel Street; thence southeasterly by said lane to land now or formerly of said French; thence southwesterly by said French's land to the point of beginning. Being the same premises shown on City of Portland Assessor's Plans on file at Assessor's Office, City Hall, Portland, Maine as Plan 26-K-1. Being numbered by the City of Portland as 61-65 Myrtle Street, 166-168 Oxford Street and 62-64 Chapel Street.



CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ____ Plumbing (I5) ____ Electrical (I2) ____ Site Plan (U2) ____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. **PRESERVE THIS RECEIPT.** In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy