

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 050138

Please Read Application And Notes, If Any, Attached

This is to certify that Mccain Mark /Owner  
has permission to Install new systems, bathroom & kitchen and a rooftop deck with access while maintaining interior & exterior  
AT 71 State St 044 G005001

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 written permission procured before this building or part thereof is laid or closed-in. **HEAR NOTICE IS REQUIRED.**

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

**OTHER REQUIRED APPROVALS**

Fire Dept \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

**PERMIT ISSUED**

**MAR 1 2005**

**CITY OF PORTLAND**

*[Signature]* 2/1/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0138	Issue Date: MAR - 1 2005	CBL: 044 G005001
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Location of Construction: 71 State St	Owner Name: McCain Mark	Owner Address: 31 Mill St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single family	Proposed Use: Single family Install new systems, bathrooms, & kitchen and a rooftop deck with access while maintaining interior & exterior Historical integrity	Permit Fee: \$273.00	Cost of Work: \$27,500.00	CEO District: 2
Proposed Project Description: Install new systems, bathrooms, & kitchen and a rooftop deck with access while maintaining interior & exterior Historical integrity		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003	

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 02/08/2005	Zoning Approval
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- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 3/1/05	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: D. Andrews
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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

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## HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair  
John ~~Turk~~, Vice Chair  
Marc Belanger  
Kimberley Geyer  
Edward Hobler  
Steve Sewall  
Susan ~~Wroth~~

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February 15, 2005

Mark McCain  
31 Mill Street  
Yarmouth, Maine 04096

Re: 69-71 State Street – exterior alterations and additions

Dear Mr. McCain:

On February 2, 2005, the City of Portland's Historic Preservation Board voted 6-0 (Hobler absent) to approve your application for a Certificate of Appropriateness for exterior alterations and additions at 69-71 State Street.

Board approval was made subject to the following conditions:


- Where door opening on rear ell is to be infilled, new brick shall be set back 2 inches from leading plane.
- Replacement front doors at #71 to replicate exactly the design of remaining original doors at #69.
- Glass in replacement windows to be clear, not Low-E. Exterior hardware for storm panels to be painted out to match color of window frame.
- Metal railing around the proposed rear deck to feature vertical pickets, as shown in catalogue cut.
- Roofing material to conform to specification shown at hearing.
- Height of cellar windows to be increased by lowering the sills.
- Applicant may substitute full-lite doors for paneled doors originally proposed for rear dormer.

All improvements shall be carried out as shown on the final submitted plans and as described at the 2/02/05 public hearing. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within

twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

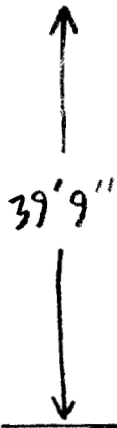
Handwritten signature of Cordelia Pitman in cursive script. To the right of the signature, the initials "CP" are enclosed in a hand-drawn circle.

Cordelia Pitman, Chair  
Historic Preservation Board

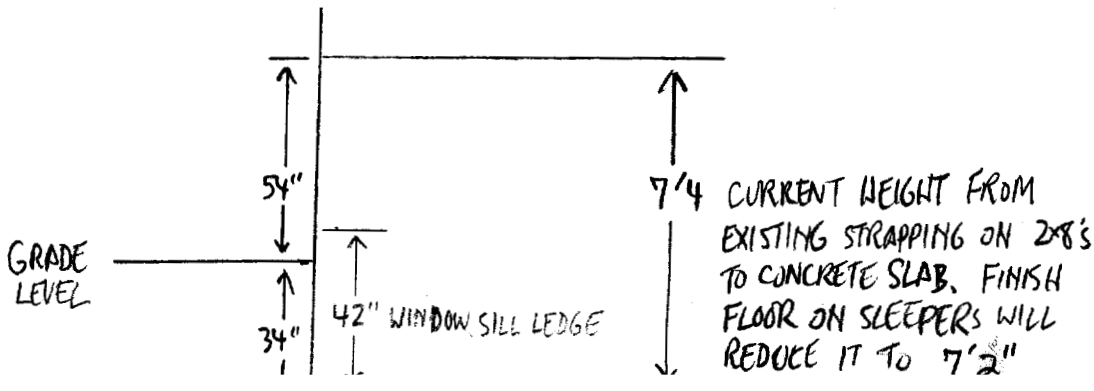
cc: Approval Letter File  
Building Inspections

MARK MCCARTY  
69-71 STATE STREET

EXTERIOR HEIGHT:

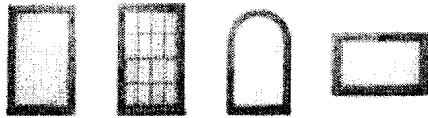


#69 BASEMENT BEDROOM HEIGHTS



1' = 1/4"

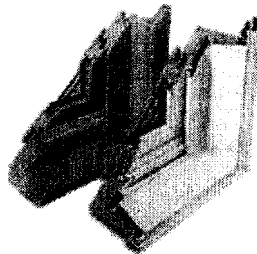
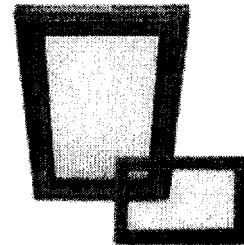
## TILT TURN AND HOPPER

[Clip](#) [Open](#) [What's This?](#)

Swing it wide like a door, or tilt the top of the sash into your room for overhead ventilation. The Tilt Turn window, long a favorite in Europe, easily operates in both directions using only one remarkable handle. It also offers emergency exit access, easy cleaning and unique style. The Tilt-in Hopper is the perfect companion for additional air and light. Heavy-duty hardware on all versions guarantees sturdy reliability. When you add our usual assortment of glazing, Divided Lite and Cladding options, you'll find that together, we've created quite a unique window.

