

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0693	Issue Date: JUL 22 2004	CBL: 045 A011001
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Location of Construction: 137 Spring St	Owner Name: Webber Enterprises Inc	Owner Address: 21 Old Fort Rd	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Building Miscellaneous	Zone: R6

Past Use: Six unit	Proposed Use: 7 unit: requesting legalization of existing non-conforming unit	Permit Fee: \$75.00	Cost of Work: \$0.00	(CEODistrict): 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 22 Type: 53 7/21/04	

Proposed Project Description: legalization of 1 existing non-conforming unit	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: kwd	Date Applied For: 05/27/2004	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <input 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>7/20/04</i>	Date: <i>work requires</i>	<i>my exterior work requires a separate review and approvals</i>

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: 04-0693	Date Applied For: 05/27/2004	CBL: 045 A011001
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Location of Construction: 137 Spring St	Owner Name: Webber Enterprises Inc	Owner Address: 21 Old Fort Rd	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Building Miscellaneous	

7 unit: requesting legalization of existing non-conforming unit	legalization of 1 existing non-conforming unit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/20/2004**Note:** 7/15/04 received final paperwork from insp. with some conditions - Lt. Mac returned paperwork on 6/1/04 - **Ok to Issue:**
No written notices from neighbors ever received after mailings.

- 1) The Inspections Division has two conditions that shall be completed before an occupancy permit can be issued.
 - 1) Unit 7 will have a new dedicated egress at the front of building.
 - 2) Unit 6 will have a dedicated egress out the rear of the building.
- 2) This property shall remain a seven (7) family dwelling after the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/21/2004**Note:** **Ok to Issue:**

- 1) This is simply legalizing the use of an existing, previously unrecognized unit and authorizes no construction.
- 2) The conditions set forth by the review process must be completed and confirmed prior to the issuance of a C/O

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 07/21/2004**Note:** **Ok to Issue:** **Comments:**

6/24/2004-mjn: Left a message w/ the owner to schedule an inspection for The CEO and Lt. Mac

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



04-0693

CITY OF PORTLAND

**APPLICATION FOR
LEGALIZATION OF NONCONFORMING DWELLING UNITS
Section 14-391 – In effect March 24, 2004**

Location/Address of Legalization: 137 Spring Street / 120-122 Park Street		
Tax Assessor's Chart, Block & Lot Chart# 045 Block# A Lot# 11	Owner: Sarah Webber Address: 21 Old Fort Road Cape Elizabeth, ME 04107	Telephone: 799-6965 833-9686
Contact name, address & telephone if different than above:	Cost of Work: \$ 1,000.00	Fee: \$
\$300 per legalized unit & %75 per C of O		
current # of legal D.U. 6	Requested # of units To be legalized: 1	Total bldg. units: 7
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: 1983 Loan application with 1984 certificate of final inspection. 1990 Assessor's Card is no 7 vnr 5		
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: Deed to property showing that I did not purchase until 9-27-01		
<p><i>I hereby certify that I am the Owner of record of the above 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.</i></p>		
Signature of applicant: Sarah C. Webber	Date: 5/27/04 MAY 27 2004	
This is NOT a permit, you may not commence ANY work until the permit is issued.		



137 Spring St
045-A-011

CITY OF PORTLAND

PAGE 2

APPLICATION FOR
LEGALIZATION OF NONCONFORMING DWELLING UNITS

For Office Use Only:

Notices to owners of properties situated within 300 feet sent on:

6/11/04

City Housing Ordinance compliance received on:

7/15/04

① unit 7 will have a Ne
dedicated egress at the
front of building
② unit 6 will have
dedicated egress out
there at the Bldg

City NFPA compliance received on:

6/1/04

Is ZBA action required?

NO written objections received by Planning Office

submitted info Show that the seventh unit
existed prior to 4/1/95
→ 1983 312 loan appl. indicating 7 D.U
→ 1990 Assessor's cards indicating 7 D.U

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

May 27, 2004

Marge Schmuckal
Zoning Administrator
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Approval pursuant to Section 14-391 Nonconformity as to Number of Dwelling Units and Condominium Conversion Permit Application.

