

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0821	Issue Date:	CBL: 038 E012001
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Location of Construction: 52 Center St	Owner Name: Picture Island Inc	Owner Address: Po Box 15148	Phone: 671-8584
Business Name:	Contractor Name: Dan Steele	Contractor Address: PO Box 15148 Portland	Phone: 2076718584
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: B-3

Past Use: single family home & office OFFICE BUILDING COMMERCIAL office Building with one B.U.	Proposed Use: single family home SAME use of commercial Bldg with one Dwelling unit on 4th floor	Permit Fee: \$561.00	Cost of Work: \$60,000.00	CEO District: 1
Proposed Project Description: Add 2 dormers, roof & stairs for deck renovate home & exterior stairs		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 3A BOCA 1999	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: jodinea	Date Applied For: 06/16/2004	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 checked="" type="checkbox"/> Site Plan exemption given to Planning Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK with conditions Date: <i>6/28/04</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 checked="" type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 040821

Please Read Application And Notes, If Any, Attached

This is to certify that Picture Island Inc /Dan Steele
has permission to add 2 dormrs, dck, roof&stairs, gov int
AT 52 Center St 038 E012001

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 is procured before this building or part thereof is occupied or closed-in. **HEAVY NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 02/21/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0821	Date Applied For: 06/16/2004	CBL: 038 E012001
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Location of Construction: 52 Center St	Owner Name: Picture Island Inc	Owner Address: Po Box 15148	Phone: () 671-8584
Business Name:	Contractor Name: Dan Steele	Contractor Address: PO Box 15148 Portland	Phone: (207) 671-8584
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: commercial building (offices) with one dwelling unit on the fourth floor	Proposed Project Description: add 2 dormrs,dck,roof&stairs renov int to the 4th floor unit
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/24/2004
Note: Tammy turned over to me 6/24/04			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a commercial building for offices with one dwelling unit on the 4th floor. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/27/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) See attached waiver letter.			

Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 06/28/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:
6/16/04-jodinea: description of project was vague JLH
7/23/04-tmm: Structure needs to be Type 3A construction - called Dan Steele and told him we needed UL listed designs in compliance w/table 602.
8/3/04-tmm: Spoke w/designers last week - the amount of glazing exceeds the allowable limits - they will redesign and resubmit. Also told owner. Tmm

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

August 13, 2004

Mike Nugent, Manager
Inspection Service Program
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Renovation of building at 52 Center Street, owned by Daniel Steele
Request for Waiver of Table 705.3 Requirements for Maximum Area
Of Exterior Wall Openings

Dear Mike,

In response to our discussion with you we have revised our design as follows:

The window walls of the dormer will have sprinkler heads installed in order to wash the walls and windows in the event of a fire.

The proposed fourth floor wall would have an opening area that is 74.8% of the total wall surface of the fourth floor.

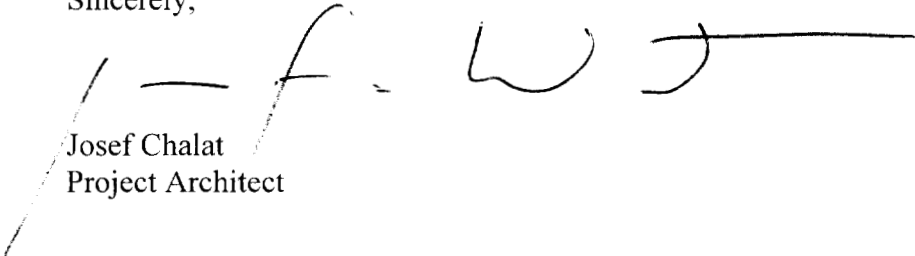
The existing three floors have combined openings in area that is 13% of the total existing wall surface.

The combined existing and proposed openings in the combined existing and proposed wall would be 21% of the total wall area.