### Standard Features

- 2 13/32" (61 mm) jambs
- Bare wood interior
- Bronze handle
- Clear, one-lite insulating glass
- Screen
- Vinyl Drip Cap and nailing fin (clad units)

[Tilt Turn and Hopper](#)[Photo Gallery](#)[Options](#)[Sizes and Specs](#)[CAD Drawings](#)[Installation Instructions](#)

# WOOD MAGNUM TILT-TURN / HOPPER

## MEASUREMENT CONVERSIONS

Measurement Conversions - Tilt-Turn / Hopper 2 13/32"									
Size Referenced	Daylight Opening	Glass Size	Frame Size	Rough Opening	Masonry Opening (Without Brick Mould Casing)				
Daylight Opening	Dimension Needed								
	Width	+ 1 1/8" (29)	Width	+ 9 1/8" (232)	Width	+ 10 1/8" (257)	Width	+ 9 5/8" (244)	
Glass Size	Dimension Given								
	Height	+ 1 1/8" (29)	Height	+ 9 1/8" (232)	Height	+ 9 5/8" (244)	Height	+ 9 3/8" (238)	
Frame Size	Width	- 1 1/8" (29)	Width	+ 8" (203)	Width	+ 9" (229)	Width	+ 8 1/2" (216)	
	Height	- 1 1/8" (29)	Height	+ 8" (203)	Height	+ 8 1/2" (216)	Height	+ 8 1/4" (210)	
Rough Opening	Width	- 9 1/8" (232)	Width	- 8" (203)	Width	+ 1" (25)	Width	+ 1/2" (13)	
	Height	- 9 1/8" (232)	Height	- 8" (203)	Height	+ 1/2" (13)	Height	+ 1/4" (6)	
Masonry Opening (Without Brick Mould Casing)	Width	- 10 1/8" (257)	Width	- 9" (229)	Width	- 1" (25)	Width	- 1/2" (13)	
	Height	- 9 5/8" (244)	Height	- 8 1/2" (216)	Height	- 1/2" (13)	Height	- 1/4" (6)	

#69 STATE ST.  
BASEMENT  
EGRESS WINDOW  
ROUGH OPENING  
39 1/2 x 47 1/8  
- 7 1/8 - 6  
32 3/8 W x 41 1/8 H  
CLEAR DIMENSIONS

**Egress Conversions**  
Net Clear Opening Width: Rough Opening - 7 1/8" (181)  
Net Clear Opening Height: Rough Opening - 6" (152)

**NOTE:** Measurements do not include sub sill. Conversions represent units without dividers. Contact Marvin's for additional conversions.

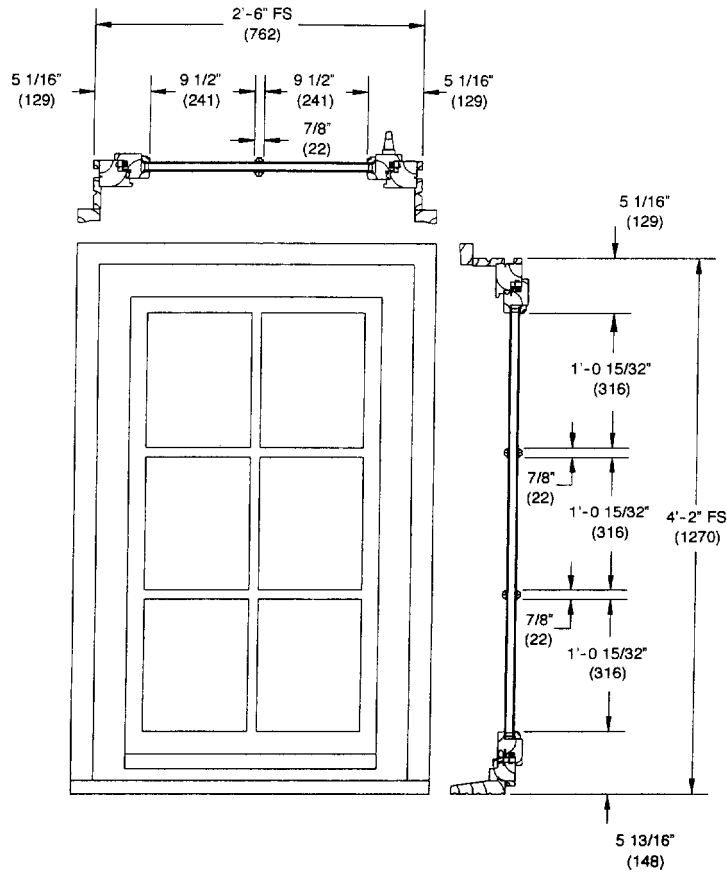
Measurement Conversions - Tilt-Turn / Hopper 4 9/16"									
Size Referenced	Daylight Opening	Glass Size	Frame Size	Rough Opening	Masonry Opening (With Brick Mould Casing)				
Daylight Opening	Dimension Needed								
	Width	+ 1 1/8" (29)	Width	+ 10 1/8" (257)	Width	+ 11 1/8" (283)	Width	+ 13 3/8" (340)	
Glass Size	Dimension Given								
	Height	+ 1 1/8" (29)	Height	+ 10 1/8" (257)	Height	+ 11 3/8" (289)	Height	+ 12 1/2" (318)	
Frame Size	Width	- 1 1/8" (29)	Width	+ 9" (229)	Width	+ 10" (254)	Width	+ 12 1/4" (311)	
	Height	- 1 1/8" (29)	Height	+ 9 3/4" (249)	Height	+ 10 1/4" (260)	Height	+ 11 3/8" (289)	
Rough Opening	Width	- 10 1/8" (257)	Width	- 9" (229)	Width	+ 1" (25)	Width	+ 3 1/4" (83)	
	Height	- 10 7/8" (275)	Height	- 9 3/4" (248)	Height	+ 1/2" (13)	Height	+ 1 5/8" (41)	
Masonry Opening (With Brick Mould Casing)	Width	- 11 1/8" (283)	Width	- 10" (254)	Width	- 1" (25)	Width	+ 2 1/4" (57)	
	Height	- 11 5/8" (299)	Height	- 10 1/4" (260)	Height	- 1/2" (13)	Height	+ 1 1/8" (29)	