Dear Marge,

Thank you for your assistance during our recent conversation regarding my building located at 137 Spring Street/120-122 Park Street. I have decided to seek approval to validate a non-conforming dwelling unit at my building. This 7th unit has been in existence since before 1984 and, as you will see from the plans and documentation, satisfies all the requirements of amended Sec. 14-391 of the City of Portland Land Use Ordinance.

The following is information required for the approval to validate the non-conforming dwelling unit:

Building location: 137 Spring Street/120-122 Park Street

Total Square Footage of Building: 7,980 s.f.

Square Footage of Lot: 3,525 s.f. Zone: R-6

Tax Assessor's Chart, Block, Lot: 045-A-1 1

Owner: Webber Enterprises, Inc. (Sarah Webber)
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

Length of time owned by applicant: 2.5 years

I have also attached a plan of the location of the building on the lot, a floor plan for each unit in the building, and proof that the unit existed prior to April 1st, 1995.

I, the applicant, neither constructed nor established the non-conforming dwelling unit.

After meeting with Lt. McDougal on May 18th, it was determined that I would need to have a dedicated egress for Unit #7 as they have no second egress and are on the 2nd floor. I will be closing off Unit #6's front door which was a shared egress with the second floor unit (Unit #7). That egress will be for the exclusive use of Unit #7. Unit #6 (first floor) will have their own private entrance/exit from the rear of the building. (See drawing). I will install 2 fire doors in that egress since it also accesses the basement. Therefore, the non-conforming dwelling unit (Unit #7) can be made to comply with current **NFPA** standards.

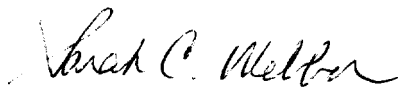
The non-conforming unit also complies with provisions of the City's Housing Code.

The building is in the R-6 zone.

Enclosed is \$375.00 to cover the \$300 application fee as well as the \$75.00 occupancy permit fee.

Thank you for your assistance in this matter. Please call me if there are any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah C. Webber".

Sarah C. Webber



CITY OF PORTLAND

September 27, 2001

Terry N. Snow, Esq.
294 Main Street, P.O. **Box** 275
Cumberland, Maine 04021-0275

RE: 137 Spring Street (120 Park Street & 122 Park Street) – 045-A-011 – **R-6** Zone

Dear Terry,

I have been researching this property for a while in order to understand it better. This one property consists of what appears to be one structure. However, over the years, there have been three separate addresses that have consistently shown up in the Greater Portland City Directories and on our office microfiche, which are; 137 Spring Street, 120 Park Street, and 122 Park Street. The pre-1957 Assessors cards break the building down to two addresses: 137 Spring Street and 120-122 Park Street.

In order to make a final determination on legal use, I look for the history of paper trails in the form of approved building permits that document the allowable use(s). When our microfiche is not clear, I use several other tools to help my documentation. Those tools are the Assessor's pre-1957 cards, and the City Directories prior to 1957. 1957 is a key date, because that is when our current Zoning Ordinance originated. If I can document that a use was existing prior to 1957, it may continue as a legal use (whether nonconforming or not). That is what I have done in this case also. I have found the following.

137 Spring Street: Om microfiche and the 1955 City Directory show the property to be a lodging house and home for the proprietor. I am considering this to be a legal one unit with an allowable lodging house.

120 Park Street: Our microfiche and the 1955 City Directory show the property to be a lodging house and home for the proprietor. I am considering this to be a legal one unit with an allowable lodging house.

122 Park Street: Our microfiche contains a building permit allowing four **(4)** dwelling units dated

3/13/84. I am considering this to be a legal four (4) dwelling unit.

Therefore, the entire property is allowed to have 6 dwelling units and a lodging house. It is my understanding that this **property presently** contains **7** dwelling units and no lodging rooms. One of the dwelling units is not allowable and is considered an illegal unit by this office. It should be removed unless otherwise legalized

Terry, you have attached a copy **of** a loan application that the City of Portland underwrote using HUD's federal rehab funds, dated February **28, 1984**. That application shows the number of dwelling units to be seven **(7)**. There is also a copy of a "Certification of final inspection" attached with my signature as a Code Enforcement Officer doing a housing inspection. These forms are not a consideration for determining zoning compliance. This certification was not intended to approve zoning status. I did check the microfiche that is available from the City's rehab division which is separate from the building inspection microfiche. There were four sheets of microfiche that concerned this loan application. I was looking for any documentation that might have shown that the Zoning Administrator at that time considered this structure to be a legal seven unit building. I did not see that documentation. I do not consider the documentation that you submitted to be part of my paper trail allowing the seven dwelling units.