Please see the attached diagram for clarification

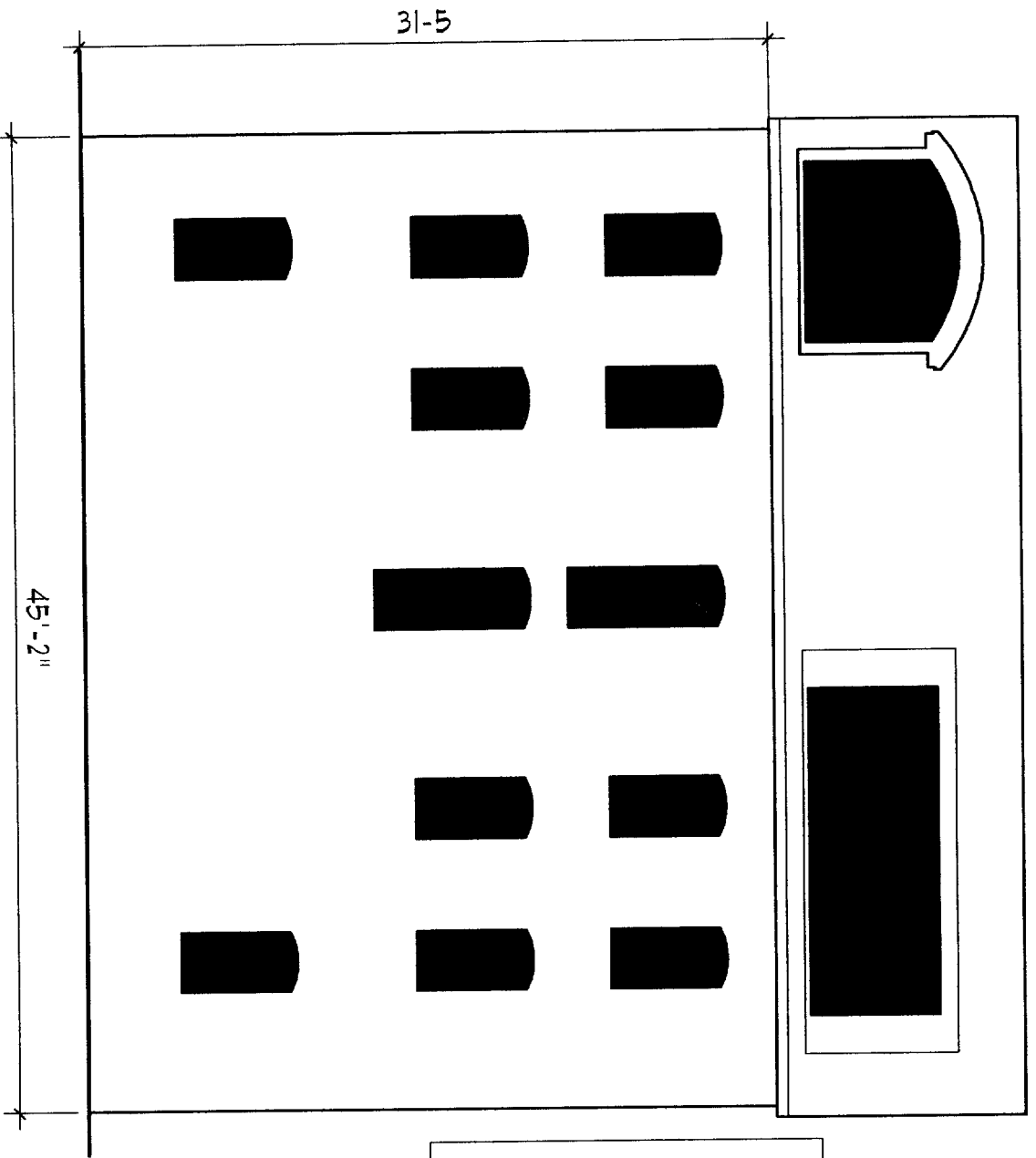
Please let me know if you have any further questions

Sincerely,



Josef Chalath
Project Architect

Cc. Daniel Steele



OPENING AREAS			
	OPENING WALL AREA	PERCENTAGE	
FOURTH FLOOR	145.44	19.44%	
FIRST, SECOND AND THIRD FLOOR	189.04	14.00%	13.4%
TOTAL FOUR FLOORS	333.44	15.44%	21%

Dan Steele Residence
 52 Center Street
 Portland, Maine

AUGUST 13, 2004

Prmt 5778 Const Type New Num1 40821

Permit Nbr 04-0821 Location of Construction 52 Center St Appl. Date 06/16/2004

Status Hold Permit Type Alterations - Dwellings Issue Date

CBL 038 E012001 District Nbr 1 Estimated Cost \$60,000.00 Date Closed

Comment Date Comment

08/03/2004 Spoke w/designers last week - the amount of glazing exceeds the allowable limits - they will redesign and resubmit. Also told owner. Jimm

Name Jimm Follow Up Date Completed

07/23/2004 Structure needs to be Type 3A construction - called Dan Steele and told him we needed UL listed designs in compliance w/table 602.