**Egress Conversions**  
Net Clear Opening Width: Rough Opening - 8 1/8" (206)  
Net Clear Opening Height: Rough Opening - 7 3/4" (197)

**NOTE:** Measurements include sub sill. Conversions represent units without dividers. Contact Marvin's for additional conversions.

# WOOD MAGNUM TILT-TURN / HOPPER

## RECTANGULAR DAYLIGHT OPENING CONVERSIONS



Conversion Formula:

$$\frac{\text{DLO} - \text{Total Bar Width}}{\text{Number of Lites}} = \text{Individual DLO}$$

**NOTE:**  
For additional information on individual daylight openings please contact your Marvin representative.

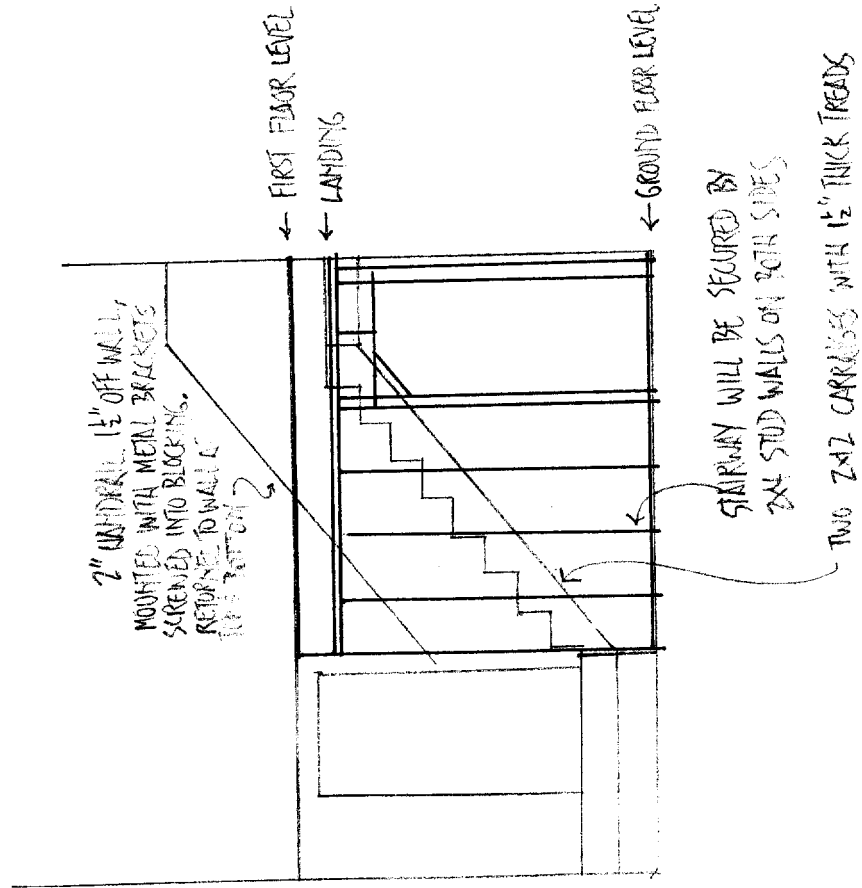
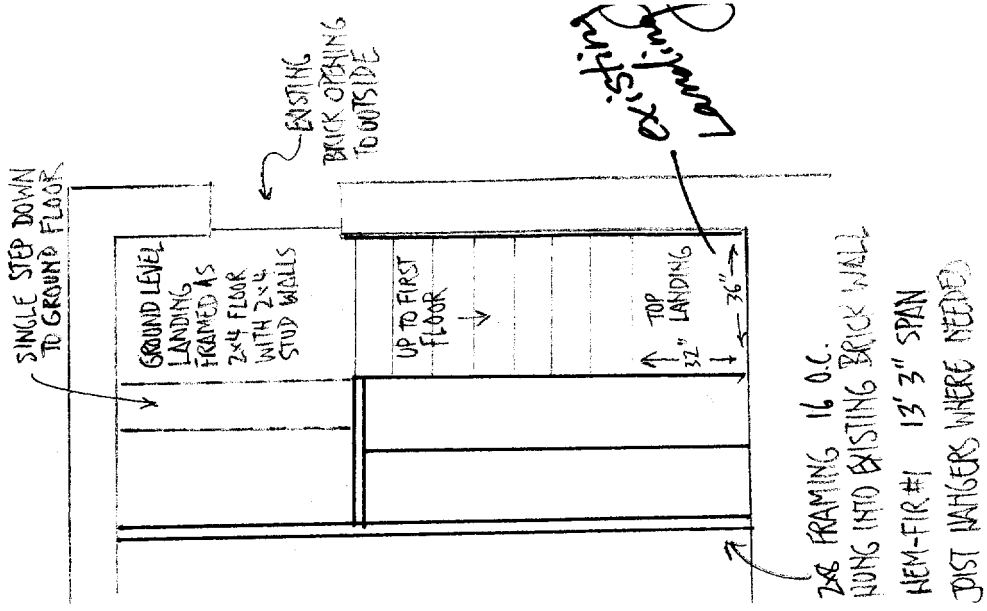


