

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

SECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED JUN 24 2005 CITY OF PORTLAND

Permit Number: 050795

JUN 24 2005

This is to certify that HEGA REALTY TRUST / S Szetela LLC

has permission to Repair and Replace Masonry point br

AT 551 CONGRESS ST

037 C016001

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

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

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

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

OTHER REQUIRED APPROVALS

Fire Dept. Health Dept. Appeal Board Other Department Name

Signature of Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0795	Issue Date: PERMIT ISSUED JUN 24 2005	037 C016001
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Location of Construction: 551 CONGRESS ST	Owner Name: HEGA REALTY TRUST	Owner Address: 218 EAST RD
Business Name:	Contractor Name: S.D. Szetela Maine LLC.	Contractor Address: 16 Meredith Drive Brunswick
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial

Past Use: Commercial	Proposed Use: Commercial/ Repair and Replace Masonry, repoint brick	Permit Fee: \$471.00	Cost of Work: \$50,000.00	CEO District: 1	
Proposed Project Description: Repair and Replace Masonry, repoint brick		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: N/A	INSPECTION: Use Group: L. RECREATION Type: REPAIR 6/22/05 Signature: [Signature]		
		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: Idobson	Date Applied For: 06/17/2005	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: N/A	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 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
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0795	Date Applied For: 06/17/2005	CBL: 037 C016001
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Location of Construction: 551 CONGRESS ST	Owner Name: HEGA REALTY TRUST	Owner Address: 218 EAST RD	Phone:
Business Name:	Contractor Name: S.D. Szetela Maine LLC.	Contractor Address: 16 Meredith Drive Brunswick	Phone (207) 721-9003
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Commercial/ Repair and Replace Masonry, repoint brick	Repair and Replace Masonry, repoint brick
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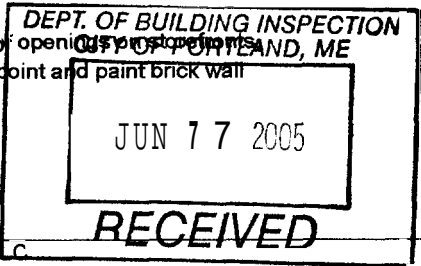
Dept: Historical	Status: Approved	Reviewer: Deborah Andrews	Approval Date:	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 06/22/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note: 1) Repairs without alterations				

Comments: 6/22/2005-mjn: Marked as Denied By Historic



Commercial Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure 11003		Square Footage of Lot .116 acres	
Tax Assessor's Chart, Block & Lot Chart# 037 Block# C Lot# 16		Owner: 551 Congress Street, LLC	Telephone: (207) 883-3618
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Steven Sprague, S. D. Szetela Maine, LLC 16 Meredith Drive Brunswick, Maine 04011 (207) 721-9003		cost Of Work: \$ \$50,000 Fee: \$ 50,000 471.00
Current Specific use:			
Proposed Specific use: <u>Business/Mercantile</u>			
Project description: Repair existing stucco, paint building, remove masonry at top of opening, inspect for rust damage, repair if necessary, replace masonry, point and paint brick wall east face, dean terra-cotta.			
Specifications N/A Geotech Report N/A			
Contractor's name, address & telephone: Steven Sprague, S. D. Szetela Maine, LLC 16 Meredith Drive Brunswick, Maine 04011 (207) 721-9003			
Who should we contact when the permit is ready: <u>Steven Sprague</u>			
Mailing address: 551 Congress Street, LLC PO Box 6799 Scarborough, ME 04070		Phone: (207) 883-3618	

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the **Building** Inspections office, mom 315 City Hall or call **8748703**.

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:
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

SCHEDULE A

Description of Bentley Building

A certain lot or parcel of land, with the building thereon, situated on the northeasterly corner of Oak and Congress Streets in the City of Portland, County of Cumberland, and State of Maine bounded and described as follows:

Beginning at the intersection of the northerly sideline of Congress Street and the easterly sideline of Oak Street;

Thence N 30° 45' 48" W along said easterly sideline of Oak Street 195.75 feet;

Thence N 56° 18' 14" E along the northerly side of the building on the lot herein described 29.54 feet;

Thence S 28° 48' 18" E along the easterly side of the building on the lot herein described 195.67 feet to Congress Street;

Thence S 54° 58' 12" W along said northerly sideline of Congress Street 22.88 feet to the point of beginning, containing 5113 square feet;

Reference is made to a survey by Owen Haskell, Inc. dated 11/09/93, Job #93231 P for a further description of the above described premises.

