

37-C-16

73 Oak St.

4 Unit Residential

551 Congress St. UC

2005-0256

on Spreadsheet

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

January 27, 2006

Mr. Thomas W. Moulton
Manager
551 Congress Street LLC
P.O. Box 6799
Scarborough, ME 04070

RE: 4-Unit Residential Subdivision, 73 Oak Street
ID # 2005-0256, CBL # 37-C-16

Dear Mr. Moulton:

On January 24, 2006 the Portland Planning Board voted unanimously (6-0, Anton absent) to convert second floor office space to four (4) residential units.

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
 - i. That the developer contribute \$1,600 towards the City's Residential Tree Program to cover the cost of purchasing and installation of two (2) trees per unit in the vicinity of the building. The landscaping contribution shall be provided prior to issuance of a building permit.
 - ii. That the developer submit a signed and approved subdivision plat.
 - iii. That the developer submit a letter of financial capability that clearly outlines the developer's financial capacity to complete the project.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #7-06, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Scott, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

*Archetype, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)*

TRANSMITTAL

DATE: February 2, 2006

FROM: David Lloyd

TO: Kandi Talbot
Planning Division
City of Portland
389 Congress Street
Portland, ME

RE: 73 Oak Street

Sub Division Plat for your review

*Archetype, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)*

TRANSMITTAL

DATE: January 30, 2006

FROM: David Lloyd

TO: Kandi Talbot
Planning Division
City of Portland
389 Congress Street
Portland, ME

RE: 73 Oak Street

Check for \$1,600 for City of Portland's Residential Tree Program, as requested.

As Requested

January 27, 2006

Mr. Thomas W. Moulton
Manager
551 Congress Street LLC
P.O. Box 6799
Scarborough, ME 04070

RE: 4-Unit Residential Subdivision, 73 Oak Street
ID # 2005-0256, CBL # 37-C-16

Dear Mr. Moulton:

On January 24, 2006 the Portland Planning Board voted unanimously (6-0, Anton absent) to convert second floor office space to four (4) residential units.

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
 - i. That the developer contribute \$1,600 towards the City's Residential Tree Program to cover the cost of purchasing and installation of two (2) trees per unit in the vicinity of the building. The landscaping contribution shall be provided prior to issuance of a building permit.
 - ii. That the developer submit a signed and approved subdivision plat.
 - iii. That the developer submit a letter of financial capability that clearly outlines the developer's financial capacity to complete the project.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #7-06, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact Kandice Talbot at 874-8901.

Sincerely,

Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director

Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Scott, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

Infrastructure Financial Contribution Form

Obtain an Account Number from Paul Colpitts, Chief Acct.,
(ext. 8665) prior to the distribution of this form.

Parks Dept.
Account →

242-3406-341-00-00
City Account Number: ~~710-0000-236-00~~ proj. PR0018

Amount \$ 1,600.00

Project Name:

Conversion of Office Space to 4 Res. Units

Project Job Number:
(from Site Plan Application Form)

2005-0256

Project Location:

73 Oak Street

Project Description:
(attach approval letter)

Contribution towards City's Residential
Tree Program for installation of 2 trees per
unit

Applicant's Name:

551 Congress Street LLC

Applicant's Address:

P.O. Box 6799, Scarborough, ME 04070

Expiration:

If funds are not expended or encumbered for the intended purpose by _____, funds, or any balance of remaining funds, shall be returned to contributor within six months of said date.

Funds shall be permanently retained by the City.

Other (describe in detail) _____

Form of Contribution:

Escrow Account

Cash Contribution

Interest Disbursement: Interest on funds to be paid to contributor only if project is not commenced.

Terms of Draw Down of Funds: The City shall periodically draw down the funds via a payment requisition from: Public Works, which form shall specify use of City Account # shown above.

Date of Form: 1/31/06
Planner: Kandice Talbot

Person Completing Form: Kandice Talbot

The original form, copy of the check and any attachments shall be given to Debbie Marquis.

- The original check, copy of the form and any attachments shall be given to Jennifer Dorr.
- A copy of this form, the check and any attachments shall also be given to the following people:

Peggy Axelson (Finance), Michael Bobinsky (Public Works), Eric Labelle (Public Works), Penny Littell (Corporation Counsel), Alexander Jaegerman (Planning), Planner for project, Applicant

551 CONGRESS STREET L.L.C.
P.O. BOX 6799
SCARBOROUGH, ME 04070

52-7445/2112
0241310763

551

1/26/06
DATE

PAY TO City of Portland
THE ORDER OF
Sixteen Hundred

\$ 1,600 -

DOLLARS  Security Features
Included.
Details on Back.

 **Banknorth**
Maine

MEMO Street Tree Fund

Rhonda Jordan

MP

⑆ 211274450⑆ 0241310763⑆ 0551

REPORT OF RECEIPTS



To the Director of Finance, City of Portland, Maine

From the Department of PLANNING Date 2-1-06 **64887**

Source of Receipts _____ For The Period of _____

HTE Description - up to 19 characters (-----)

HTE Description - up to 19 characters (-----)	Amount	Revenue /Expenditure Code Project #
<p>CONGRESS - (K. 651 # 2005-0202 - FIRE FUND</p>	<p>1600.00</p>	<p>343-3460-341-00-00 PRC018</p>
<p>Totals Notes/Wire Transfer \$ Total Credit Card Receipts \$ Total Direct Deposits \$ Total Checks \$ Total Cash \$</p>	<p>1600.00</p>	<p>CITY OF PORTLAND PAID 2005 FEB -1 A 9:39 THANK YOU</p>
<p>Total Amount</p>	<p>1600.00</p>	<p>Received This Day</p>

The undersigned certifies that this is a true, complete report of all collections made since the date of their last report.

Authorized Agent _____ Phone # 82119

Forward all copies to the Treasury Department where they will be receipted and returned.

*Archetype, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)*

TRANSMITTAL

DATE: January 30, 2006
FROM: David Lloyd
TO: Kandi Talbot
Planning Division
City of Portland
389 Congress Street
Portland, ME
RE: 73 Oak Street

Check for \$1,600 for City of Portland's Residential Tree Program, as requested.

As Requested

January 27, 2006

Mr. Thomas W. Moulton
Manager
551 Congress Street LLC
P.O. Box 6799
Scarborough, ME 04070

RE: 4-Unit Residential Subdivision, 73 Oak Street
ID # 2005-0256, CBL # 37-C-16

Dear Mr. Moulton:

On January 24, 2006 the Portland Planning Board voted unanimously (6-0, Anton absent) to convert second floor office space to four (4) residential units.

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
 - i. That the developer contribute \$1,600 towards the City's Residential Tree Program to cover the cost of purchasing and installation of two (2) trees per unit in the vicinity of the building. The landscaping contribution shall be provided prior to issuance of a building permit.
 - ii. That the developer submit a signed and approved subdivision plat.
 - iii. That the developer submit a letter of financial capability that clearly outlines the developer's financial capacity to complete the project.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #7-06, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact Kandice Talbot at 874-8901.

Sincerely,

Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director

Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Scott, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

**4-UNIT SUBDIVISION
VICINITY OF 73 OAK STREET
SUBDIVISION REVIEW
551 CONGRESS STREET LLC, APPLICANT**

Submitted to:
Portland Planning Board
Portland, Maine

Submitted by:
Kandice Talbot, Planner

Prepared January 20, 2006 for
January 24, 2006 Public Hearing Meeting

I. INTRODUCTION

551 Congress Street LLC is proposing to convert existing second floor office space within the building located at 73 Oak Street to four (4) apartments. The proposal is for three (3) efficiencies and one (1), one bedroom apartment. These units will be rental. No site work is associated with this proposal.

Because the conversion is to four (4) residential units, subdivision review of the proposal is required. The property is located within the B-3 Downtown Business Zone.

306 notices were sent to area residents. A notice also appeared in the *Portland Press Herald*. Because the number of units proposed is under five, a neighborhood meeting was not required for this project.

II. SUMMARY OF FINDINGS

Zoning:	B-3 Downtown Business Zone
Parcel Size:	5,113 sq. ft.
Parking Spaces:	None Required
Building Floor Area:	1,950 sq. ft.
Proposed Use:	Second Floor: Residential

III. STAFF REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the subdivision ordinance. Staff comments are highlighted in this report.

IV. SUBDIVISION REVIEW

1. Water and Air Pollution

The development will not result in undue water or air pollution.

2/3. Water

The applicant is proposing to utilize existing water lines. A water capacity letter from the Portland Water District is included as Attachment 3.

4. Soil Erosion

No site work is proposed, so soil erosion is not necessary.

5. Traffic

The property is located within the B-3 Downtown Business Zone. Because this is a change of use from office space to residential, no additional parking is required for the proposal, and the applicant is not proposing any parking.

