

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 070680

PERMIT ISSUED
JUN 15 2007
CITY OF PORTLAND

This is to certify that YOUNG WOMEN'S CHRISTIAN ASSOC /TBD

has permission to Demo bldg

AT 87 SPRING ST ARTERIAL

039 B01500

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 proceeds before this building or part thereof is started or service closed-in 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley PFD 6/14/07
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Jamie Bouke 6/14/07
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: 07-0680	Issue Date:	CBL: 039 B015001
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Location of Construction: 87 SPRING ST ARTERIAL	Owner Name: YOUNG WOMEN'S CHRISTIAN	Owner Address: 87 SPRING ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: B-3

Past Use: Mixed Use / residential & community	Proposed Use: Mixed Use / residential & community demo	Permit Fee: \$5,120.00	Cost of Work: \$510,000.00	CEO District: 1
Proposed Project Description: Demo bldg		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Jay Kelley P.F.D. 6/14/07</i>	INSPECTION: Use Group: R2/A Type: Demolition only Signature: <i>JMB 6/14/07</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

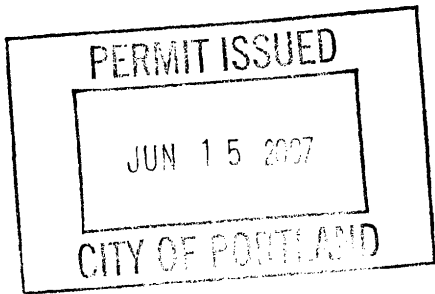
Signature: _____ Date: _____

Permit Taken By: *dmartin* Date Applied For: *06/11/2007*

Zoning Approval

- 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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denial <i>ok with conditions</i> Date: <i>6/12/07</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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: 07-0680	Date Applied For: 06/11/2007	CBL: 039 B015001
-----------------------	---------------------------------	---------------------

Location of Construction: 87 SPRING ST ARTERIAL	Owner Name: YOUNG WOMEN'S CHRISTIAN	Owner Address: 87 SPRING ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Mixed Use / residential & community demo	Proposed Project Description: Demo bldg
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/12/2007

Note: **Ok to Issue:**

- 1) Your present structure may be legally nonconforming as to dimensional requirements of the underlying zone. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) It is understood that the use of the property after demolition is to be a vacant lot. Any redevelopment of this lot shall require the appropriate applications for reviews and approvals. No new use of this lot is given at this time with this requested demolition.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/14/2007

Note: **Ok to Issue:**

- 1) Approved on condition that the demolition does not begin until the applicant is informed that Northern Utilities has approved that the gas has been retired, which has been verified by Rick Bellemare of NU to take place on 6/20/07

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 06/14/2007

Note: **Ok to Issue:**

- 1) The fire supression system and alarms must be active while the building is vacant
- 2) Provide proof of all utilities being disconnected.
- 3) Make sure all chemicals have been removed from building.(Chlorine from the pool area etc.)

Comments:

6/12/2007-jmb: Left voicemsg with Marc Allen of N. Utilities for gas line shutoff approval

6/13/2007-jmb: Spoke with Rick Bellemare from NU and he confirmed there is a gas line and it will be retired towards the end of next week...6/22. He will contact this office with confirmation and approval to begin demolition. Ok to issue with condition



Demolition of a Structure 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>87 Spring Street, Portland, Maine</u>		
Total Square Footage of Proposed Structure <u>55,606</u>	Square Footage of Lot <u>38,160</u>	
Tax Assessor's Chart, Block & Lot Chart# 39 Block# B Lot# 15	Owner: <u>YWCA of Greater Portland</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Portland Museum of Art 7 Congress Square Portland, ME 04101</u>	Cost Of Work: \$ FBD <u>510,000</u> Fee: \$ FBD <u>5,120,</u> BEM
Current legal use: (i.e. garage, warehouse) <u>N/A</u> If vacant, what was the previous use? <u>A mix of fitness, community and residential services</u> How long has it been vacant?: <u>Since December 2006</u>		
Project description: <p style="text-align: center;"><u>Building demolition</u></p>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Benjamin E. Marcus</u>		
Mailing address: <u>Drummond Woodsum & MacMahon</u> <u>P. O. Box 9781, 245 Commercial Street</u> <u>Portland, ME 04104-5081</u>		
Phone: <u>207-772-1941</u>		

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <u>5/8/07</u>
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Benjamin Marcus Attorney in Fact
This is not a permit; you may not commence ANY work until the permit is issued.