69-71 STATE STREET PORTLAND

STAIRWAY DETAILS

2-26-05 1" = 1/4"

RECEIVED  
MAR - 1 2005  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME



MARK HICKEY

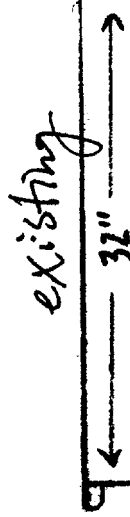
71 STATE STREET, PORTLAND  
 PROPOSED STAIRWAY

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

MAR - 1 2005

RECEIVED

FIRST FLOOR HEIGHT



EXISTING  
 COMMON WALL,  
 BRICK

The current stairway from the rear entry to the first floor is 28" wide, with 9 5/8" risers, and 9" treads with 1/2" overhangs. I would like to replace it with this 36" wide stairway in the same location.

7 7/8" RISER

9 1/8" TREAD WITH 1 3/8" OVERHANG = 11"

Stair rebuild -  
 OK improving slope -  
 3403.4 IBE

EXISTING DOOR  
 OPENING IN  
 REAR BRICK  
 WALL

HEIGHT COMING IN FROM REAR ENTRY DOOR,  
 GROUND-LEVEL FLOOR IS TWO STEPS DOWN

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-0138	<b>Date Applied For:</b> 02/08/2005	<b>CBL:</b> 044 G005001
<b>Location of Construction:</b> 71 State St	<b>Owner Name:</b> McCain Mark	<b>Owner Address:</b> 31 Mill St
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings
<b>Proposed Use:</b> Single family Install new system, bathroom, & kitchen and a rooftop deck with access while maintaining interior & exterior Historical integrity	<b>Proposed Project Description:</b> Install new systems, bathrooms, & kitchen and a rooftop deck with access while maintaining interior & exterior Historical integrity	

1) \* Approval subject to Historic Preservation Board conditions - see attached approval letter.

**Dept:** Zoning**Status:** Approved with Conditions**Reviewer:** Tammy Munson**Approval Date:** 03/01/2005**Comments:**

2/24/05-tmm: left message w/owner - need more info.



# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 05-0138	<b>Date Applied For:</b> 0210812005	<b>CBL:</b> 044 G005001
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<b>Location of Construction:</b> 71 State St	<b>Owner Name:</b> McCain Mark	<b>Owner Address:</b> 31 Mill St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single family Install new systems, bathrooms,& kitchen and a rooftop deck with access while maintaining interior & exterior Historical integrity	<b>Proposed Project Description:</b> Install new system, bathrooms,& kitchen and a rooftop deck with access while maintaining interior & exterior Historical integrity
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<b>Dept:</b> Historical	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 0211712005
<b>Note:</b>			<b>Ok to Issue:</b> ✓
1) * Approval subject to Historic Preservation Board conditions - see attached approval letter.			
<b>Dept:</b> Zoning	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b>
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b>


EXTERIOR WORK APPROVED BY HISTORIC PRESERVATION BOARD 2/2/05

# All Purpose Building Permit Application

1		
Total Square Footage of Proposed Structure 2,600 (EXISTING)		Square Footage of Lot 2,330
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 044          G              5	Owner: / Applicant: MARK MCCAIN	Telephone: 846-0697
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 31 MILL ST. YARMOUTH ME 04096	cost Of Work: \$ 27,500 Fee: \$ 273
Current use: <del>VACANT</del> <u>Single Family</u>		
If the location is currently vacant, what was prior use: <u>SINGLE-FAMILY RESIDENCE</u>		
Approximately how long has it been vacant: <u>+10 YEARS</u>		
Proposed use: <u>SINGLE-FAMILY RESIDENCE</u>		
Project description: <u>INSTALL NEW SYSTEMS, BATHROOMS &amp; KITCHEN, WHILE MAINTAINING INTERIOR AND EXTERIOR HISTORICAL INTEGRITY. ALSO A ROOFTOP DECK &amp; ACCESS.</u>		
Contractor's name, address & telephone: <u>OWNER</u>		
Who should we contact when the permit is ready: <u>OWNER</u>		
Mailing address:		
<div style="border: 1px solid black; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"> <p style="transform: rotate(180deg); font-weight: bold;">RECEIVED</p> <p style="font-size: small;">CITY OF PORTLAND, ME</p> </div> <p>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: 846-0697</p>		

IF THE REQUIRED INFORMATION IS NOT PROVIDED 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.