The Zoning Administrator has reviewed the proposal and does not have any concerns at this time. The Zoning Administrator's memo is included as Attachment 7.

6. Sanitary Sewer/Soils

The developer is proposing to use existing sewer lines. A sewer capacity letter from the Portland Sewer Division is included as Attachment 2.

7. Stormwater

No site work is proposed for this project. The Development Review Coordinator has reviewed the plans and has no concerns. The DRC's memo is included as Attachment 6.

8. Solid Waste Disposal

Because there are only four units proposed, the applicant is proposing curbside trash pickup.

9. Scenic Beauty

This is a downtown property. The building occupies the entire site.

10. Comprehensive Plan

The proposal is in compliance with the City's comprehensive plan. Portland's Downtown Plan, Transportation Plan and Housing Plan all encourage residential uses on the upper floors of downtown buildings.

11. Financial Capability

A letter of financial capability is included as Attachment 5.

12. Groundwater

It does not appear that this development will adversely affect the quality or quantity of groundwater.

13. Flood Hazard/Shoreland

The development is not located in a flood-prone area.

14. Wetlands

There are no wetlands on the site.

V. STAFF RECOMMENDATION

Staff recommends that the Planning Board approve the change of use proposal from second floor office space to four (4) residential apartments.

VI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #7-06 relevant to standards for subdivision regulations, and other findings as follows:

1. That the plan is in conformance with the subdivision standards of the land use code.

Attachments:

1. Application
2. Sewer Capacity Letter
3. Water Capacity Letter
4. Deed
5. Financial Capability Letter
6. DRC's Memo dated January 17, 2006
7. Zoning Administrator's Memo dated January 18, 2006
8. Plans

AH. 1

A R C H I T E C T Y P E

November 21, 2005

Alex Jaegerman
City of Portland
389 Congress Street
Portland, ME 04101

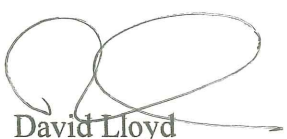
RE: 73 Oak Street

Dear Alex,

The attached proposal is to convert the existing second floor office space at the rear of the building to four (4) apartments. The approximate square footage is 1,950. There will be three efficiencies and one, one bedroom unit. These will be rental units.

Please call with any questions or concerns.

Sincerely,



David Lloyd
Architect



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 73 Oak Street		Zone: B-3
Total Square Footage of Proposed Structure: 1950		Square Footage of Lot: 5113
Tax Assessor's Chart, Block & Lot: Chart# 37 Block# C Lot# 16	Property owner's mailing address: 551 Congress Street LLC PO Box 6799 Scarborough, ME 04070	Telephone #: (207) 883-3618
Consultant/Agent, mailing address, phone # & contact person: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101	Applicant's name, mailing address, telephone #/Fax#/Pager#: David Lloyd-Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022 Fax (207) 772-4056	Project name: 73 Oak Street

Fee For Service Deposit (all applications) **X** (\$200.00)

Proposed Development (check all that apply)
 New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking lot
 X Subdivision (\$500.00) + amount of lots 4 (\$25.00 per lot) \$100 + major site plan fee if applicable
 Site Location of Development (\$3,000.00)
 (except for residential projects which shall be \$200.00 per lot _____)
 Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
 Section 14-403 Review (\$400.00 + \$25.00 per lot)
 Other _____

Major Development (more than 10,000 sq. ft.)
 Under 50,000 sq. ft. (\$500.00)
 50,000 - 100,000 sq. ft. (\$1,000.00)
 Parking Lots over 100 spaces (\$1,000.00)
 100,000 - 200,000 sq. ft. (\$2,000.00)
 200,000 - 300,000 sq. ft. (\$3,000.00)
 Over 300,000 sq. ft. (\$5,000.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review
 X Less than 10,000 sq. ft. (\$400.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments
 Planning Staff Review (\$250.00)
 Planning Board Review (\$500.00)

~ Please see next page ~

1b

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Kerry Anderson
551 Congress Street LLC
PO Box 6799
Scarborough, ME 04070
(207) 883-3618

Submittals shall include (9) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: **Amendment applications should include 6 separate packets of the above (a, b, & c)**

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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: 11-21-05
-------------------------------------------------------------------------------------------------------------	----------------

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.



PORTLAND MAINE

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

Att. 2

Public Works Department
Michael J. Bobinsky, Director

13 January 2006

Susan McEwen, Office Manager,
Archetype,
48 Union Wharf,
Portland, Maine 04101.

**RE: The Capacity to Handle an Anticipated Wastewater Flow,
From the Proposed Conversion of an Existing Second Floor Office Space to Four Apartments at
73 Oak St, Portland, Maine.**

Dear Ms. McEwen:

The existing twenty-four inch x eighteen inch, brick sanitary sewer, located in Congress Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the anticipated wastewater flows of 720 GPD, from your proposed conversions.

Anticipated Wastewater Flows from the Proposed Office Space Conversions:

3 Proposed Efficiencies @ 180 GPD/Efficiency	= 540 GPD
1 Proposed One Bedroom Apartment @ 180 GPD/Apartment	= 180 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 720 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8837.

Sincerely,
CITY OF PORTLAND

Charles M. Moore
Engineering Technician

CMM

- cc: Alexander Q. Jaegerman, Acting Co-Director, Department of Planning, and Urban Development, City of Portland
 Kandice Talbot, Planner, Department of Planning, and Urban Development, City of Portland
 Eric Labelle, P.E., City Engineer, City of Portland
 Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
 Stephen K. Harris, Assistant Engineer, City of Portland
 Jane Ward, Administrative Assistant, City of Portland
 Desk file

**Portland Water District**

FROM SEBAGO LAKE TO CASCO BAY

Att. 3

December 19, 2005

Susan McEwen
Archetype, P.A.
48 Union Wharf
Portland, Me. 04101

Re: 73 Oak St.-Portland

Susan:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed building upgrade to 4 unit residential apartments at 73 Oak St. in Portland. Checking District records, I find there is a 6" CI water main on the west side of Oak street in as well as a water hydrant located 200' of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Oak St. opposite Shepley St.

Hydrant # 309

Static pressure = 62 PSI

Flow = 1000 GPM

Last Tested = 7/3/1991

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

Att. 4

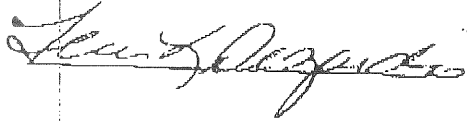
QUITCLAIM WITH COVENANT DEED
Maine Statutory Short Form
RE: 551 CONGRESS STREET LLC

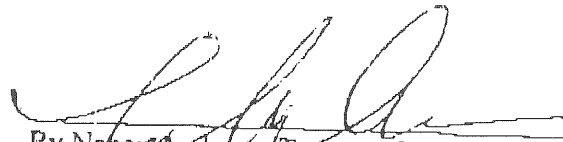
KNOW ALL MEN BY THESE PRESENTS, THAT Nancy Audesse, Jeanne Kubiak and Roberta Whittier, as the only Trustees of the **HEGA REALTY TRUST** w/d/t dated August 19, 1986, recorded in the Rockingham County (New Hampshire) Registry of Deeds in Book 2626, Page 869, as amended to date, with a mailing address 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.

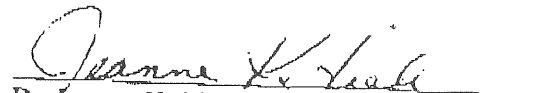
WITNESS:




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

4a

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 Lynn Desjardins
Notary Public

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

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

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

S:\KIKL\TYGLI\HEGA REALTY\Quietclaim Deed (551) doc

46

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 sidcline 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, caves, 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

4c

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.

Att. 5

THOMAS W. MOULTON, MANAGER
551 CONGRESS STREET LLC
PORTLAND, ME 04101
(207) 450-7100

January 19, 2006

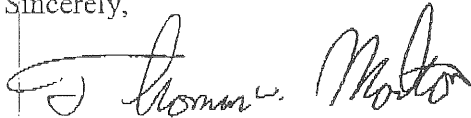
Planning Division
City of Portland
389 Congress Street
Portland, ME 04101

RE: 551 Congress Street – Financial Capacity

Dear Sir or Madam:

Please be advised that 551 Congress Street LLC, the owner of the above-referenced property will be renovating said building out of cash or readily available funds. There will be no financial institution involved with said renovations. Our current mortgage holder is TD Banknorth and Randy Blake, Sr., Commercial Loan Officer, is our banking contact. He can be reached at (207) 761-8600. Should you have any questions, feel free to give me a call at (207) 450-7100.