Again, there are only six **(6)** dwelling units allowed. Please note that there is a right to appeal my interpretation. If you or your client wishes to appeal my decision, it must be done within **30** days of the date of this letter. I have enclosed the appropriate paperwork that is needed to file **an** appeal.

If you have any questions, please do not hesitate to call.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Pat O'Brien, 17 Brave Boat Harbor Road, York, ME **03909**
File

6/1/04

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

**CITY OF PORTLAND HOUSING CODE
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 137 Spring Street/120-122 Park Street
CBL: 045-A-11

Owner: Webber Enterprises INC (Sarah Webber)

Address of Owner: 21 Old Fort Road Cape Elizabeth, ME Telephone: 799-6965
04107 838-9686

Applicant information if different than above: _____

Current number of legal units: 6 DU

Number of units to be legalized: 1 DU
total of 7 DU

Comments of approval or disapproval (list any and all conditions):
see attached

Signature: [Signature] **Date:** 7/15/04

From: Marge Schmuckal
To: Jodine Adams
Date: Thu, Jul 15, 2004 9:26 AM
Subject: Re: 137 Spring

Jodine,
Thanks for the info. Can I ask you to attach this information to the form that I gave Mike previously?
That way I can proceed with this application. But I do need that form back that I distributed to Mike.
Marge

>>> Jodine Adams 07/15 9:11 AM >>>

After doing an inspection with Lt. Mac the following changes will be made:

Unit 7 will have a new dedicated egress at the front of the building.

Unit 6 will also have a dedicated egress out the rear of the building which will also be dedicated.

I have put the plans in your box.

Sorry it took me soooooo long to get this to you..

CC: Mike Nugent

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director

04-0693

CITY OF PORTLAND

APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNITS Section 14-391 - In effect March 24, 2004

Location/Address of Legalization: <u>137 Spring Street/120</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>A</u> Lot# <u>11</u>	Owner: <u>Sarah Webber</u> Telephone: <u>799-6965</u> Address: <u>21 Old Fort Road</u> <u>838-9686</u> <u>Case Elizabeth, ME 04107</u>
Contact name, address & telephone if different than above:	Cost of Work: <u>\$1,000.00</u> Fee: \$ \$300 per legalized unit & \$75 per C of O
current # of legal D.U. <u>6</u>	Requested # of units To be legalized: <u>1</u> Total bldg. units: <u>7</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>1983 Loan application with 1984 certificate of final inspection.</u> <u>1990 Assessors Card listing 7 units</u>	
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: <u>Deed to property showing that I did not purchase until 9-27-01</u>	
I hereby certify that I am the Owner of record of the above 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 code applicable to this permit.	
Signature of applicant: <u>Sarah C. Webber</u>	Date: <u>5/27/04</u> MAY 27 2004 CITY OF PORTLAND, ME
This is NOT a permit, you may not commence ANY work until the permit is issued.	

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

May 27,2004

Marge Schmuckal
Zoning Administrator
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Approval pursuant to Section 14-391 Nonconformity as to Number of Dwelling Units and Condominium Conversion Permit Application.

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The following is information required for the approval to validate the non-conforming dwelling unit:

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Square Footage of Lot: 3,525 s.f. Zone: R-6

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(207) 799-6965

Length of time owned by applicant: 2.5 years

I have also attached a plan of the location of the building on the lot, a floor plan for each unit in the building, and proof that the unit existed prior to April 1st, 1995.

I, the applicant, neither constructed nor established the non-conforming dwelling unit.

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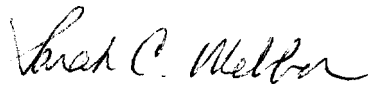
The non-conforming unit also complies with provisions of the City's Housing Code.

The building is in the R-6 zone

Enclosed is \$375.00 to cover the \$300 application fee as well as the \$75.00 occupancy permit fee.