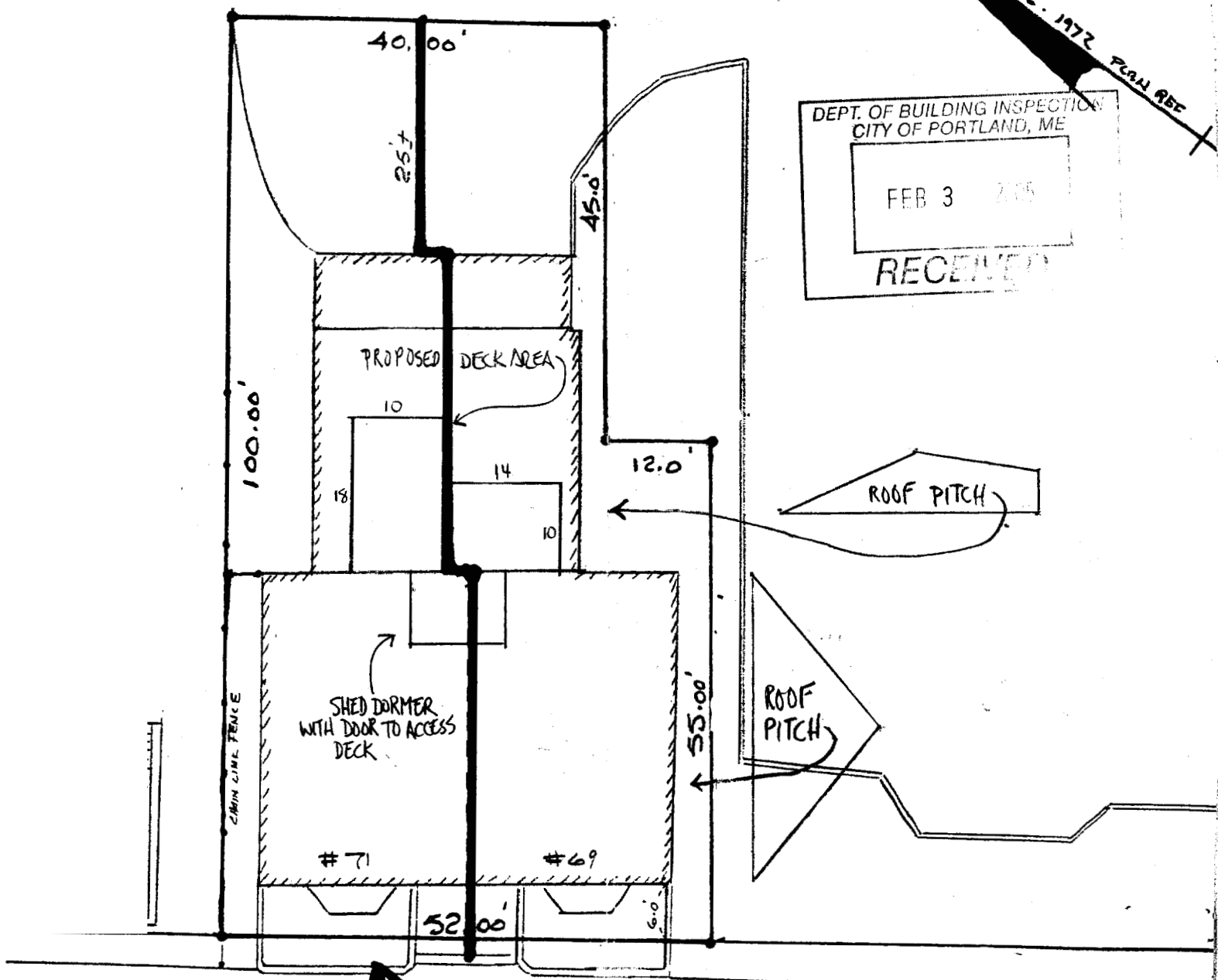
Signature of applicant: 	Date: 1/27/05
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3/1/05  
568

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 4<sup>th</sup> floor of City Hall

MAY 1972 PLAN REF

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
FEB 3 2005  
RECEIVED



**SUBJECT  
PROPERTY**

SCALE:	1" = 16'
DATE:	06-20-04
BY:	DANIEL T. DALL LAND SURVEYOR 87A OCEAN STR SOUTH PORTLAND

69 + 71 STATE STREET CHART 044, BLOCK G, LOTS 4 & 5

RELEASE DEED

KNOW ALL BY THESE PRESENTS, That **SEVENTY-FIVE STATE STREET, f/k/a Home for Aged Women**, a Maine non-profit corporation with a mailing address of 75 State Street, Portland, Maine (the "Grantor"), for consideration paid, does hereby release to **MARK MCCAIN**, with a mailing address of 31 Mill Street, Yarmouth, Maine **04096** (the "Grantee"), the following lots or parcels of land with buildings thereon, in the City of Portland, County of Cumberland, State of Maine. situated on the northeasterly side of State Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows (the "Property"):

Parcel 1 (69 State Street)