Sincerely,



Thomas W. Moulton, Manager
551 Congress Street LLC

Att. 7

From: Marge Schmuckal
To: Kandi Talbot
Date: 01/18/2006 3:14:11 PM
Subject: 73 Oak Street - 037- C-016

Kandi,

I am in receipt of the site plan for a request to add four (4) rental units on the second floor of the building at 73 Oak Street. This property is located within a B-3 zone which does not require the applicant to show any more parking than what is present. The use is allowable. There is a PAD overlay zone which restricts the first floor uses to retail-like. Since these residential units are on the second floor, their use is allowable.

Marge Schmuckal
Zoning Administrator

CC: Sarah Hopkins

MEMORANDUM

05-256

TO: Kandi Talbot, City of Portland Planner
FROM: Dan Goyette, PE – Development Review Coordinator, Woodard & Curran, Inc.
DATE: January 17, 2006
RE: 73 Oak Street Subdivision

Woodard & Curran has reviewed the Minor Site Plan submission for the proposed project at 73 Oak Street. The project involves the construction of 4 apartments in an existing second floor office space.

Documents Reviewed

- City of Portland Development Review Application for The Earl, dated November 23, 2005.

Comments

At this time we have no comments with regards to this project.

DRG
203848.

cc: File

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #7-06 relevant to standards for subdivision regulations, and other findings as follows:

1. That the plan is in conformance with the subdivision standards of the land use code.

Potential condition of approval:

- i. That the developer contribute \$1,600 towards the City's Residential Tree Program to cover the cost of purchasing and installation of two (2) trees per unit. The landscaping contribution shall be provided prior to issuance of a building permit.

in the vicinity of the project

Alex Landry - Bayside Neighborhood

trees in Bayside - keep in neighborhood encourage residential in downtown, rental?

\$625 - 650

- ii. signed and approved subdivision plat
- iii. financial capability - showing cost of project & developer's ability to complete the project

6-0 Pnton absent

25



From:

Jeff Tarling

To:

ALEX JAEGGERMAN; Sarah Hopkins

Date:

01/24/2006 5:23:46 PM

Subject:

73 Oak Street / 551 Congress Street

Alex, Sarah,

Sorry for the late e-mail concerning the four unit project at 73 Oak Street / 551 Congress Street. In keeping with our residential tree program a request of 2 trees per unit, or 8 trees be planted in the building vicinity. Tree donation cost of \$200. each would cover the tree cost and our city tree planting program would install the trees in a nearby location.

Jeff Tarling
City Arborist

CC: Phillip Labbe

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Commission #7-06 relevant to standards for subdivision regulations, and other findings as follows:

That the plan is in conformance with the subdivision standards of the land use code.

Potential condition of approval:

- i. That the developer contribute \$1,600 towards the City's Residential Tree Program to cover the cost of purchasing and installation of two (2) trees per unit. The landscaping contribution shall be provided prior to issuance of a building permit.

From: Jeff Tarling
To: ALEX JAEGERMAN; Sarah Hopkins
Date: 01/24/2006 5:23:46 PM
Subject: 73 Oak Street / 551 Congress Street

Alex, Sarah,
Sorry for the late e-mail concerning the four unit project at 73 Oak Street /
551 Congress Street. In keeping with our residential tree program a request
of 2 trees per unit, or 8 trees be planted in the building vicinity. Tree
donation cost of \$200. each would cover the tree cost and our city tree
planting program would install the trees in a nearby location.

Jeff Tarling
City Arborist

CC: Phillip Labbe

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #7-06 relevant to standards for subdivision regulations, and other findings as follows:

1. That the plan is in conformance with the subdivision standards of the land use code.

in the vicinity of the building

Potential condition of approval:

1. That the developer contribute \$1,600 towards the City's Residential Tree Program to cover the cost of purchasing and installation of two (2) trees per unit. The landscaping contribution shall be provided prior to issuance of a building permit.

ii. That the developer submit a signed and approved subdivision plat.

!!! That the developer submit a letter of financial capability that clearly outlines the developer's financial capacity to complete this project.



From: Jeff Tarling
To: ALEX JAEGGERMAN; Sarah Hopkins
Date: 01/24/2006 5:23:46 PM
Subject: 73 Oak Street / 551 Congress Street

Alex, Sarah,
 Sorry for the late e-mail concerning the four unit project at 73 Oak Street / 551 Congress Street. In keeping with our residential tree program a request of 2 trees per unit, or 8 trees be planted in the building vicinity. Tree donation cost of \$200. each would cover the tree cost and our city tree planting program would install the trees in a nearby location.

Jeff Tarling
 City Arborist

CC: Phillip Labbe

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

Planning Copy

2005-0256

Application I. D. Number

1/23/2005

Application Date

73 Oak Street Subdivision

Project Name/Description

73 - 73 Oak Street, Portland, Maine

Address of Proposed Site

037 C016001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Other (specify)

1,950 s.f. Proposed Building square Feet or # of Units

Acreage of Site

B3 Zoning

Check Review Required:

Site Plan Subdivision # of lots 4 PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Pla \$1,000.00 Subdivision Engineer Review Date 12/5/2005

Planning Approval Status:

Approved Approved w/Conditions Denied Reviewer

OK to Issue Building Permit Approval Expiration Extension to Additional Sheets Attached

Approval Date Signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issue

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

date

date

date

date

date

date

date

date

submitted date

amount

amount

amount

remaining balance Conditions (See Attached)

signature

signature

signature

signature

signature

expiration date

expiration date

signature

signature

expiration date

signature

signature

signature

expiration date

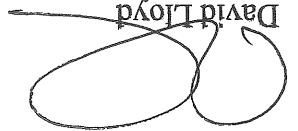


73 oak st.
2005-0256
minor sp
w/ subd.
Sent to
immediate
authorities.



Architect

David Lloyd



Sincerely,

Please call with any questions or concerns.

The attached proposal is to convert the existing second floor office space at the rear of the building to four (4) apartments. The approximate square footage is 1,950. There will be three efficiencies and one, one bedroom unit. These will be rental units.

Dear Alex,

RE: 73 Oak Street

Alex Jaegerman
City of Portland
389 Congress Street
Portland, ME 04101

November 21, 2005

A R C H I T E C T S

AH. 1



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 73 Oak Street Zone: B-3	
Total Square Footage of Proposed Structure: 1950 Square Footage of Lot: 5113	
Tax Assessor's Chart, Block & Lot: Chart# 37 Block# C Lot# 16	Property owner's mailing address: 551 Congress Street LLC PO Box 6799 Scarborough, ME 04070
Consultant/Agent, mailing address, phone # & contact person: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101	Applicant's name, mailing address, telephone #/Fax#/Pager#: David Lloyd-Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022 Fax (207) 772-4056
Project name: 73 Oak Street	Telephone #: (207) 883-3618

Fee For Service Deposit (all applications) (\$200.00)

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
- Manufacturing Warehouse/Distribution Parking lot
- Subdivision (\$500.00) + amount of lots 4 (\$25.00 per lot) \$ 100 + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
- (except for residential projects which shall be \$200.00 per lot)
- Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other _____

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review


- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.

Signature of applicant:	Date:
	11-21-05

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.

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
 ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Submittals shall include (9) separate folded packets of the following:

Who billing will be sent to: (Company, Contact Person, Address, Phone #) Kerry Anderson 551 Congress Street LLC PO Box 6799 Scarborough, ME 04070 (207) 883-3618

1b

PORTLAND MAINE



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

Att. 2

Public Works Department
Michael J. Bobinsky, Director

Susan McEwen, Office Manager,
Archetype,
48 Union Wharf,
Portland, Maine 04101.

RE: The Capacity to Handle an Anticipated Wastewater Flow,
From the Proposed Conversion of an Existing Second Floor Office Space to Four Apartments at
73 Oak St, Portland, Maine.

Dear Ms. McEwen:

The existing twenty-four inch x eighteen inch, brick sanitary sewer, located in Congress Street has adequate capacity to transport, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 720 GPD, from your proposed conversions.

Anticipated Wastewater Flows from the Proposed Office Space Conversions:	
3 Proposed Efficiencies @ 180 GPD/Efficiency	= 540 GPD
1 Proposed One Bedroom Apartment @ 180 GPD/Apartment	= 180 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 720 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows; from all projects.

If The City can be of further assistance, please call 874-8837.

Sincerely,
CITY OF PORTLAND
Charles M. Moore
Charles M. Moore
Engineering Technician

CMM
cc:

- Alexander Q. Jaegerman, Acting Co-Director, Department of Planning, and Urban Development, City of Portland
- Kandice Talbot, Planner, Department of Planning, and Urban Development, City of Portland
- Eric Labelle, P.E., City Engineer, City of Portland
- Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Jane Ward, Administrative Assistant, City of Portland

Means Coordinator
Jim Pandiscio



Portland Water District
Sincerely,

If the District can be of further assistance in this matter, please let us know.