Daniel Amory*
Harry R. Pringle*
Richard A. Spencer*
Gerald M. Zein†
Ronald N. Ward*
David J. Backer*
John S. Kaminski*
William L. Plouffe*
Jerrold A. Crouter*
Michael E. High*
Richard A. Shinay*
Bruce W. Smith*
E. William Stockmeyer*
Benjamin E. Marcus*
Melissa A. Hewey††
Eric R. Herlan††
Jeanne M. Kincaid††
Gregory W. Sample*
Daniel J. Rose*††
Kaighn Smith, Jr.*
Daina J. Nathanson*
Edward J. Kelleher*
S. Campbell Badger*
Amy K. Tchao*
David S. Sherman, Jr.*
Robert P. Nadeau*
Stephen C. Jordan††
Catherine D. Alexander*
Katherine W. Bubar††
Brian D. Willing*
John Lisnik, Jr.††
Aaron M. Pratt††
James C. Schwellenbach*
Elizabeth D. McEvoy*
Jeffrey T. Piampiano*
Peter C. Felmly*
Jessica M. Emmons*
Jonathan M. Goodman*
Mika K. Reynolds*
Abigail Greene Goldman*

Consultants

Roger P. Kelley
Labor Relations &
Conflict Management

Ann S. Chapman
Policy & Labor Relations

Christopher P. O'Neil
Governmental Affairs

Michael J. Opuda Ph.D.
Special Education

Of Counsel

Harold E. Woodsum, Jr.*
Hugh G. E. MacMahon*
Joseph L. Delafield III*
Robert L. Gips*
Donald A. Kopp*

* Admitted in Maine
† Admitted in New Hampshire

June 11, 2007

HAND DELIVERED

City of Portland
Planning and Development Department
389 Congress Street, Room 308
Portland, ME 04101

RE: Demolition Permit – 87 Spring Street, Portland, ME

Dear Sir or Madam:

Enclosed please find the following:

1. Demolition of a Structure Permit Application submitted by the Portland Museum of Art;
2. Demolition Call List & Requirements;
3. Copy of photo of the structure to be demolished;
4. Cost Estimate and Proposal – Asbestos Abatement and Disposal prepared by BioSafe dated December 11, 2006 in the amount of \$285,000;
5. Copy of proposal for demolition and re-construction prepared by Wright Ryan Construction, Inc. dated March 30, 2007 assigning a cost of \$225,000 to the demolition of improvements;
6. Copies of the letters sent to abutters; and
7. Check from the Portland Museum of Art in the amount of \$5,030 and a check from Drummond Woodsum & MacMahon in the amount of \$100 for a total of \$5,130.

If you need anything further or have any questions, please contact me.

Sincerely,



Benjamin E. Marcus

BEM:kjl
Enclosures

cc: Mr. Daniel O'Leary
Mr. Hans Underdahl



Demolition Call List & Requirements

Site Address: 87 Spring Street

Owner: YWCA of Greater Portland

Structure Type: Mixed use residential building

Contractor: TBD

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Cindy Deschenes - 6/8/07</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen - 6/7/07</u>
Portland Water District	761-8310	<u>Kevin Ishihara - 6/7/07</u>
Dig Safe	1-888-344-7233	<u>Roberta Ericson - 6/7/07</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>Lucy Cote - 6/7/07</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt - 6/7/07</u>
Historic Preservation	874-8726	<u>Deb Andrews - 6/7/07</u>
Fire Dispatcher	874-8576	<u>Andrew Dziegielewski - 6/7/07</u>

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta) 287-2651 Sandy Moody - 6/8/07