BEGINNING on the northeasterly side of State Street in said City of Portland at a point about seventy (70) feet northwesterly from the intersection of the northeasterly side of State Street with the northwesterly side of Danforth Street, and at the corner of land formerly of E.C. Rogers and now of the Home for the Aged; from said point of beginning running thence northwesterly by the northeasterly side of State Street twenty-six (26) feet, more or less, to land formerly of A.G. Dewey and more recently conveyed by Carl J. Ward, et al., to Glen Lane, et al., by warranty deed dated December 10, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2331, Page I;

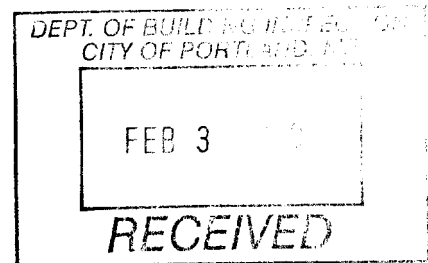
Thence, running northeasterly by said Lane land one hundred (100) feet, more or less, to land formerly of E.L. Fox, et al., and now of the Home for the Aged;

Thence, running southeasterly by said Fox land twenty (20) feet, more or less, to a corner and other land of the Home for the Aged;

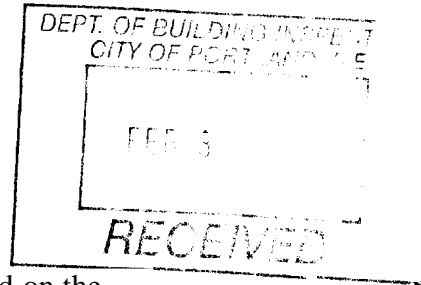
Thence, running southwesterly, southeasterly and southwesterly by said Home for the Aged land to said Street and the POINT OF BEGINNING.

Reference is made to a deed from Mary J. State to Home for the Aged, dated March 29, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2951, Page 509. Further reference is made to a Warranty Deed from Home for the Aged to Home for Aged Women, dated November 18, 1983 and recorded in said registry of deeds in Book 6327, Page 241.

MAINE REAL ESTATE TAX PAID







Parcel 2 (71 State Street)

A certain lot or parcel of land, with the buildings thereon, situated on the **Northeastwardly** side of State Street, in said City of **Portland**, and being situated between premises now or formerly of Alice Wright on the Southeast and premises of the Frederick **Fox** heirs on the Northwest **and** having a **width** of twenty-six (26) feet on State Street and extending back Northeastwardly from State Street a distance of about eighty-five (85) feet to land formerly of the Estate of Daniel Fox on the Northeast; together **with** one-half of the brick partition wall **dividing** and between the **brick** house on the land hereby conveyed and the house on land now or formerly of **said Wright**, now owned by Seventy-Five State Street.

Reference is made to a Personal Representative's Deed from Joan Canavan, **the** Personal Representative of the Estate of Mary **A.** Lane, to Seventy-Five State Street dated October 1, **1996** and recorded in the Cumberland County Registry of Deeds in **Book 12748**, Page **162**.

ALSO CONVEYING an easement over **an** existing paved parking lot located on other land of Grantor as described in Parcel **Five** in a deed recorded in the said registry of deeds in Book 6701, Page **69** (the "Grantor's Property"), running from Danforth St. in a general northwesterly direction along the easterly line of **Grantor's** Property to the rear portion of the Property, for the **sole purpose** of affording Grantee and Grantee's **guests** and invitees access to the parking spaces located in the rear portion of the Property (the "Property's Parking **Area**"). **RESERVING** to Grantor, its successors and assigns, the right to designate **and** relocate **said** easement as deemed necessary in Grantor's sole discretion. ALSO **RESERVING** to Grantor, its successors **and** assigns, guests and invitees, the right **and** easement to access and use the **Property's** Parking Area as a turn-around for vehicles and **to** cross over and through the Property's Parking Area so **as** to afford access to other parking areas of Grantor.

**SUBJECT TO** the following restrictions which shall inure to the benefit of the Grantor's remaining **land, and be** binding upon the Grantee, its successors and assigns:

1. Grantor shall have the right but not the obligation to repair and maintain the Property's Parking **Area** including snow removal.
2. For a term of five (5) years from the date of this deed, Grantor reserves for itself and its successors and assigns, a right of first refusal to **purchase** the Property at each time the Property is sold or title is transferred. This **right** of first **refusal** shall not apply in the event of transfer by mortgage **deed**, or the **foreclosure** of any such mortgage, but any such exempt transferee shall continue to hold the Property **subject** to this restriction in the case of any subsequent transfer. In the event of **any and** every such sale or transfer, the Grantee or other transferor shall notify Grantor, in writing, of the terms and amount of any bona **fide** offer. Grantor shall have fifteen (15) days following receipt of said bona fide offer to exercise its right to purchase the Property upon the **same** terms and amount specified **in said** offer by sending written notice of intent to purchase **to** Grantee or other

proposed number on open exercise of the right of first refusal, Grantee of the proposed transferor shall convey to Grantor marketable title to the Property by a quitclaim deed with covenant.

3. Conveyance of the Property to the **Grantee** herein **is** specifically made upon the following conditions (the "Performance Conditions"):

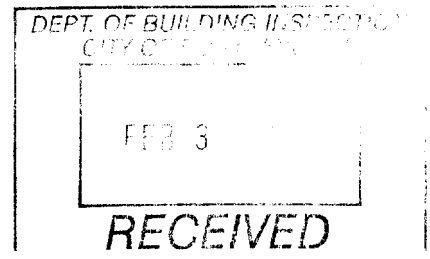
- (i) **That** Grantee undertake substantial rehabilitation of the Property within twenty-four (24) months from the date of said conveyance: and
- (ii) **That** Grantee completes rehabilitation of the **Property**, evidenced by the issuance **of** a certificate of occupancy from the City of Portland, within **four (4) years** of the date of said conveyance.

