

Permit # 940372 City of Portland BUILDING PERMIT APPLICATION Fee 770. Zone _____ Map # _____ Lot # _____

Please fill out any part which applies to job. Proper plans must accompany form.

4-5-94
\$300 - major site plan **PERMIT ISSUED** 039-E-010

Owner: Harper Hotels Phone # 775-2311
 Address: Holiday Inn By the Bay - 88 Spring St.
 LOCATION OF CONSTRUCTION 88 Spring St. Portland, ME 04101
 Contractor: _____ Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 150,000 Proposed Use: parking garage
 Past Use: parking garage w exhibit space
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Change of Use - from parking garage to

For Official Use Only
 Date 3/8/94 Subdivision: MAY - 4 1994
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: _____ Public
 Estimated Cost _____ Private

Zoning: B-3
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other WDA (Explain) 4-29-94

Foundation: parking garage with exhibit space
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____
 Date: _____
 Signature: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____
 3. Must conform to National Electrical Code and State Law

PERMIT ISSUED WITH LETTER

Permit Received By _____
 Signature of Applicant John Leasure Date 3/8/94
 CEO's District John Leasure 4-5-94

PERMIT ISSUED WITH LETTER

CONTINUED TO REVERSE SIDE
 White - Tax Assessor
 Ivory Tag - CEO [Signature]

*Permit applied for 4-5-94

HISTORIC PRESERVATION

1. Not in District nor Landmark.
 2. Does not require review.
 3. Requires review.

 1. Approved.
 2. Approved with Conditions.
 3. Denied.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 3, 1994

RE: 88 Spring Street

Harper Hotels
Holiday Inn by the Bay
88 Spring St.
Portland, Maine 04101

Dear Sir:

Your application to change the use from parking garage to parking garage with exhibit space has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

SITE PLAN REVIEW REQUIREMENTS

Inspection Services Approved William Giroux
Fire Dept. Approved LT. Gaylen McDougal
Public Works Approved Craig Carrigan, PE
Planning Div. Approved with conditions Windows to be recessed a minimum of 1 ft. Craig Carrigan, PE

BUILDING AND FIRE CODE REQUIREMENTS

1. The fire alarm system shall be extended to the proposed spaces.
2. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
3. The sprinkler shall be maintained to NFPA 13 standards.
4. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993).
5. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, E, H-4, I1, 1-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Harper Hotels

3/8/94

Applicant
88 Spring St- Ptld, ME 04101

Date

Mailing Address
parking garage with exhibit space

88 Spring St.
Address of Proposed Site

Proposed Use of Site
1.12 acres

Site Identifier(s) from Assessors Maps
B-3

Acreeage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: John Leasure 767-4600

Date Dept. Review Due: _____

major site plan review

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Plans in file cab

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation **Permit applied for 4-5-94*

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Harper Hotels

3/8/94

Applicant
88 Spring St- Ptld, ME 04101

88 Spring St.

Date

Mailing Address
parking garage with exhibit space

Address of Proposed Site

Proposed Use of Site
1.12 acres

Site Identifier(s) from Assessors Maps
8-3

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: John Leasure 767-4600

Date Dept. Review Due: _____

major site plan review

FIRE DEPARTMENT REVIEW

3/9/94
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	<i>*Permit applied for</i>							
APPROVED CONDITIONALLY								CONDITIONS SPECIFIED BELOW
DISAPPROVED								REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

H. M. G.

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Craig Carrigan
Planning

3/8/94

Applicant Harper Hotels
88 Spring St- Ptld, ME 04101
Mailing Address parking garage with exhibit space
Proposed Use of Site 1.12 acre/
Acreage of Site / Ground Floor Coverage

Date 3/8/94
Address of Proposed Site 88 Spring St.
Site Identifier(s) from Assessors Maps B-3
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
Board of Appeals Action Required: () Yes () No Total Floor Area _____
Planning Board Action Required: () Yes () No

Other Comments: contact person: John Leasure 767-4600

Date Dept. Review Due: _____

major site plan review

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] 4/29/94
 SIGNATURE OF REVIEWING STAFF DATE