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

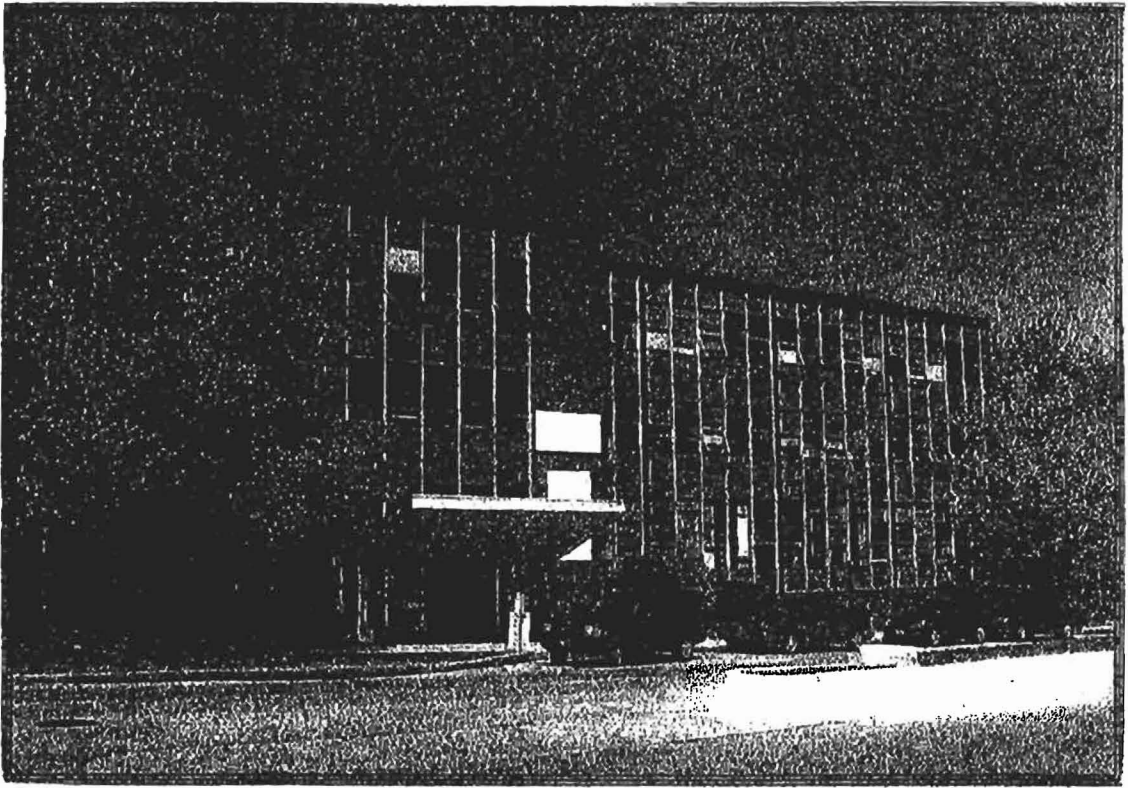
Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

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

Signed: 

Date: 6/8/07

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov





Environmental Services, Inc.

- Asbestos Removal
- Lead Paint Removal
- Bioremediation
- Controlled Demolition

COST ESTIMATE AND PROPOSAL
ASBESTOS ABATEMENT AND DISPOSAL

PREPARED FOR:

Kevin Eames
 Portland Museum of Art
 Seven Congress Square
 Portland Maine

AT:

87 Spring Street
 Portland Maine

FROM:

BIOSAFE ENVIRONMENTAL SERVICES INC.

December 11, 2006



- Asbestos Removal
- Bioremediation
- Lead Paint Removal
- Controlled Demolition

December 11, 2006

Kevin Eames
Portland Museum of Art
Seven Congress Square
Portland Maine 04101

Re: Asbestos Inspection and Cost Estimate for Asbestos Removal Services at the former YMCA, 87 Spring Street, Portland, Maine.

Dear Mr. Eames:

This letter is in response to the request for preliminary cost estimates for asbestos and universal waste handling and removals from the former YMCA at 87 Spring Street, Portland, Maine.

Findings and Observations:

The original 3 story structure is approximately 9500 sq/ft per floor and has asbestos containing 12"x12" ceiling tiles. The floors are covered with presumed asbestos containing 9"x 9" floor tiles. The 9"x 9" floor tiles have been covered with 12"x 12" floor tiles and/or carpeting in various locations. Presumed asbestos covered mudded fittings and piping was also observed above ceilings and in pipe chase and would likely be present in wall cavities such as wet walls servicing locker and bathroom areas.

The basement has presumed asbestos containing 9" x 9" floor tiles and the boiler room has 2 presumed asbestos containing boilers, 1 presumed asbestos covered water storage tank and asbestos covered piping.

The single story structure that houses the pool, gymnasium and locker room consist of ceramic/hardwood flooring and 2' x 4' ceiling tiles. Mudded fittings on roof drain were visible that may contain asbestos and would likely be present in wall cavities such as wet walls servicing locker rooms.

The majority of the facility is illuminated with fluorescent light fixtures, light tubes contain mercury vapor and must be disposed of as universal waste. Light ballast that contain PCB's must be disposed of as hazardous waste.