Name Jimm Follow Up Date Completed

06/16/2004 description of project was vague - JIH

Name Jimm Follow Up Date Completed

CreatedBy Jolinea CreateDate 06/16/2004 ModBy Jimm ModDate 07/23/2004

A R C H E T Y P E

July 27, 2004

Tammy Munson
Inspection Service Program
City Of Portland, Maine

RE: Renovation of building at 52 Center Street, owned by Daniel Steele

Dear Tammy,

We have revised the drawings for the above referenced project according to the comments you made to me on the phone recently. You pointed out that the building is a type 3A and therefore needs to comply with the requirements of Table 602 in the code. We have made the following changes:

1. The exterior load bearing walls to support the dormer roofs are required to have a rating of 2 hours. We have used UL Design No. 301 to achieve this rating.
2. The roof construction is more than 20' in height to the lowest member, and therefore is not required to be fire rated.
3. The floor construction is not being altered in any way. The required fire rating for it was achieved under the previous permit.

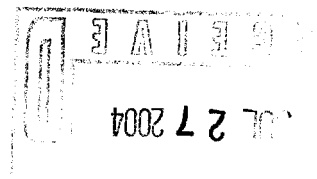
Enclosed are two SK drawings that show the revised details described above, and a copy of the UL design number 301.

Please let me know if you have any further questions

Sincerely,

772-6022
Josef Chalot
Project Architect

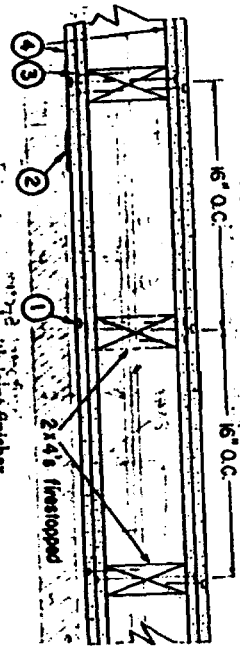
J. Chalot
Cc. Daniel Steele



Fire Resistance Ratings - ANSI/UL 263 (BXUV)—Continued

- CANADIAN GYPSUM COMPANY—Type AR, C, IP-XI, IP-X2,
- SCX, SHX, WRC, WRX, FRX.
- CELOTEX CORP—Type 1 or FRP.
- CONTINENTAL GYPSUM COMPANY—Type CG-2, CG-3,
- CG-3W, CG-3WS, CG-5, CG-5, CG-5WS, CG-6, CG-9, CG-C,
- CG-C, CG-C.
- G-P GYPSUM CORP, SUB OF
- GEORGIA-PACIFIC CORP—Types 5, 9, C, DGG, GPPS6,
- JAMES HARDIE GYPSUM INC—Types Fire X, Max "C"
- LAARGE CORP—Types LGFC-C, LGFC2, LGFCA, LGFC6,
- LGFC6A.
- NATIONAL GYPSUM CO—Type PSK, PSK-G, PSW, PSW-3 or
- PSW-G.
- NATIONAL GYPSUM CO—Type FR or WR.
- NORGIPS AS—NORRIBEX.
- PABCO GYPSUM, DIV OF
- PACIFIC COAST BUILDING PRODUCTS INC—Type C, PG-2,
- PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-9 or PG-C.
- REPUBLIC GYPSUM CO—Type RG-C.
- TEMPLE-INLAND FOREST PRODUCTS CORP—Type TG-C.
- STANDARD GYPSUM, I.C.—Types SCG, SC-C or SC-CG.
- UNITED STATES GYPSUM CO—Type AR, C, FRX, FRX-G,
- IP-XI, IP-X2, SCX, SHX, WRC, WRX.
- WESTROC INC—Type Westroc fireboard.
- WESTROCAN S A DE C V—Type AR, C, IP-XI,
- IP-X2, SCX, SHX, WRC, WRX.
- YESO PANAMERICANO—(As an alternate to Item 4) —Nom 3/4 in.
- Wallboard, Gypsum* — (As an alternate to Item 4),
- thick, installed as described in Item 4.
- CANADIAN GYPSUM COMPANY—Type AR.
- UNITED STATES GYPSUM CO—Type AR.
- YESO PANAMERICANO S A DE C V—Type AR.
- Wallboard, Gypsum* — (As an alternate to Items 4 and 4A)—5/8 in.
- thick, 2 ft wide, tongue and groove edge, applied horizontally as the
- outer layer to one side of the assembly. Secured as described in Item 4.
- joint covering (Item 2) not required.
- UNITED STATES GYPSUM CO—Type SCX.
- Molded Plastic* — Not shown. Optional — Solid vinyl siding
- mechanically secured over the outer layer to framing members in
- accordance with manufacturer's recommended installation details.
- ASSOCIATED MATERIALS INC
- ALSIDE, DIV OF
- GENTEK BUILDING PRODUCTS LTD
- HEARTLAND BUILDING PRODUCTS INC
- YYTEC CORP
- NEBRASKA PLASTICS INC
- *Bearing the UL Classification Marking