Hydrant Location: Oak St. opposite Shepley St.
Hydrant # 309
Static pressure = 62 PSI
Flow = 1000 GPM
Last Tested = 7/3/1991

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed building upgrade to 4 unit residential apartments at 73 Oak St. in Portland. Checking District records, I find there is a 6" CI water main on the west side of Oak street in as well as a water hydrant located 200' of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Susan:

Re: 73 Oak St.-Portland

Susan McEwen
Archetype, P.A.
48 Union Wharf
Portland, Me. 04101

December 19, 2005

FROM SERAGO LAKE TO CASCO BAY
Portland Water District



Att. 3

AA. 6

MEMORANDUM

05-256

TO: Kandi Talbot, City of Portland Planner
FROM: Dan Goyette, PE – Development Review Coordinator, Woodard & Curran, Inc.
DATE: January 17, 2006
RE: 73 Oak Street Subdivision

Woodard & Curran has reviewed the Minor Site Plan submission for the proposed project at 73 Oak Street. The project involves the construction of 4 apartments in an existing second floor office space.

Documents Reviewed

- City of Portland Development Review Application for The Earl, dated November 23, 2005.

Comments

At this time we have no comments with regards to this project.

DRG

203848.

cc: File

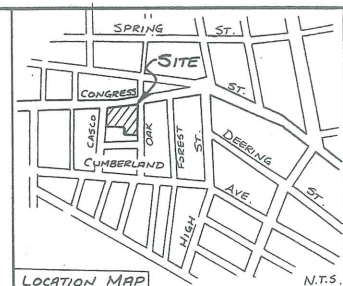
CC: Sarah Hopkins

Marge Schmuckal
Zoning Administrator

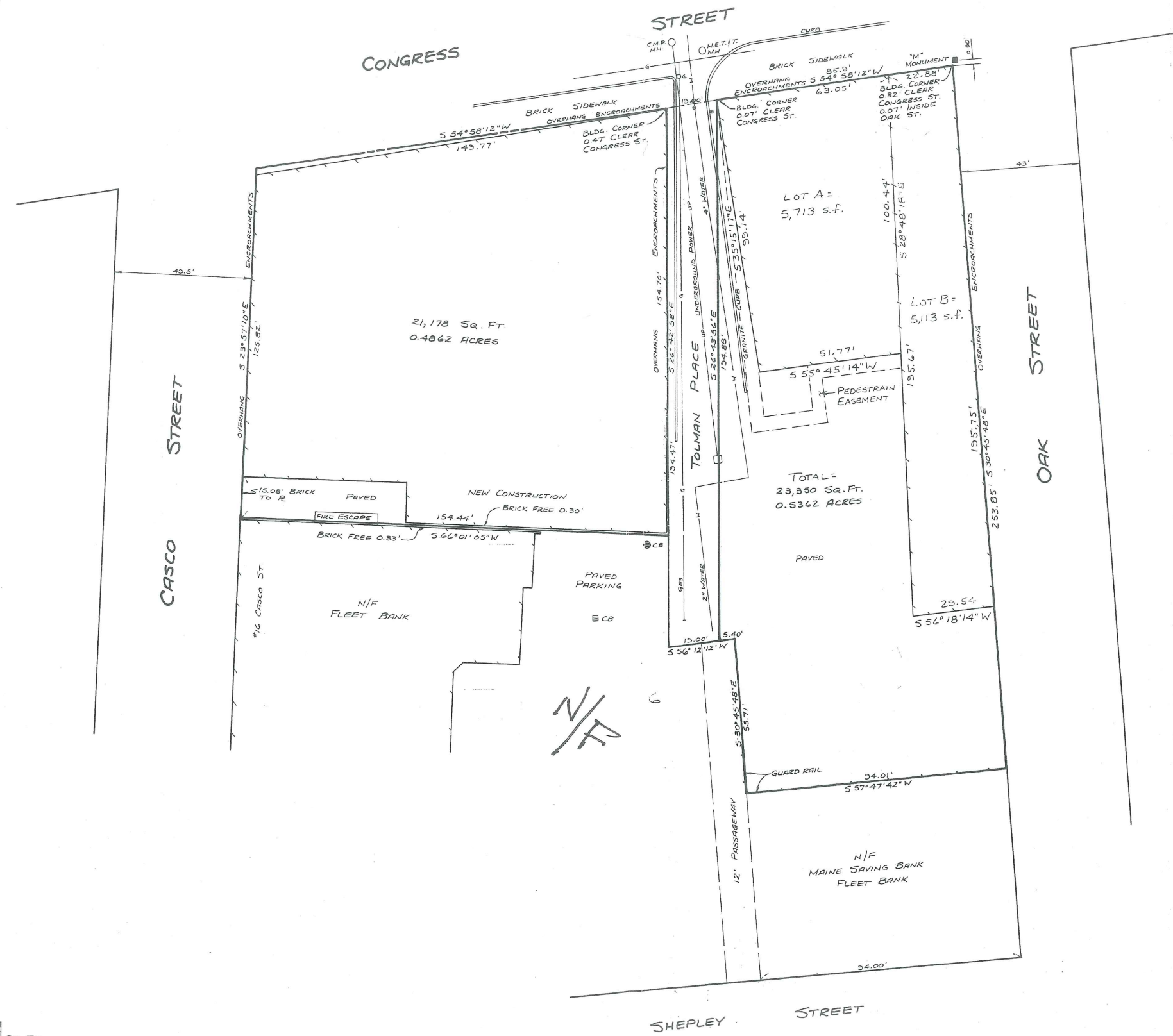
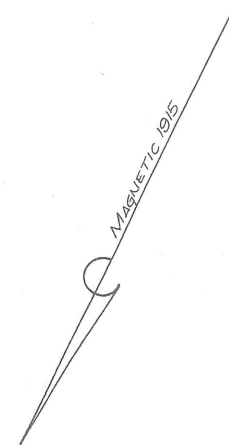
Kandi,
I am in receipt of the site plan for a request to add four (4) rental units on the second floor of the building at 73 Oak Street. This property is located within a B-3 zone which does not require the applicant to show any more parking than what is present. The use is allowable. There is a PAD overlay zone which restricts the first floor uses to retail-like. Since these residential units are on the second floor, their use is allowable.

From: Marge Schmuckal
To: Kandi Talbot
Date: 01/18/2006 3:14:11 PM
Subject: 73 Oak Street - 037- C-016

Att. 7



AA-8



PLAN REFERENCES:

- 1) PLAN OF LAND IN PORTLAND, MAINE, FOR MAINE SAVINGS BANK BY H.I. & E.C. JORDAN, SURVEYORS, DATED AUG. 7, 1974.
- 2) PLAN OF LAND ON SHEPLEY STREET, PORTLAND, MAINE, FOR HAMPSTEAD OVERLOOK, INC. BY OWEN HASKELL, INC. DATED AUG. 20, 1987.

NOTES:

- 1) DEED REFERENCE: BOOK 7686, PG. 334 CUMBERLAND COUNTY REGISTRY OF DEEDS

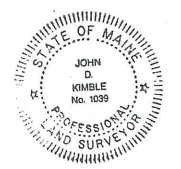
CERTIFICATION:

TO: HEGA REALTY TRUST
 FIRST AMERICAN TITLE INSURANCE CO.
 FLEET BANK
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 2, CONDITION II SURVEY WITH THE FOLLOWING EXCEPTION:

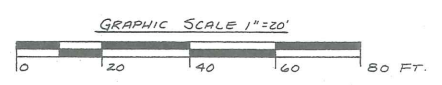
- 1) NO DESCRIPTION PREPARED
- 2) NOT ALL CORNERS MARKED

John Douglas Kimble
 JOHN DOUGLAS KIMBLE, PLS #1033

DATE: 11-9-1993



- LEGEND:**
- WATER VALVE
 - MH MANHOLE
 - ⊙ CB CATCH BASIN
 - G VALVE GAS VALVE
 - BUILDING LINE
 - CURB
 - N/F NON OR FORMERLY