YWCA
87 Spring Street
Page Two

Recommendations

BIOSAFE recommends conducting an asbestos demolition impact survey prior to conducting any abatement or demolition work. Following completion of the survey a more specific scope of work and final cost estimate will be generated.

Following completion of the MDEP/USEPA required asbestos survey BIOSAFE recommends that proper removal and disposal of the materials described in the findings and observations be conducted prior to demolition.

Scope of Service and Costs:

The following preliminary scope of work and associated costs are based on our extensive review of the facility. The types of asbestos materials and the costs are based on assumptions and our professional experience and information available to date. The costs are also based on the work being completed for building demolition and not building renovation.

Once the asbestos survey is complete BIOSAFE will provide a final task and cost outline for your review and approval.

Removal & disposal of materials 1st through 3rd floors

- Asbestos containing 12" x 12" ceiling tiles.
- Asbestos containing 9" x 9" floor tiles.
- Asbestos covered mudded fittings and piping above ceilings.
- Asbestos covered mudded fittings and piping in pipe chase.
- Asbestos covered mudded fittings and piping in wall cavities such as wet walls servicing locker and bathroom areas.

Removal & disposal of materials in basement

- Asbestos containing 9" x 9" floor tiles.
- Asbestos containing boiler coverings and interior of boiler bases.
- Asbestos containing water storage tank covering.
- Asbestos containing pipe and fitting covering.

Removal & disposal of materials in single story structure

- Asbestos containing mudded fittings on roof drain were visible.
- Asbestos covered mudded fittings and piping in wall cavities such as wet walls servicing locker rooms.

BIOSAFE

YWCA

87 Spring Street

Page Three

Dismantle light fixtures and proper disposal of following items through out

- Mercury containing fluorescent light tubes and dispose of as universal waste.
- PCB containing light ballasts and dispose of as hazardous waste.

Grand Total \$ 285,000.00

Project will be completed in approximately 60 working days

BIOSAFE will remove non-asbestos materials to expose asbestos containing materials to be removed in this scope of services.

Owners Responsibilities

- Provide Parking.
- Provide Water.
- Provide Power.
- Disconnect, De-energizing and draining of systems.

I trust that this information is sufficient for your asbestos abatement planning need. We look forward to serving you and stand committed to a quality, cost effective services. Should you have any further questions or concerns, please feel free to contact me.

Very truly,


Mark Griffin
General Manager

BIOSAFE



EMSL Analytical, Inc.
 2750 20th Ave. Westbrook, ME 04092
 Phone: (207) 854-2669 Fax: (207) 854-2669

EMSL Client:
ENVIRONMENTAL SAFETY & HYGIENE ASSOC.
 5155 Spring St.
Westbrook, ME 04092

Customer ID: ESH50
Customer POC:
Received: 12/01/06 9:40 AM
EMSL Order: 040625543
EMSL Proj:
Analysis Date: 12/4/2006
Report Date: 12/4/2006

Project: 87 SPRING ST. FTLD
Phone: (207) 854-2711

Asbestos Analysis of Bulk Material via EPA 600/8-93/116 Quantitation using 400 Point Count Procedure

Sample	Location	Appearance	% Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
52	CEILING	White Gray Fibrous Heterogeneous	50.00% (Wet/Work)	48.75% Non-Fibrous (Other)	1.25% Amosite

MAINE CERT. #BA-0100

Analyst(s)
 Debres Beard (1)

Stephen Siegel

Stephen Siegel, CIH
 or other approved signatory

Disclaimer: Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. EMSL Analytical Inc. suggests that samples reported as <0.25% or none detected under conditions of analysis. NEM. This data is for informational purposes only. This report may not be reproduced, except in full, without written approval of EMSL Analytical Inc. The data and results are provided by the client to claim product endorsement by NYLAP or any agency of the United States Government. EMSL Analytical Inc. bears no responsibility for sample collection methods, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc. liability is limited to the cost of sample analysis. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted.
 Analysis performed by EMSL Test Lab (NYLAP #101048-01, NY ELAP 10672)



30 March 2007

Nathan Szanton
 New England Workforce Housing, LLC
 One City Center
 Portland, ME 04101

RE: Portland YWCA Reuse

Dear Nathan:

We have reviewed the scenarios listed below as requested, and have produced conceptual estimates for your use in assessing the project. We have assembled our budgets in 2007 dollars. Construction costs have leveled off in 2007 after several years of very steep climbs. You should consider adding a factor for inflation if your plans include a start of 2008 or later.