Design No. U301
Bearing Wall Rating—2 HR.
Finish Rating—66 Min.



1. Joint finisher — Exposed or covered with joint finisher.
 2. Studs — Exposed or covered with fiber tape and joint finisher. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of classified veneer baseboard. Joints reinforced.
 3. Nails — 6d cement coated nails 1 7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.
 4. Wallboard, Gypsum — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails, spaced 6 in. O.C. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. O.C. Vertical joints located over studs. All joints offset with joints of base layer on opposite side.
- AMERICAN GYPSUM CO—Type AG-C or AGX-11.



Permit 5778 Tax#93 5778 Constr Type New Num1 40821

Permit Nbr 04-0821 Location of Construction 52 Center St Appl. Date 06/16/2004
Status Hold Permit Type Alterations - Dwellings Issue Date
CBL 038 E012001 District Nbr 1 Estimated Cost \$60,000.00 Date Closed

Comment Date Comment

07/23/2004 Structure needs to be Type 3A construction - called Dan Steele and told him we needed UL listed designs in compliance w/table 602.

06/16/2004 Name jim Follow Up Date Completed

06/16/2004 Name lodined Follow Up Date Completed

CreatedBy lodined CreateDate 06/16/2004 ModBy jim ModDate 07/23/2004

Cover Letter

Project Location: **52 Center Street, Portland, Maine 04112**

The project is the renovation of an existing residential unit that is **not** in the historical district. It includes the addition of two dormers and the renovation of an existing exterior deck and stairway to include a new roof that will also be a deck as described in the plans. The foot print of the existing structure will not change. The size of the unit will remain the same. All work will be done to code.

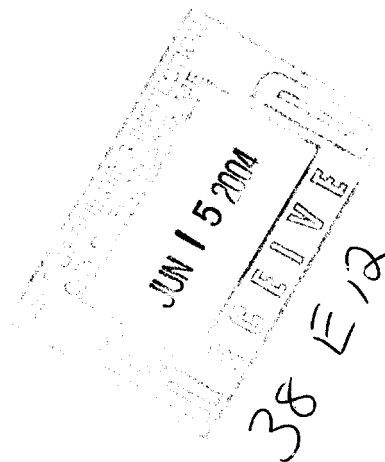
Thank you for your time and consideration.

Sincerely,



Daniel Steele

President, Picture Island Incorporated



All Purpose 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.

Location/Address of Construction: <u>52 Center Street, Existing Structure</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>E</u> Lot# <u>12</u>	Owner: <u>Picture Island, Inc.</u> <u>Dan Steele, Owner</u>	Telephone: <u>671-8584</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>POB 15148</u> <u>Portland, Me. 04112</u>	Cost Of Work: \$ <u>60,000⁰⁰</u> Fee: \$ <u>561⁰⁰</u>
Current use: <u>Office, Residential</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Renovate existing residential Unit, add</u> Project description: <u>deck on existing exterior stairs & Deck</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Dan Steele, owner/contractor</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>671-8584</u>		

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: <u>Dan S. Steele</u>	Date: <u>June 15, 2004</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED		CBL:
Permit No: 02-0979	Issue Date: 09/17/02	038 E012001