In the event of Grantee's failure to meet either of the Performance Conditions, **then the** Grantor, its successors or assigns, **may** advise the Grantee of such failure by written notice delivered to Grantee. Said notice **may** either provide Grantee with an extension to attain compliance with the Performance Conditions or shall inform Grantee that the Performance Conditions have been breached. **If** said notice does provide an extension and Grantee continues to fail to meet the terms of the Performance Conditions within the time period specified in the notice, then the Performance Conditions shall be deemed to have been breached upon the expiration **of said** extension. In the event of such breach, Grantor may, **at its** option, within ninety (90) days of **said** breach, tender to the **Grantee** the amount paid by Grantee for the Property and Grantee **shall** execute and deliver to Grantor a warranty deed conveying the property.

IN WITNESS WHEREOF, Seventy-Five State **Street has** caused this instrument to be sealed with its corporate seal **and** signed in its corporate name by **Anthony Forgione** its President this 22 day of November **2004**.

**SEVENTY-FIVE STATE STREET, a  
Maine non-profit corporation**

By: Anthony Forgione  
Anthony Forgione  
President



69-71 STATE STREET, PORTLAND

# WALL CONSTRUCTION DETAIL

NO LOAD-BEARING WALLS WILL BE ADDED OR REMOVED.

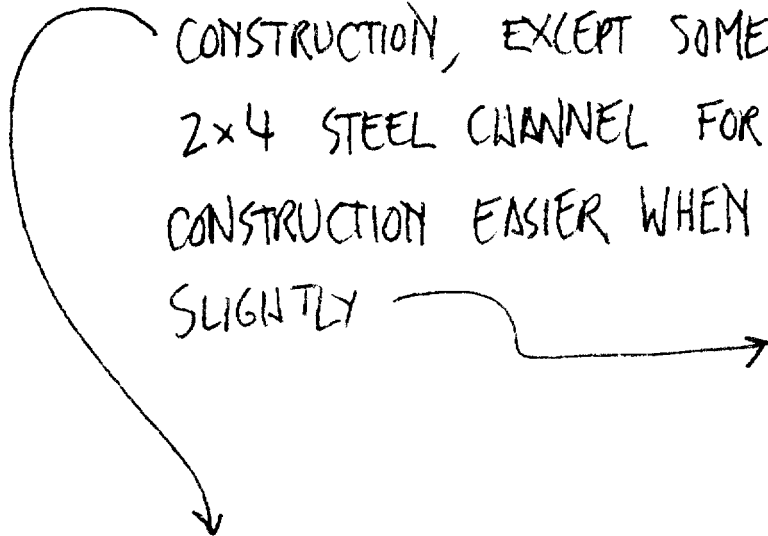
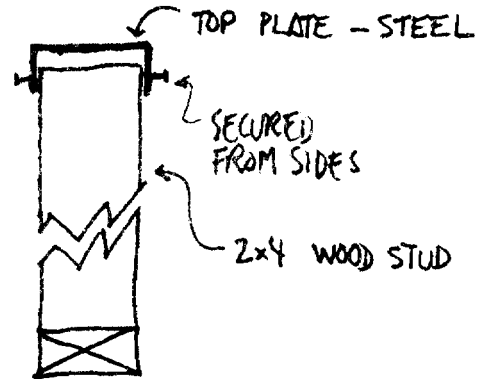
ALL NEW PARTITION WALLS WILL BE STANDARD 2x4

CONSTRUCTION, EXCEPT SOME WALLS MAY HAVE A

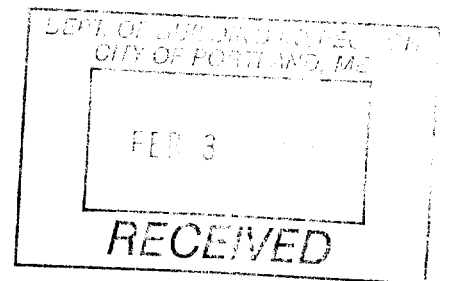
2x4 STEEL CHANNEL FOR THE TOP PLATE TO MAKE