As you know, we are working with very limited information for the project – essentially verbal descriptions. We have included a budget for hazardous material abatement in each instance. We have no information to work with other than your identification that there is some asbestos in the building.

Scenario 1A

- Complete demo of all buildings on the site: \$225,000
- Allowance for abatement (extent unknown): \$200,000
- Steel framed garage w. 100 spaces on lower level (under the 20,000 SF of building and enclosing and roofing over the 16,000 SF not under the building) : \$1,200,000
- Wood framed 4-story building (perhaps w. mezzanine a la Casco Terrace) with 84,000 SF built atop the garage: \$10,080,000
- Landscaped roof garden on the 16,000 SF of roof not covered by the building : \$320,000

Total Budget Estimate: \$12,025,000

Building Maine's Great Spaces

Wright-Ryan Construction, Inc. • 10 Danforth Street • Portland, Maine 04101
 Phone (207)773-3625 • Fax (207)773-5173 • www.wright-ryan.com

YWCA Reuse
Page 2 of 2

Scenario 1B

- Same as 1A except no roof over the 16,000 SF of parking not under the building
- Area not covered by the building is simply graded, paved and parking striped, with maybe a little landscaping.

Total Budget Estimate: \$11,375,000

Scenario 2

- Demo of gym and pool and exterior walls of residential building: \$120,000
- Allowance for abatement (extent unknown): \$200,000
- Gut the interior of remaining 30,700 SF structure and renovate into apartments: \$3,070,000
- Build 17,700 SF addition onto existing 3-story building with full basement, bumping out toward Spring St. in front and toward the Holiday Inn's parking lot in the rear: \$2,478,000
- End up with 9 studio apt's of 480 SF each; 41 1-BR apt's of 680 SF each; and 7 2-BR apts of 800 SF each.
- Total SF in the enlarged building: 48,400
- Surface parking (40 spaces) and simple landscaping on remainder of the site (i.e. area where gym and pool had been) - included above

Total Budget Estimate: \$5,868,000

We are pleased to be able to assist in your evaluation of the property, and we would welcome the opportunity of working with you if you opt to move forward with the project. Please feel free to call with any questions or concerns.

Sincerely,

John Ryan



Portland Museum of Art

June 8, 2007

Maine College of Art
97 Spring Street
Portland, ME 04101

Re: Demolition Permit for former Portland, Maine YWCA Building

Dear Property Owner:

We are writing to inform you that the Portland Museum of Art has applied for a demolition permit for the former YWCA building located at 87 Spring Street in Portland, Maine.

Should you have any questions or concerns regarding the demolition, please feel free to contact us.

Sincerely,

Daniel O'Leary
Director



Portland Museum of Art

June 8, 2007

Children's Museum of Maine
P. O. Box 4041
Portland, ME 04101

Re: Demolition Permit for former Portland, Maine YWCA Building

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Sincerely,

Daniel O'Leary
Director



Portland Museum of Art

June 8, 2007

Harper Hotels, Inc.
P. O. Box 121
Muncie, IN 47308

Re: Demolition Permit for former Portland, Maine YWCA Building

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Daniel O'Leary
Director



Portland Museum of Art

June 8, 2007

Arcand Properties, LLC
128 Free Street
Portland, ME 04101

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Sincerely,

Daniel O'Leary
Director



Portland Museum of Art

June 8, 2007

Frye Associates
44 Oak Street
Portland, ME 04101

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Sincerely,

Daniel O'Leary
Director



June 8, 2007

Anthem Health Plans of Maine, Inc.
220 Virginia Avenue
IN23B-573
Indianapolis, IN 42604

Re: Demolition Permit for former Portland, Maine YWCA Building

Dear Property Owner:

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Sincerely,

Daniel O'Leary
Director



Portland Museum of Art

June 8, 2007

Boulay Renaissance, LLC
RR 1 Box 630A
Boothbay, ME 04537

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Sincerely,

Daniel O'Leary
Director



Portland Museum of Art

June 8, 2007

St. Elizabeth's Orphan Asylum
605 Stevens Avenue
Portland, ME 04103

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Sincerely,

Daniel O'Leary
Director



Portland Museum of Art

June 8, 2007

Harper Hotels of Vermont, Inc.
P. O. Box 121
Muncie, IN 47308

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Sincerely,

Daniel O'Leary
Director

6/13/07. Walk thru w/ Bruce Publicover^(Trustee) of entire Bldg -
Electric still on - Gas not shut off - Spoke to me
Publicover who assures me it is in the process - OK to
demolish when gas/electric off.

Jim M