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Planning

Applicant _____

Date _____

Mailing Address _____

Address of Proposed Site _____

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓
APPROVED CONDITIONALLY								✓				✓
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

RECEIVED WINDOWS TO BE RECESSED A MINIMUM OF 1"

MAR 09 1994

PORTLAND PLANNING OFFICE

(Attach Separate Sheet if Necessary)

[Signature] _____ *4/27/94*

SIGNATURE OF REVIEWING STAFF/DATE

March 08, 1994

Mr. William Giroux
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Holiday Inn By The Bay - 88 Spring Street, Portland, Maine
Major Site Plan Submittal

Dear Mr. Giroux:

The following item pertains to the request for change of use of the G3 parking area of the existing Holiday Inn By The Bay:

- 1) a. Harper Hotels, dba Holiday Inn - 88 Spring Street, Portland Maine 04101.
- 2) g. Pedestrian vehicle access, parking areas, new load/unloading area at rear of building on Pleasant Street.
- 5) Sewer/water/electric are all available in adjacent streets.
- 7) Construction Plan: As soon as permits are received.
- 8) Approvals required from Fire Marshal's office are enclosed;
- 9) This project will be constructed and financed under the auspices of Harper Hotels, Inc./dba Holiday Inn.

The following is a preamble by hotel manager, Mr. Gus Tillman:

"We are finding conventions and associations are requesting more exhibit space. The reason: By having more exhibitions, it helps to defray the expense in holding their conventions.

We are finding that conventions that have been with us are needing more exhibit space if they are going to return. This means we cannot go after a number of groups because of the lack of additional exhibit space. Being able to attract new conventions, and to have others return, not only helps us, but has a much greater economic impact to downtown Portland.

We also have a problem when we have an exhibit in our convention hall, with the unloading of exhibits, etc. With this new exhibit



JOHN H. LEASURE ARCHITECT, INC.

SIX Q STREET
SOUTH PORTLAND, MAINE 04106
207-767-4600

Mr. William Giroux

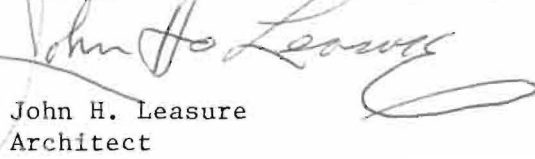
March 08, 1994

Page Two

hall, we will be able to unload on Pleasant Street at our back entrance to the garage. This would help in less congestion on Spring Street and in front of our hotel. In order for this to happen, we would need an unloading zone at the back of the hotel on Pleasant Street. (See Site Plan)."

Very truly yours,

JOHN H. LEASURE ARCHITECT, INC.



John H. Leasure
Architect

Enclosures

cc: Gus Tillman, Mgr.
File

REVIEWED FOR
BARRIER-FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No. 6339

PERMISSION IS HEREBY GIVEN TO:

Holiday Inns

68 Spring St.

Portland, ME 04101

Location of project:

Portland, ME

PROJECT TITLE:

Holiday Inn by the Bay

OCCUPANCY CLASSIFICATION:

Assembly

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on August 7, 1994

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 8th day of February A.D. 19 94

FEE \$ 150.00/50.00 SPRINKLED

Commissioner - Public Safety

REVIEWED FOR
BARRIER - FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No. 6339

PERMISSION IS HEREBY GIVEN TO:

Holiday Inns

70 Spring St.

Portland, ME 04101

Location of project:

Portland, ME

PROJECT TITLE:

Holiday Inn by the Bay

OCCUPANCY CLASSIFICATION:

Assembly

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on 10/1/94, 19 94.

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 20 day of September, A.D. 19 94

FEE \$ 150.00/50.00 SPRINKLED

Commissioner - Public Safety

APPROVED

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jadine R. O'Brien, Chair
Kenneth M. Cole III, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

April 27, 1994

Gustave Tillman
Holiday Inn by the Bay
88 Spring Street
Portland, ME 04101

RE: 88 Spring Street

Dear Mr. Tillman:

On April 26, 1994 the Portland Planning Board voted 7-0 to approve the site plan for the Holiday Inn by the Bay parking garage conversion. The Board also voted 7-0 to grant a Certificate of Appropriateness under the Historic Preservation Ordinance subject to the following condition:

1. Windows to be set back from front plane of building to the extent possible -- a minimum of 1".

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #14-94, which is attached.