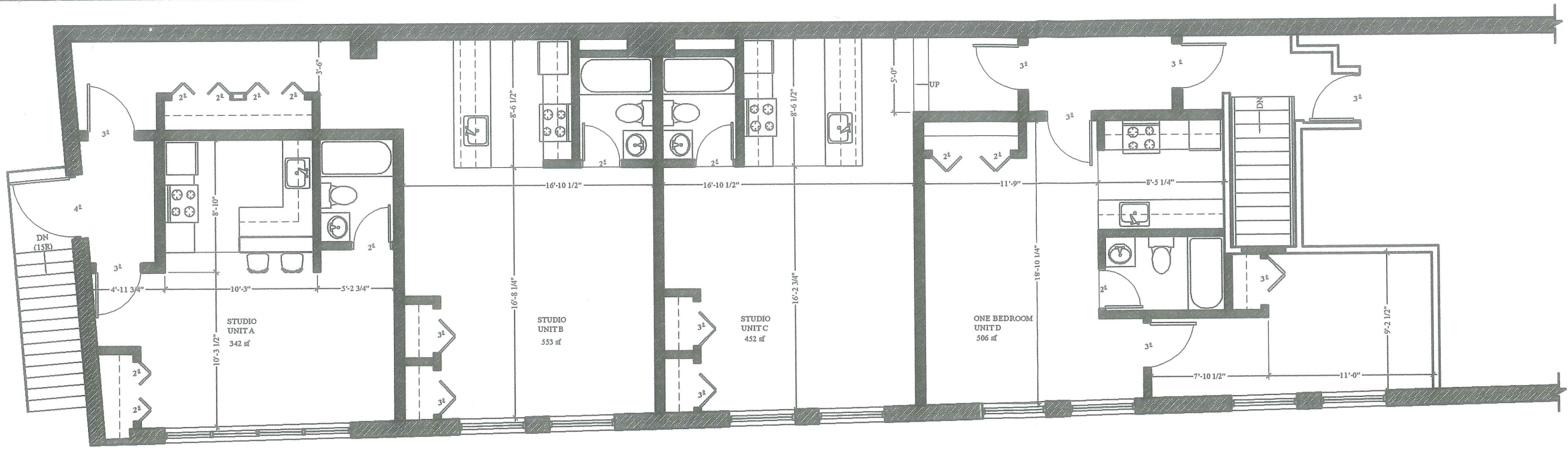


REV. 2	1-7-05	ADDED PEDESTRAIN EASEMENT
REV. 1	9-29-04	ADD LOTS A & B

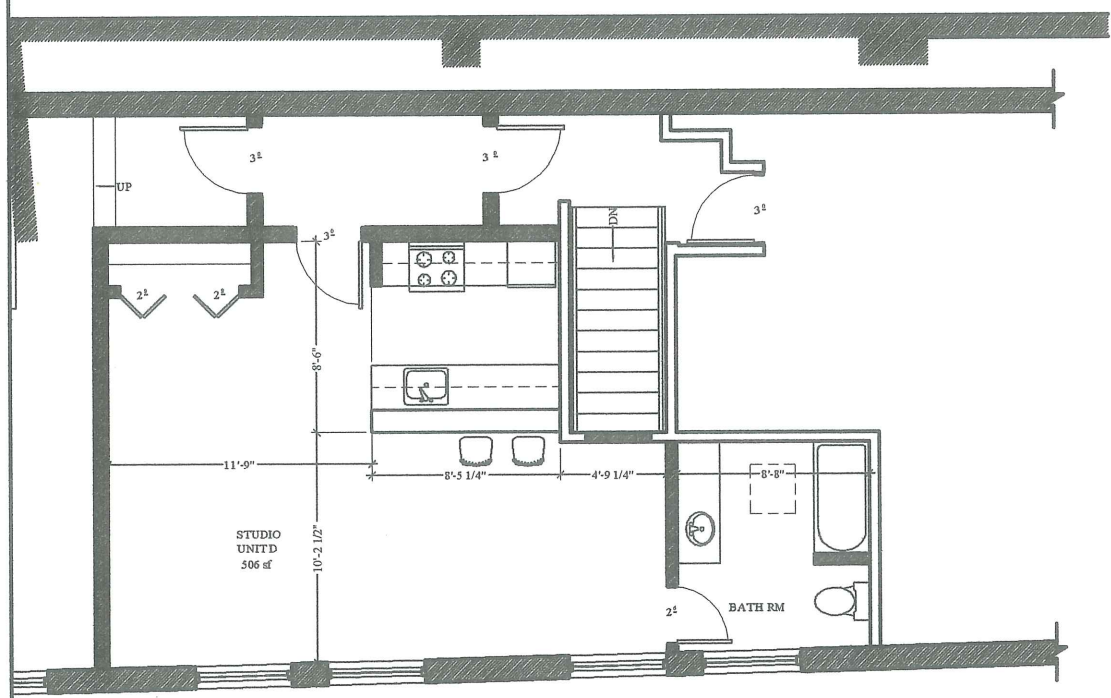
LAND TITLE SURVEY
 OF PROPERTY AT
 523-547 CONGRESS ST., PORTLAND, MAINE
 MADE FOR
 HEGA REALTY TRUST
 218 EAST ROAD, HAMSTEAD, NH 03841

Owen Haskell, Inc.		
Civil Engineers		Land Surveyors
8 Broadway South Portland, Maine		
Drawn By DBP	Date	Job No.
Trace By JLV	Nov. 9, 1993	93231P
Check By JDK	Scale	Drwg. No.
Bk No 352/667	1" = 20'	1

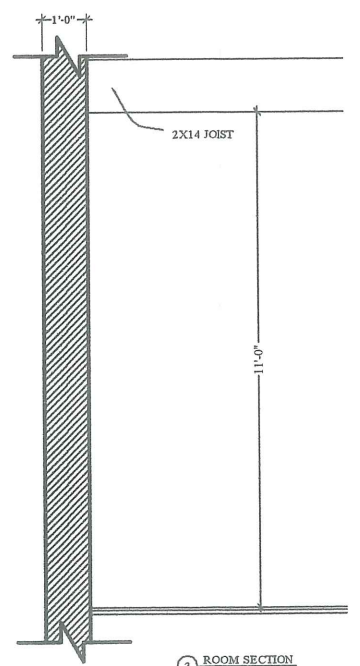
N.T.S. @ 11X17



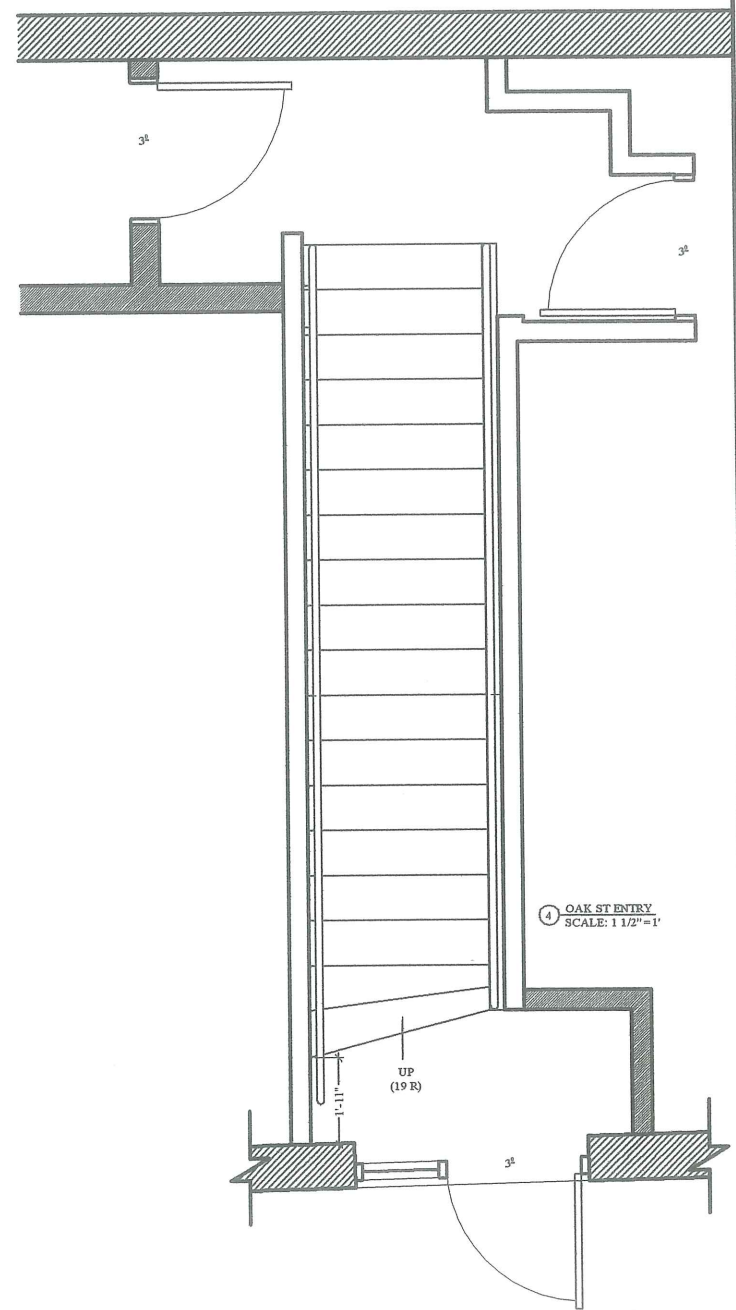
1 NEW SECOND FLOOR PLAN (B)
SCALE: 1/4"=1'