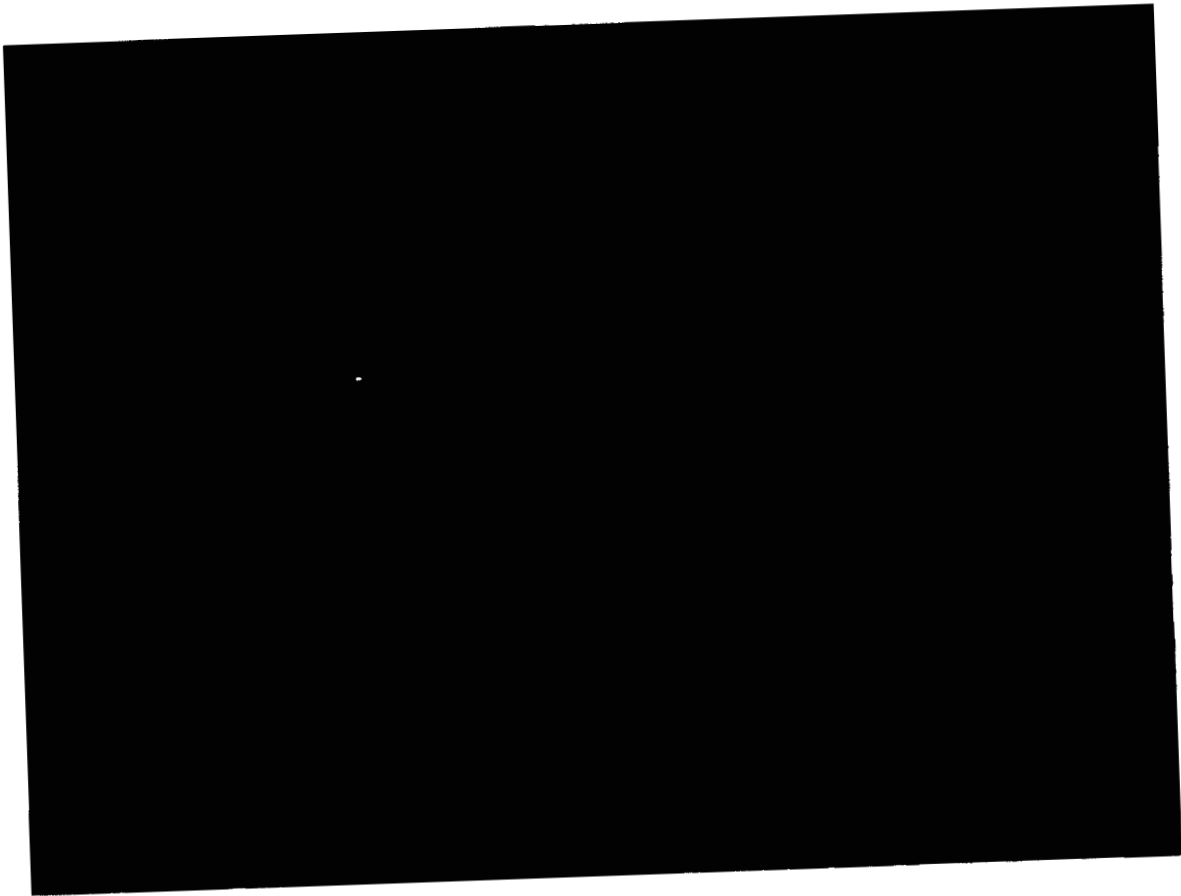
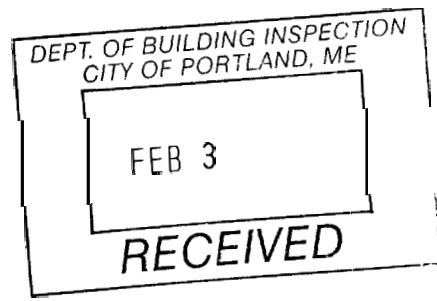
CONSTRUCTION EASIER WHEN STUD HEIGHTS VARY

SLIGHTLY

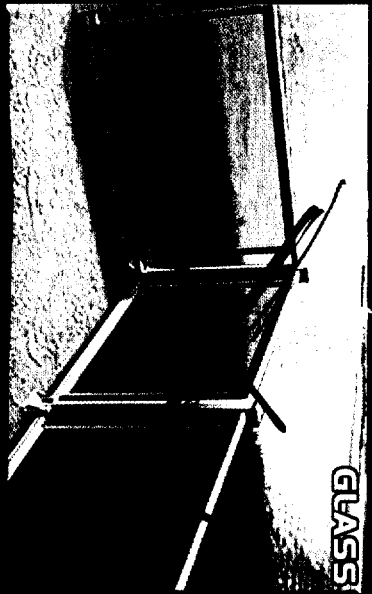


TYPICAL 2x4 WALLS  
STUDS 16" O.C.





71 STATE STREET  
EXISTING REAR STAIRWAY  
9<sup>5/8</sup>" RISERS      9" + <sup>1</sup>/<sub>2</sub>" TREADS



GLASS



CABLE



PICKET

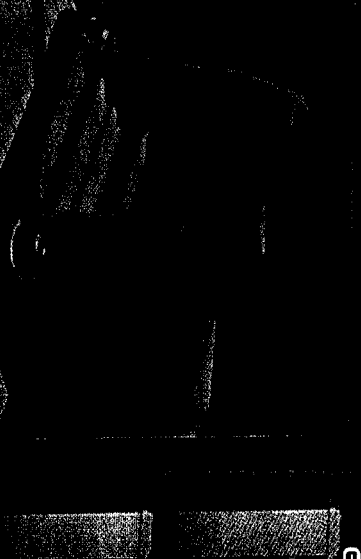


DECORATIVE



#856

#17



WHITE

ALMOND

GOLDEN CLAY

GRAY

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**Tests:** Rail post system has been tested in accordance with major building codes to withstand 200 lb. concentrated load applied in any direction at the top of the guard rail. Railing has also been tested to withstand 50 PLF horizontal load applied at the required rail height with a simultaneous load of 100 PLF vertical load. The railing has also been designed to withstand a 200 lb. horizontal load applied at any 1 foot square area of the railing system.

2700 Alabama Highway 69 South

Cullman, Alabama 35057

1-800-711-1785 Fax: (256) 287-0417

www.RailingWorks.com Email: info@RailingWorks.com

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FSJ Home Products Division

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