Location of Construction: 52 Center St	Owner Name: Picture Island, Inc.	Owner Address: PO box 15148	Phone: 207-671-8584
Business Name: n/a	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial / Office	Proposed Use: Commercial / Change of Use; Convert top fourth floor to 788 sq. ft. Apartment.	Permit Fee: \$93.00	Cost of Work: \$10,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 3A 9/14/02	

Proposed Project Description: Change of Use; convert fourth floor to 788 sq. ft. Apartment. (1 DU. total in Bldg when Approved)	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: gg	Date Applied For: 09/03/2002	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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Applied for site plan exempt 9/13/02</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/16/02</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

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

Permit Number: 020979



This is to certify that Picture Island, Inc./no contract / self
has permission to Change of Use; convert four
AT 52 Center St 038 E012001

provided that the person or persons,
of the provisions of the Statutes of
the construction, maintenance and use
this department.

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

Inspection must
be made prior to
the start of work
and a copy of the
inspection report
must be filed with
the permit.

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

OTHER REQUIRED APPROVALS

Fire Dept. B.H.M.S.
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

All Purpose 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.

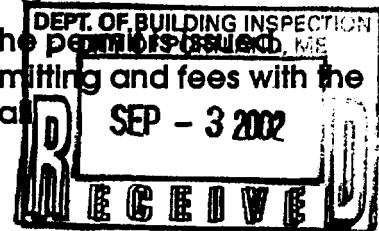
Location/Address of Construction: <u>52 Center Street, Portland, Me. 04101</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>1,742 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>E</u> Lot# <u>12</u>	Owner: <u>Picture Island, Inc.</u> <u>Daniel L. Steele, owner/principal</u>	Telephone: <u>207-671-8584</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Daniel L. Steele</u> <u>POB 15148, Portland, Me.</u> <u>04112 Tele: 207-671-8584</u>	Cost Of Work: <u>\$10,000.⁰⁰</u> Fee: \$ <u>93.00</u>
Current use: <u>Office</u>		
If the location is currently vacant, what was prior use: <u>currently vacant</u>		
Approximately how long has it been vacant: <u>1-3 are office</u>		
Proposed use: <u>Change of use. Convert top floor (4) to residential</u> Project description: <u>apartment unit of 788 square feet net floor area.</u>		
Contractor's name, address & telephone: <u>Owner. Dan Steele</u> <u>207-671-8584</u> <u>President, Picture Island Inc.</u>		
Who should we contact when the permit is ready: _____		
Mailing address: <u>POB 15148</u> <u>Portland, Maine 04112</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-671-8584</u>		

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Signature of applicant: <u>Daniel L. Steele, Pres.</u>	Date: <u>Aug 30, 2002</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.



Buell Heminway
ARCHITECTS

P.O. Box 17733 DTS
Portland, Maine 04112-8733

Telephone: (207) 772-8892
FAX: (207) 772-2870
Email: bheminwa@gwi.net

August 14, 2002

City of Portland
Housing and Neighborhood Services Division
389 Congress Street
Portland, ME 04101

Attention: Michael Nugent, Inspection Services Manager

Subject: 52 Center Street

Dear Mike,

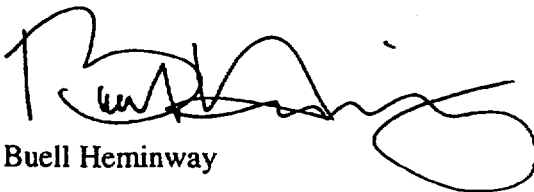
Thanks for taking the time with me on July 17th to discuss the subject building and the partial change of use occupancy we propose vis a vis BOCA National Building Code 1999 requirements limiting height, story, and area by construction type and occupancy.

At your suggestion, I reviewed BOCA '99 Table 602 to determine that construction classification is Type 3A. I consulted Table 503 applicable to business and single family residential occupancies, and determined that the proposed residential use of the 4th floor is within the required story, height and area limitations for Type 3A construction..

After making the above determinations from BOCA '99, and at your suggestion, I discussed my findings later on 7/17 with Lt. McDougal who had visited the property with me the day before. Lt. McDougal concurred with my findings.

I have today received direction from the Owner to proceed with design for the proposed change of use, and will be making application for a Building Permit in the near future.