There is further granted, a non-exclusive easement appurtenant to the above described parcel, limited to pedestrian use, for emergency egress only, by the owner thereof and the owner's tenants, together with their employees, invitees and guests, including the fire escape located thereon (with right to repair and replace from time to time said fire escape), over a strip of land five (5) feet in width and twenty (20) feet in length, adjacent to said parcel, described as follows: commencing at the northwesterly corner of the above described parcel, thence proceeding in a general northerly direction along the prolongation of said parcel's westerly sideline, five (5) feet to a point and other land of Nancy Audesse, Jeanne Kubiak and Roberta Whittier, as Trustees of the Hega Realty Trust; thence proceeding in a generally easterly direction along a line parallel and five (5) feet distant from the northerly sideline of the above parcel, twenty (20) feet to a point; thence proceeding southerly five (5) feet to the northerly sideline of the above described parcel; thence proceeding westerly along the northerly sideline of the above described parcel, twenty (20) feet to the point of beginning.

There is further granted an easement to the Grantee, its successors and assigns, to maintain certain existing portions of the building currently on the above described parcel consisting of steps, lintels, eaves, pilasters, cornices and other similar architectural features, being those currently physically affixed to such building, together with an electric heat pump with wiring and appurtenances currently located below the fire escape in the above five (5) by

twenty (20) foot easement area, upon and above the Grantor's other property located to the north and east of the above described parcel, provided that, should such building ever be remodeled and such physical encroachments are removed, or *the* building shall be destroyed and not rebuilt within two (2) years, then such easement shall terminate. Grantor assumes no liability in regard to maintenance of such fixtures.

Grantee, by acceptance of this Deed, for itself and its successors and assigns, agrees to indemnify ~~Grantor~~ and its successors and assigns from any loss or claim arising from Grantee's use of the above pedestrian easement and easement to maintain encroachments.

Received
Recorded Register of Deeds
Oct 01, 2004 11:47:44A
Cumberland County
John B. O'Brien

STATE OF NEW HAMPSHIRE *Commonwealth of MA*
ROCKINGHAM, SS. *Essex*

Sept 28, 2004

Then personally **appeared** the above named **Nancy Audesse**, in her *capacity* as **Trustee** of the **Hega Realty Trust**, and **acknowledged** the **foregoing instrument** to be her **free act** and deed in said capacity and **the free act** and deed of **Hega Realty Trust**.

Before me,

Terril L. Desjardins

Notary Public

Terril L. Desjardins
Printed Name

Terril Lynn Desjardins
NOTARY PUBLIC
My commission expires Nov. 14, 2008

SEAL

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Sept 30, 2004

Then personally *appeared* the above named **Jeanne Kubiak**, in her *capacity* as **Trustee** of the **Hega Realty Trust**, and **acknowledged** the *foregoing instrument* to be her **free act** and deed in said capacity and **the free act** and deed of **Hega Realty Trust**.

Before me,

Sandra J. Lucia

Notary Public

Sandra J. Lucia
Printed Name

SEAL

SANDRA J. LUCIA
Notary Public - New Hampshire
My Commission Expires March 19, 2008

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Sept 27, 2004

Then personally **appeared** the above named **Roberta Whittier**, in her *capacity* as **Trustee** of the **Hega Realty Trust**, and **acknowledged** the **foregoing instrument** to be her **free act** and deed in said capacity and **the free act** and deed of **Hega Realty Trust**.

Before me,

Phillip J. Kubiak

Notary Public

Printed Name

PHILLIP J. KUBIAK, Notary Public
My Commission Expires April 22, 2005

SEAL

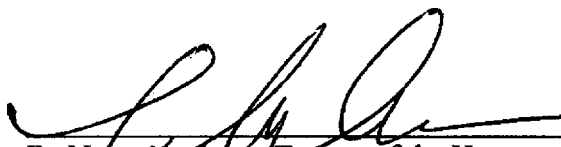
**QUITCLAIM WITH COVENANT DEED
Maine Statutory Short Form
RE: 551 CONGRESS STREET LLC**

KNOW ALL MEN BY THESE PRESENTS, THAT Nancy Audesse, Jeanne Kubiak and Roberta Whittier, as the only Trustees of the **HEGA REALTY TRUST** u/d/t dated August 19, 1986, recorded in the Rockingham County (New Hampshire) Registry of Deeds in Book 2626, Page 869, as amended to date, with a mailing address of c/o Dirigo Management Company, One City Center, Portland, Maine 04101-6469 ("Grantor"), for consideration paid, grant to **551 CONGRESS STREET LLC**, a Maine limited liability company with a mailing address of P.O. Box 6799, Scarborough, Maine 04070 ("Grantee"), with Quitclaim covenant, the land, easements and rights in the City of Portland, County of Cumberland and State of Maine, as more particularly described on the attached Schedule A, attached hereto.

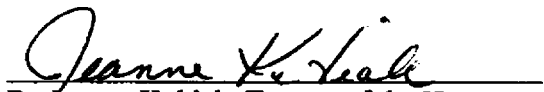
Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Witness our hands this 30 day of SEPT, 2004.

WITNESS:


By Nancy Audesse, Trustee of the Hega Realty Trust

WITNESS:


By Jeanne Kubiak, Trustee of the Hega Realty Trust

WITNESS:


By Roberta Whittier, Trustee of the Hega Realty Trust

MAINE REAL ESTATE TAX PID