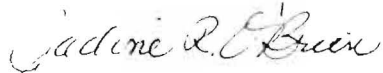
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

If there are any questions, please contact the Planning Staff.

Sincerely,



Jadine Raynes O'Brien, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
✓ P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
John Rague, Principal Engineer
Craig Carrigan, PE, Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File

1102

Know All Men by These Presents, that

HARPER HOTELS OF VERMONT, INC., a corporation organized and existing under the laws of the State of Vermont and having a place of business at Portland, County of Cumberland and State of Maine,

JUN 3 1988

PEOPLES HERITAGE SAVINGS BANK

in consideration of THREE MILLION (\$3,000,000.00) ----- dollars, paid by the Portland Savings Bank, a corporation established by law, at Portland, in the County of Cumberland, and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Portland Savings Bank, its successors and assigns forever

A certain lot or parcel of land, with the buildings thereon, situated in said Portland, between Spring and Pleasant Streets, being more particularly bounded and described as follows:

Beginning on the northerly side of Pleasant Street at the southeasterly corner of a parcel of land conveyed to the St. Elizabeth Roman Catholic Asylum by James Augustine Healy by deed dated January 10, 1888 and recorded in the Cumberland County Registry of Deeds in Book 544, Page 74; thence by land of said St. Elizabeth Roman Catholic Asylum North $24^{\circ} 50' 30''$ West a distance of 123.47 feet to an angle point; thence by land of said St. Elizabeth Roman Catholic Asylum South $64^{\circ} 26' 30''$ West a distance of 41.65 feet to land conveyed to the Portland Society of Arts by Helen E. Turner by deed dated October 23, 1967 and recorded in said Registry of Deeds in Book 3016, Page 822; thence by land of said Society of Arts North $25^{\circ} 57' 30''$ West a distance of 64.01 feet to the new side line of Spring Street; thence by said Spring Street North $64^{\circ} 12' 30''$ East a distance of 269.08 feet to the westerly side of Oak Street; thence by said Oak Street South $24^{\circ} 43' 30''$ East a distance of 221.82 feet to Pleasant Street; thence by said Pleasant Street South $72^{\circ} 50'$ West a distance of 227.75 feet to the point of beginning.

Courses are magnetic and of the date of 1939.

Being the same premises conveyed to the grantor herein by the following warranty deeds less those portions thereof which were conveyed by the grantor to the City of Portland for the purpose of widening Spring Street by warranty deed dated May 28, 1971 and recorded in said Registry of Deeds in Book 3179, Page 551; from David A. Carey, dated February 16, 1971 and recorded in said Registry of Deeds in Book 3160, Page 182; from Howard B. Whipple et al, dated February 17, 1971 and recorded in said Registry of Deeds in Book 3160, Page 228; from Porter D. Leighton, dated February 17, 1971 and recorded in said Registry of Deeds in Book 3160, Page 230; from Hazen O. Hagar et al, dated February 23, 1971 and recorded in said Registry of Deeds in Book 3160, Page 634; from Carol Leighton et al, dated February 23, 1971 and recorded in said Registry of Deeds in Book 3160, Page 638; from Donald C. Bailey, dated February 23, 1971 and recorded in said Registry of Deeds in Book 3160, Page 740; from The Woman's Literary Union, dated April 21, 1971 and recorded in said Registry of Deeds in Book 3166, Page 865, and from Marion C. Grant, dated May 17, 1971 and recorded in said Registry of Deeds in Book 3170, Page 287.