Sincerely,



Buell Heminway

Copy to: Lt. McDougal
Dan Steele ✓

Warranty Deed

(Maine Statutory Short Form)

BGEA Center Street Associates, a Maine general partnership, with a place of business at Portland, Maine, for valuable consideration, grants to Picture Island, Inc. a Maine corporation with a mailing address of P.O. Box 15148, Portland, Maine 04112 with WARRANTY COVENANTS, the following described real property situated at 52 Center Street, Portland, Cumberland County, Maine

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from 52 Center Street Limited Partnership, dated November 29, 1988, and recorded in the Cumberland County Registry of Deeds in Book 8572, Page 123.

IN WITNESS WHEREOF BGEA Center Street Associates has caused this instrument to be signed by its duly authorized general partners this 29th day of August, 2002.

Arthur B. Gingold
Witness to all

BGEA Center Street Associates
Arthur B. Gingold
By: Arthur B. Gingold, General Partner

Elizabeth W. Swain
By: Elizabeth W. Swain, General Partner

Constance H. Gemmer
By: Constance Gemmer, General Partner

State of Maine
County of Cumberland, ss

August 29, 2002

Personally appeared the above named Arthur B. Gingold, Elizabeth W. Swain and Constance Gemmer, general partners of BGEA Center Street Associates, and acknowledged the foregoing instrument to be their free act and deed in said capacity, and the free act and deed of said partnership.

Before me,

Kenneth E. Switzer
Notary Public/Attorney at Law

Printed Name:

Comm. Exp:

**KENNETH E. SWITZER
MAINE ATTORNEY AT LAW**

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, located at 52 Center Street, and situated on the southwesterly side of Center Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING at a point on the said southwesterly sideline of Center Street at the most easterly corner of the first parcel of land conveyed to Center Parking Corporation by Portland Fraternity, Inc. by deed dated September 13, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3011, Page 802; thence running northwesterly by the said southwesterly sideline of Center Street approximately 38 feet to the northerly corner of the brick building now standing on the within described lot, known as 52 Center Street; thence running southwesterly along the northwesterly side of said brick building approximately 45 feet to the westerly corner of said brick building; thence running southeasterly along the rear line of said brick building to the southerly corner of said brick building and in a prolongation of said rear line beyond said southerly corner to the southeasterly sideline of said first parcel of land conveyed by Portland Fraternity, Inc. to Center Parking Corporation by deed referred to hereinabove; thence running northeasterly along said sideline on a course of N 62° 55' E (magnetic as of May, 1957) to the said southwesterly sideline of Center Street to the point of beginning.

The above premises are hereby conveyed together with the following two easements:

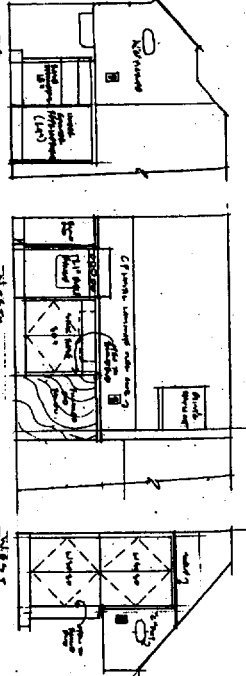
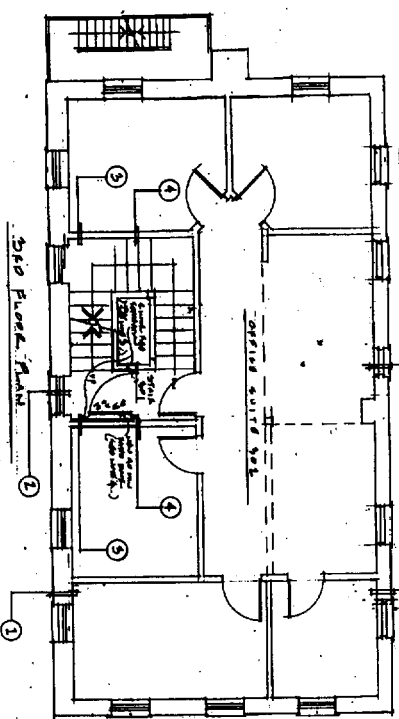
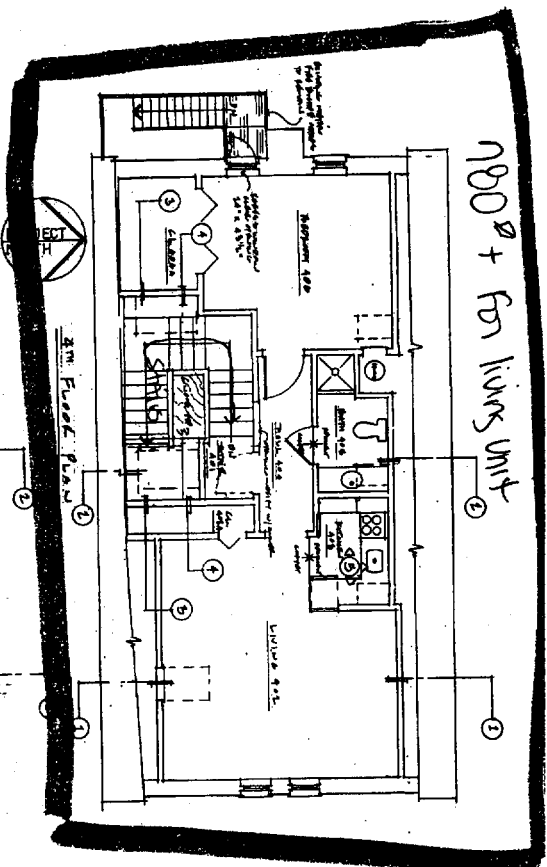
First Easement:

A easement and right to use, maintain, repair and replace the metal fire escape situated on and affixed to the westerly face of the brick building located on the above described property, which fire escape currently protrudes approximately four feet from said westerly face of the building on said property. The within easement and right is hereby conveyed together with such reasonable rights of access across the land of Casco Northern Bank, N.A. as may be necessary for said use, operation, maintenance, repair and replacement of said fire escape.

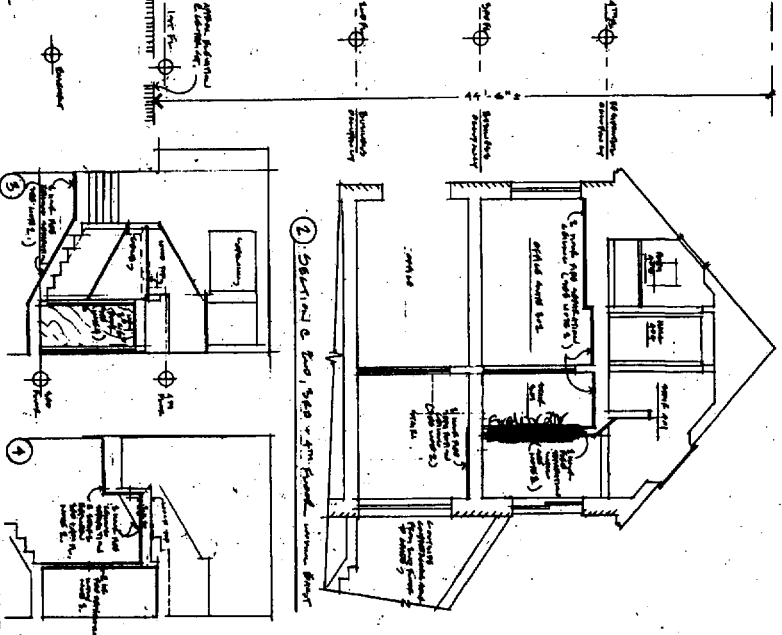
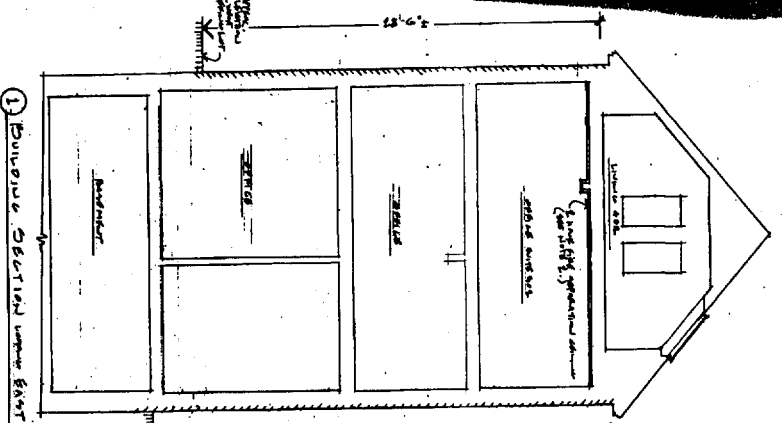
Second Easement:

An easement and right to use, maintain, repair and replace the exterior stairway attached to and forming a part of the building situated on the above described land, which exterior stairway encroaches approximately 1.5 feet on to the land of Cinamon Realty Trust herein as described in a deed recorded in Book 6850, Page 201. The area affected by this easement is shown on a survey entitled "Standard Boundary Survey, Plan of Property, 52 Center Street, Portland, Maine, made for Milestone Properties: by R. P. Titcomb Associates, Inc. dated August 11, 1987.