2 ALTERNATE FLOOR PLAN UNIT D
SCALE: 1/4"=1'



3 ROOM SECTION
SCALE: 1 1/2"=1'



4 OAK ST ENTRY
SCALE: 1 1/2"=1'

OWNER:

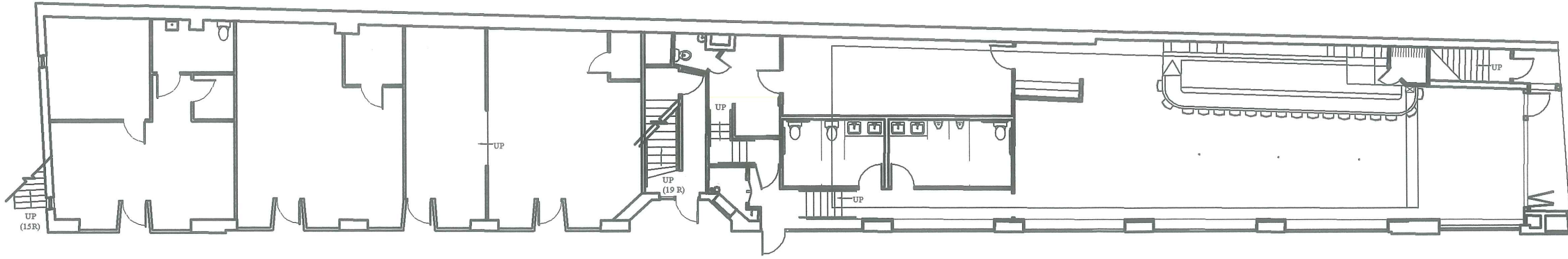
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
73 OAK ST
OAK ST
PORTLAND, ME

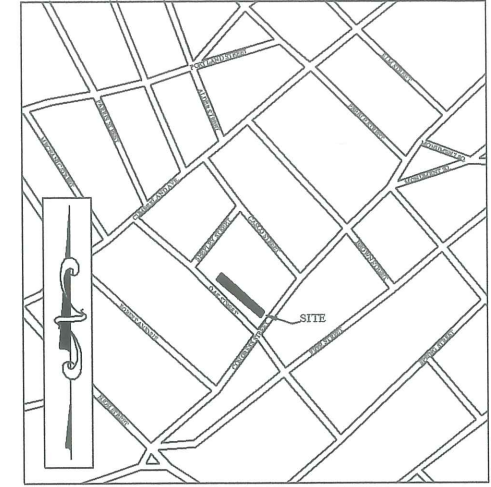
Date: NOV, 2005
Revisions:

NEW
PLANS & SECTION

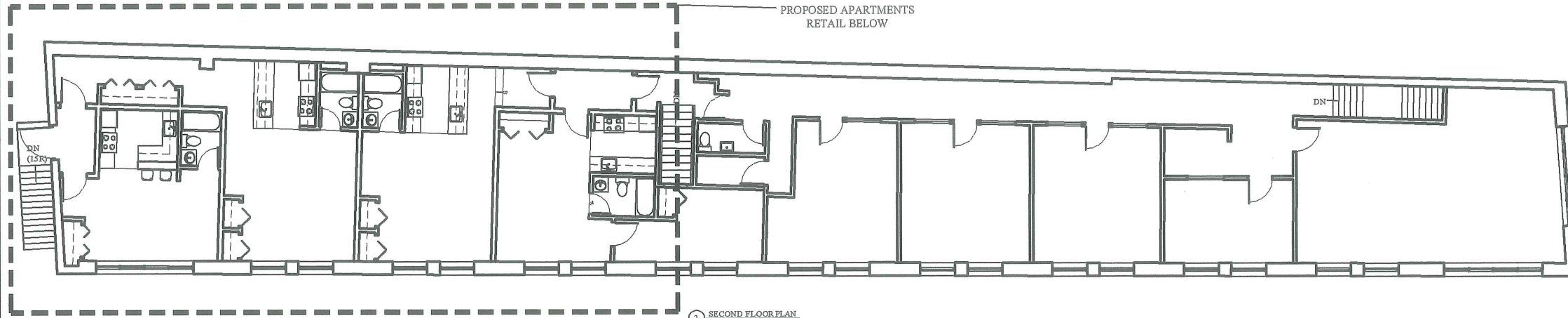
A-2



1 1ST FLOOR PLAN
SCALE: 1/8"=1'



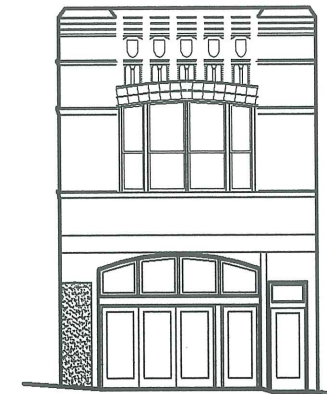
5 KEY PLAN
SCALE: 1/8"=1'



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'



3 OAK ST ELEVATION
SCALE: 1/8"=1'



4 CONGRESS ST ELEVATION
SCALE: 1/8"=1'

BB

OWNER:

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax: (207) 772-4056

73 OAK ST
OAK ST
PORTLAND, ME

Project

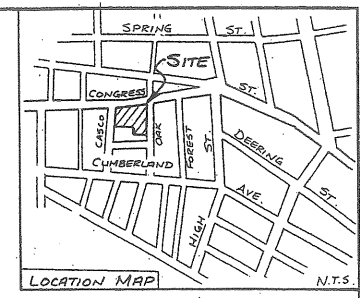
Scale AS NOTED

Date 01 DEC, 2005

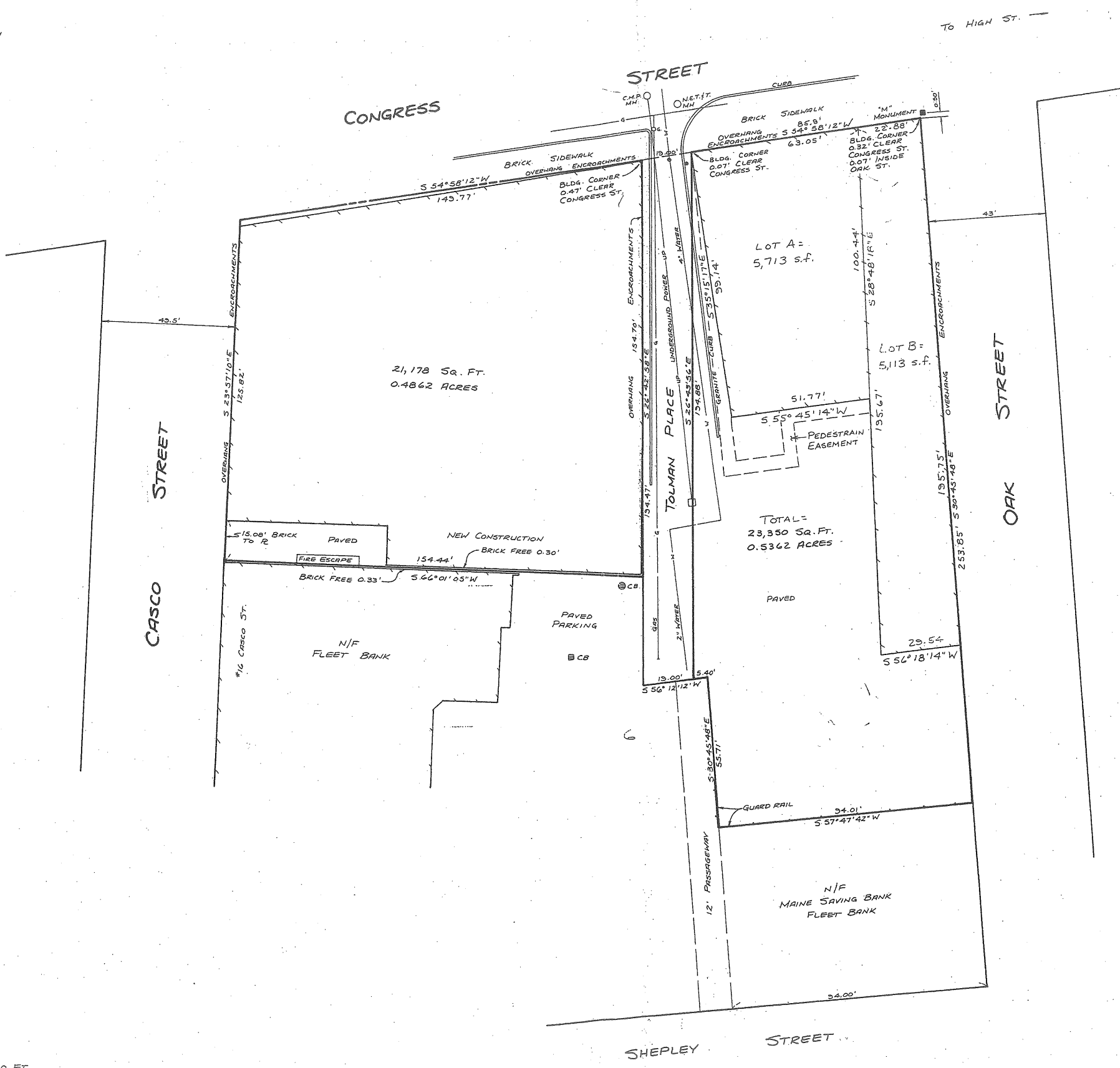
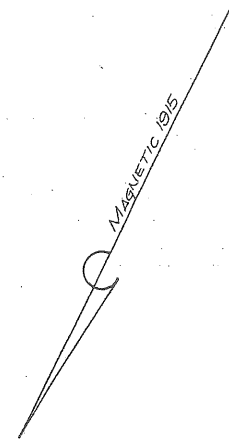
Revisions:

PLAN

A-1



Att-8



PLAN REFERENCES:

- 1) PLAN OF LAND IN PORTLAND, MAINE, FOR MAINE SAVINGS BANK BY H.I. & E.C. JORDAN, SURVEYORS, DATED AUG. 7, 1974.
- 2) PLAN OF LAND ON SHEPLEY STREET, PORTLAND, MAINE, FOR HAMPSTEAD OVERLOOK, INC. BY OWEN HASKELL, INC. DATED AUG. 20, 1987.

NOTES:

- 1) DEED REFERENCE: BOOK 7686, Pg. 334 CUMBERLAND COUNTY REGISTRY OF DEEDS

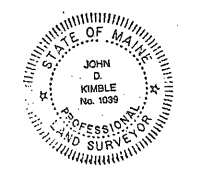
CERTIFICATION:

TO: HEGA REALTY TRUST
 FIRST AMERICAN TITLE INSURANCE CO.
 FLEET BANK
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 2, CONDITION II SURVEY WITH THE FOLLOWING EXCEPTION:

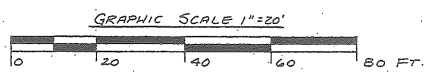
- 1) NO DESCRIPTION PREPARED
- 2) NOT ALL CORNERS MARKED

John Douglas Kinble
 JOHN DOUGLAS KIMBLE, PLS #1033

DATE: 11-9-1993



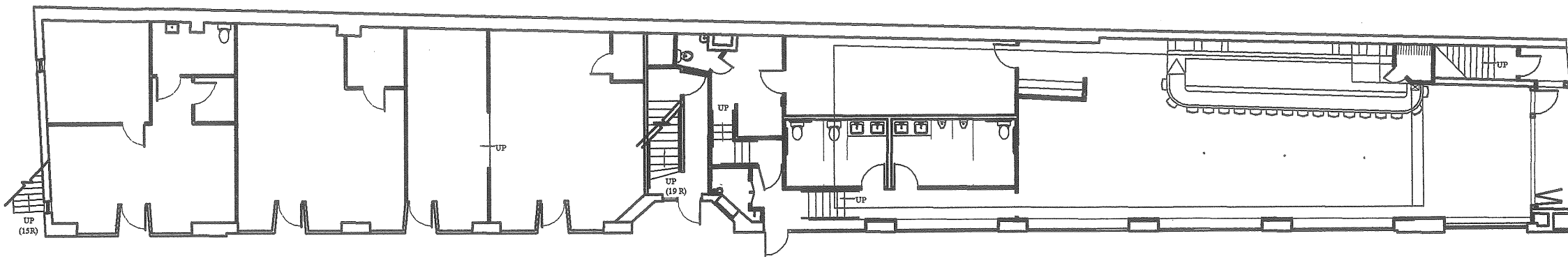
- LEGEND:**
- MH WATER VALVE
 - CB MANHOLE
 - CB CATCH BASIN
 - G.V. GAS VALVE
 - BUILDING LINE
 - CURB
 - N/F NOW OR FORMERLY



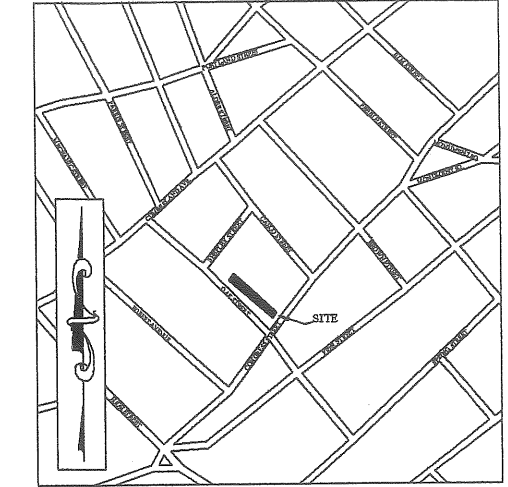
REV. 2	1-7-05	ADDED PEDESTRAIN EASEMENT
REV. 1	9-29-04	ADD LOTS A & B

LAND TITLE SURVEY
 OF PROPERTY AT
 523-547 CONGRESS ST., PORTLAND, MAINE
 MADE FOR
 HEGA REALTY TRUST
 218 EAST ROAD, HAMSTEAD, NH 03841

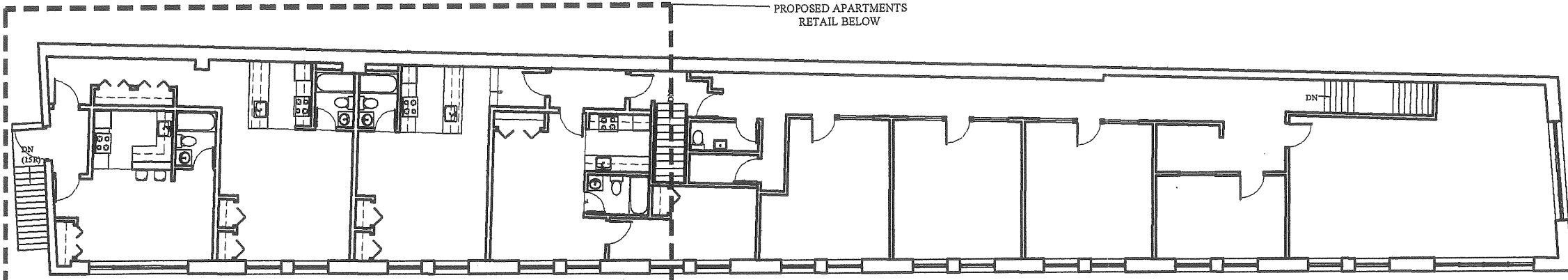
Owen Haskell, Inc.		
Civil Engineers		Land Surveyors
8 Broadway South Portland, Maine		
Drawn By	DBP	Date
Trace By	JLW	Nov. 9, 1993
Check By	JDK	Scale
Bk No	392/667	1" = 20'
Job No.	93231 P	Drwg. No.
	1	1



1 1ST FLOOR PLAN
SCALE: 1/8"=1'



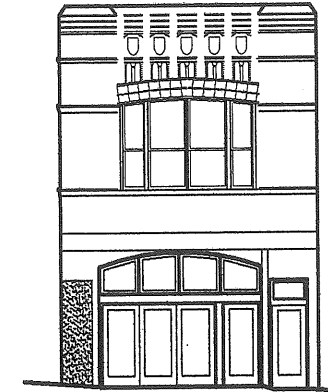
5 KEY PLAN
SCALE: 1/8"=1'



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'



3 OAK ST ELEVATION
SCALE: 1/8"=1'



4 CONGRESS ST ELEVATION
SCALE: 1/8"=1'



OWNER:

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project

73 OAK ST
OAK ST
PORTLAND, ME

Scale

AS NOTED

Date

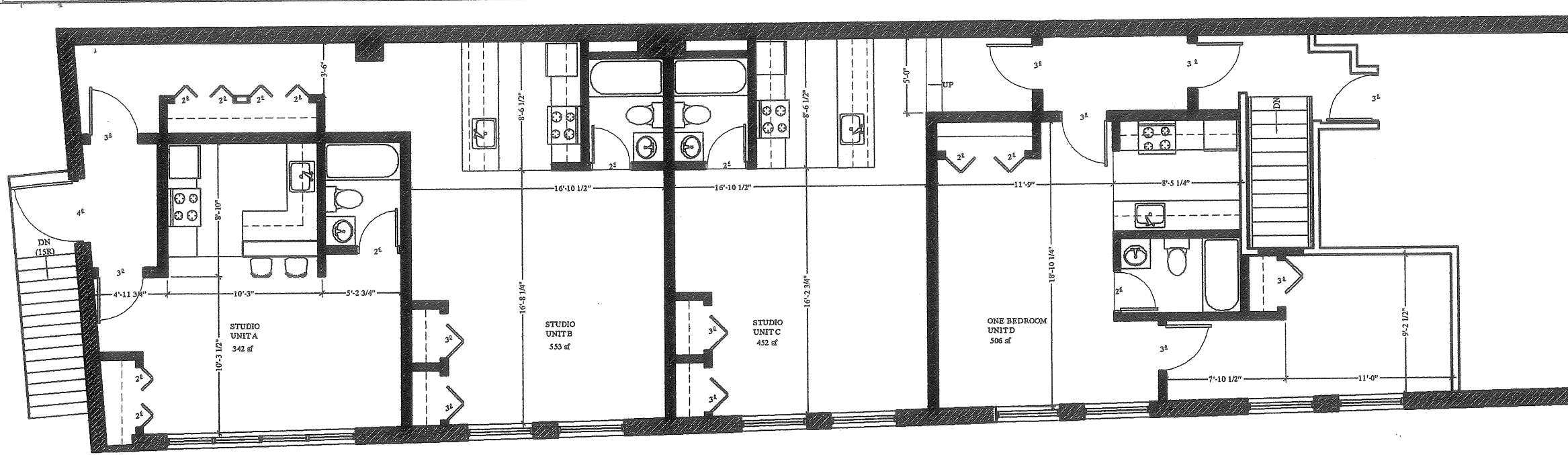
01 DEC, 2005

Revisions:

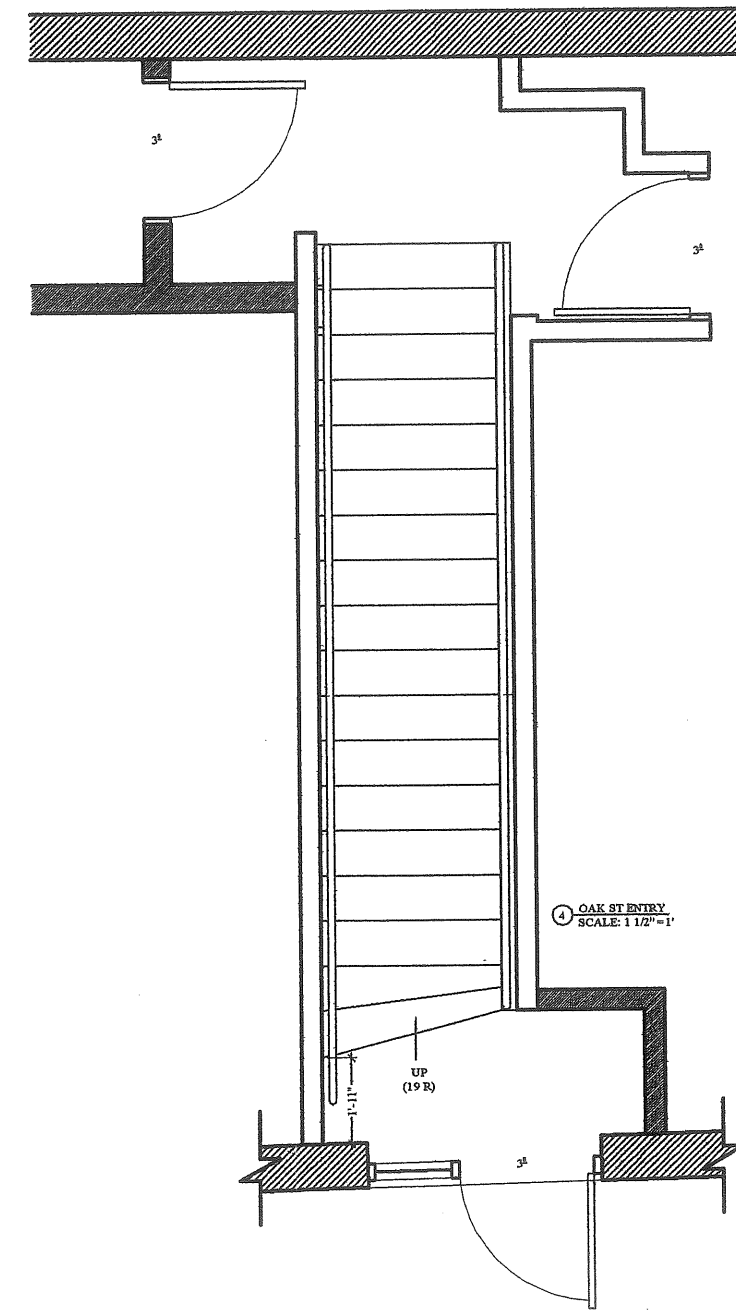
PLAN

A-1

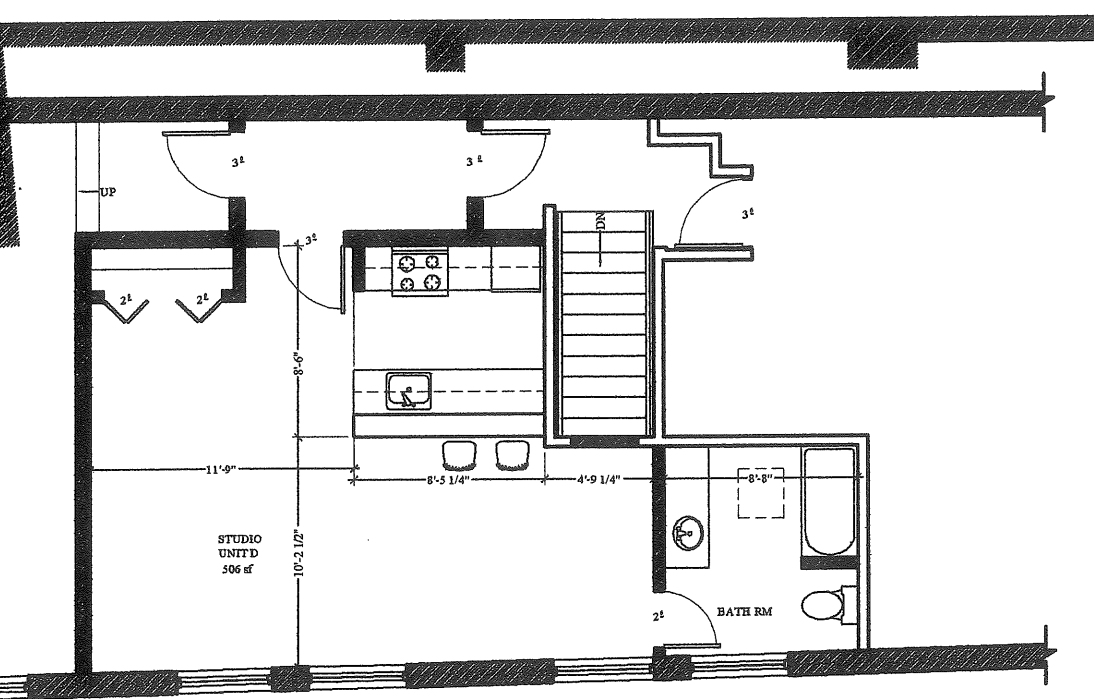
N.T.S. @ 11X17



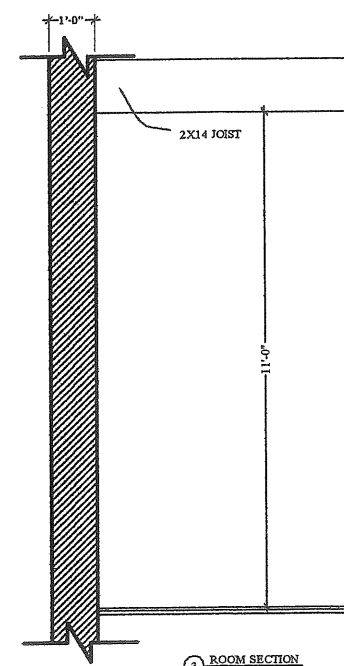
1 NEW SECOND FLOOR PLAN (B)
SCALE: 1/4"=1'



4 OAK ST ENTRY
SCALE: 1 1/2"=1'



2 ALTERNATE FLOOR PLAN UNIT D
SCALE: 1/4"=1'



3 ROOM SECTION
SCALE: 1 1/2"=1'

OWNER:

ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

73 OAK ST
OAK ST
PORTLAND, ME

Scale

AS NOTED

Date
NOV, 2005

Revisions

NEW

PLANS & SECTION

A-2