Also, another certain lot or parcel of land situated in said Portland on the southerly side of Pleasant Street and being more particularly bounded and described as follows:

Beginning at an iron located in the southerly side line of Pleasant Street at the northwesterly corner of land now or formerly of J. B. Brown & Sons; which iron is situated 91.52 feet westerly of the intersection of the southerly side line of Pleasant Street and the westerly side line of Maple Street; thence running South $13^{\circ} 30' 30''$ East along said J. B. Brown & Sons land a distance of 136.5 feet to an iron located in an angle of said J. B. Brown & Sons land; thence running South $63^{\circ} 27' 30''$ West along said J. B. Brown & Sons and along land now or formerly of Theodore R. Wilson, Jr. et al a distance of 163.52 feet to an iron; thence running North $18^{\circ} 59'$ West along land now or formerly of Fred C. Scribner, Jr., Trustee, a distance of 161.23 feet to an iron in the southerly side line of Pleasant Street; thence running North $72^{\circ} 16' 30''$ East along the southerly side line of Pleasant Street a distance of 175.16 feet to the point of beginning.

Being the same premises conveyed to the grantor by warranty deed of Mattatal Realty Co., dated July 31, 1972 and recorded in said Registry of Deeds in Book 3275, Page 166.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Portland Savings Bank, its successors and assigns forever, to their use and behoof forever. And it for itself for and its successors and assigns, ~~herein, covenants, conditions and restrictions~~ do ^{CS}covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the granted premises; that they are free from all incumbrances; that it has ~~some~~ good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its ~~heirs~~ ^{successors} shall and will Warrant and Defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

or assigns,

Provided Nevertheless, That if the said Grantor its heirs/~~executors, administrators~~ shall pay to the said Grantee, its successors or assigns, the sum of Three Million Dollars (\$3,000,000.00) ~~in accordance with note of even date herewith and any additional sum or sums which may hereafter be advanced on the security of this mortgage, in accordance with note or notes evidencing such advances, up to and not exceeding a total amount of~~

with interest on said sums at the rate specified in said note or notes, payable monthly and interest on all overdue interest at the same rate, until the note or notes mentioned herein are fully paid, according to their tenor and shall pay all taxes and other assessments laid upon said property, promptly when due and shall at all times keep said buildings insured, payable to said Grantee, in manner satisfactory to it, to the extent of the claim hereby secured, and shall repay to said Grantee, its successors or assigns, on demand, all sums if or they may pay for taxes, assessments, insurance and reasonable repairs and improvements upon said premises, whether necessary or not, and all expenses, if any are incurred, of foreclosure of this mortgage, together with reasonable counsel fees, with interest ^{on} said sums, as aforesaid, and shall not commit or suffer any strip or waste of the granted premises or commit any breach of any covenant herein contained, then this deed, and also said note or notes, shall be void; otherwise shall remain in full force. Provided further, however, that if title to said premises shall pass from the mortgagor herein either voluntarily or involuntarily, then the whole amount of said note shall immediately become due and payable at the option of the mortgagee, its successors or assigns. * *

In Witness Whereof, the said HARPER HOTELS OF VERMONT, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Henry M. Harper, Jr., its President, thereunto duly authorized,

~~the said Grantor~~

~~giving herein as Grantor for the consideration aforesaid to her right, interest and title by~~
~~her heirs, successors and assigns~~ ~~relinquishment of all other rights in the above described~~
~~premises~~ ~~hand and seal~~ this thirty-first day of
May, in the year of our Lord one thousand nine hundred and seventy-three.

Signed and Sealed in
the presence of
Clara Thomas

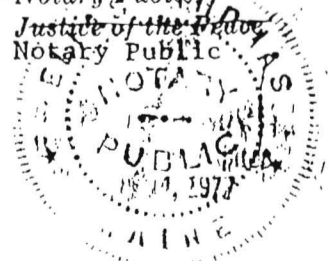
HARPER HOTELS OF VERMONT, INC.
By *Henry M. Harper, Jr.*
Its President



State of Maine

CUMBERLAND, SS. May 31, 19 73

Personally appeared the above named Henry M. Harper, Jr., President of said grantor and acknowledged the above instrument to be ~~his free act and deed~~ free act and deed of said corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the ~~before me~~ free act and deed of said corporation. Before me, *Clara Thomas*



154
MAY 31 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 11 54 AM, and recorded in
BOOK 3404 PAGE 132 *W. Luthy Register*