1800^{sq} + for living unit



5 Kitchen Elevation & Section



Notes

1. Building materials to be used in this unit, including exterior finish, shall be approved by the architect.
2. All work shall be completed by the date indicated on the drawings.
3. The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on these drawings.
4. The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on these drawings.
5. The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on these drawings.

Section Labels

- 1. Exterior Wall
- 2. Interior Wall
- 3. Floor
- 4. Ceiling
- 5. Roof

Attention
55 Center Street
Portland, Maine

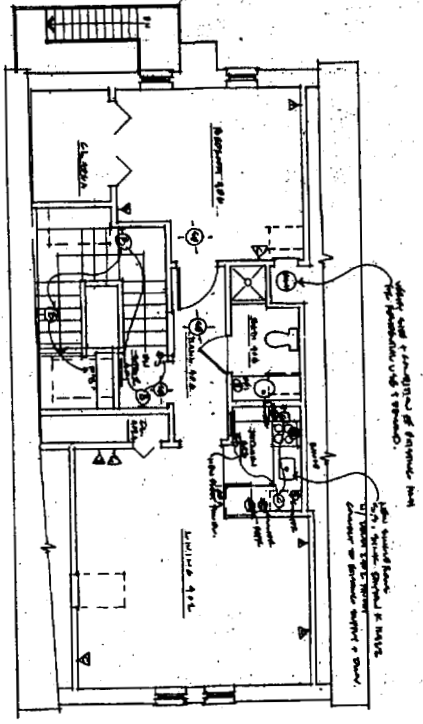
Prepared by
Russell HENNING
ARCHITECTS
1000 10th Street - Portland, ME
(603) 776-0000

Date: 08/15/2011
Made by: Russ Henning
Project Number: 1800

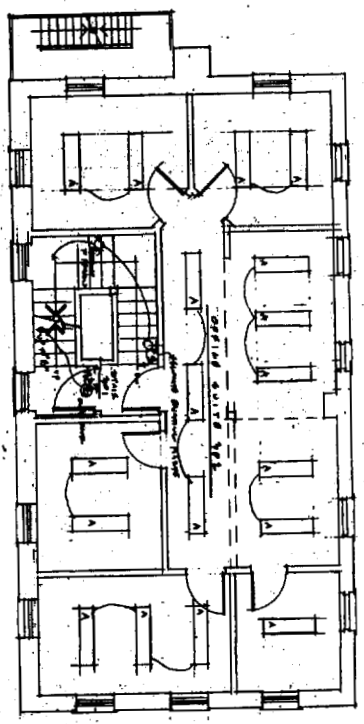
Project Name: 1800

Project Number: 1800

A-1



2nd Floor Plan



3rd Floor Plan

Item	Description	Quantity	Unit	Notes
A	Concrete Slab - 4000 PSI	1	Sq. Yd.	4000 PSI
B	Reinforcing Steel	1	Lbs.	4000 PSI
C	Formwork	1	Sq. Yd.	4000 PSI

1. All existing walls are to remain.
2. All existing doors are to remain.
3. All existing windows are to remain.
4. All existing electrical and plumbing are to remain.
5. All existing mechanical are to remain.
6. All existing structural are to remain.
7. All existing finishes are to remain.
8. All existing fixtures are to remain.
9. All existing furniture is to remain.
10. All existing equipment is to remain.

- Apply for site plan exemption
- parking - not required
- stairs are existing w/ hand rails
- fourth floor bathroom is 9' x 10' bathroom
- bathroom is existing
- adding kitchen
- partition walls are all existing
- need owner fields maybe if was a living unit one before

9/3/02

Architects
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 Portland, Maine
 Designed by
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 www.davidkenworthy.com