Thank you for your assistance in this matter. Please call me if there are any questions.

Sincerely,

A handwritten signature in cursive script that reads "Sarah C. Webber".

Sarah C. Webber

Location of building on lot

FLOOD HAZARD INFORMATION

FILE NUMBER: 22496

FLOOD ZONE COMMUNITY NO: 230051 ZONE C

ATTORNEY: FERRY N. SNOW, ESQ

PANEL: 0013 B DATED: 07/15/1992

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE REFERENCE

LENDER: PEOPLES HERITAGE BANK

DEED BOOK: 15328 PAGE: 319

OWNER: CRISTOFELL PROPERTIES, LLC

PLAN BOOK: N/A PAGE: N/A LOT(S): N/A

APPLICANT: WEBBER ENTERPRISES, INC

DIAM NUMBER: N/A OF N/A

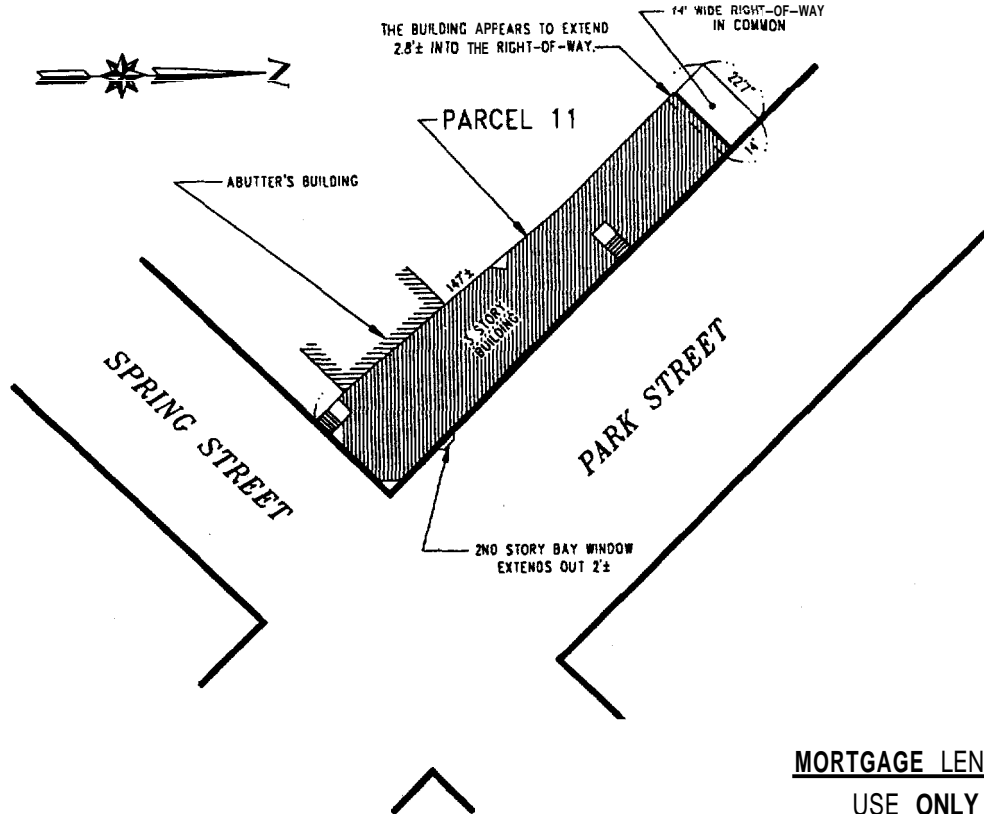
DATE: 08/31/2001 SCALE: 1"=40'

ASSESSORS MAP

MAP: 45 BLOCK: A PARCEL: 11

MORTGAGE INSPECTION PLAN

120-122 PARK STREET & 137 SPRING STREET, PORTLAND, ME



MORTGAGE LENDER USE ONLY

THIS IS NOT A BOUNDARY SURVEY

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCE DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY)

PARCEL NUMBER FROM ASSESSOR'S MAP.

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074

40' 0 40' 80'
 tel: (207) 883-1000 fax: (207) 883-1001 e-mail: nes(knoine.rr.com)
 (RON) 882-2227

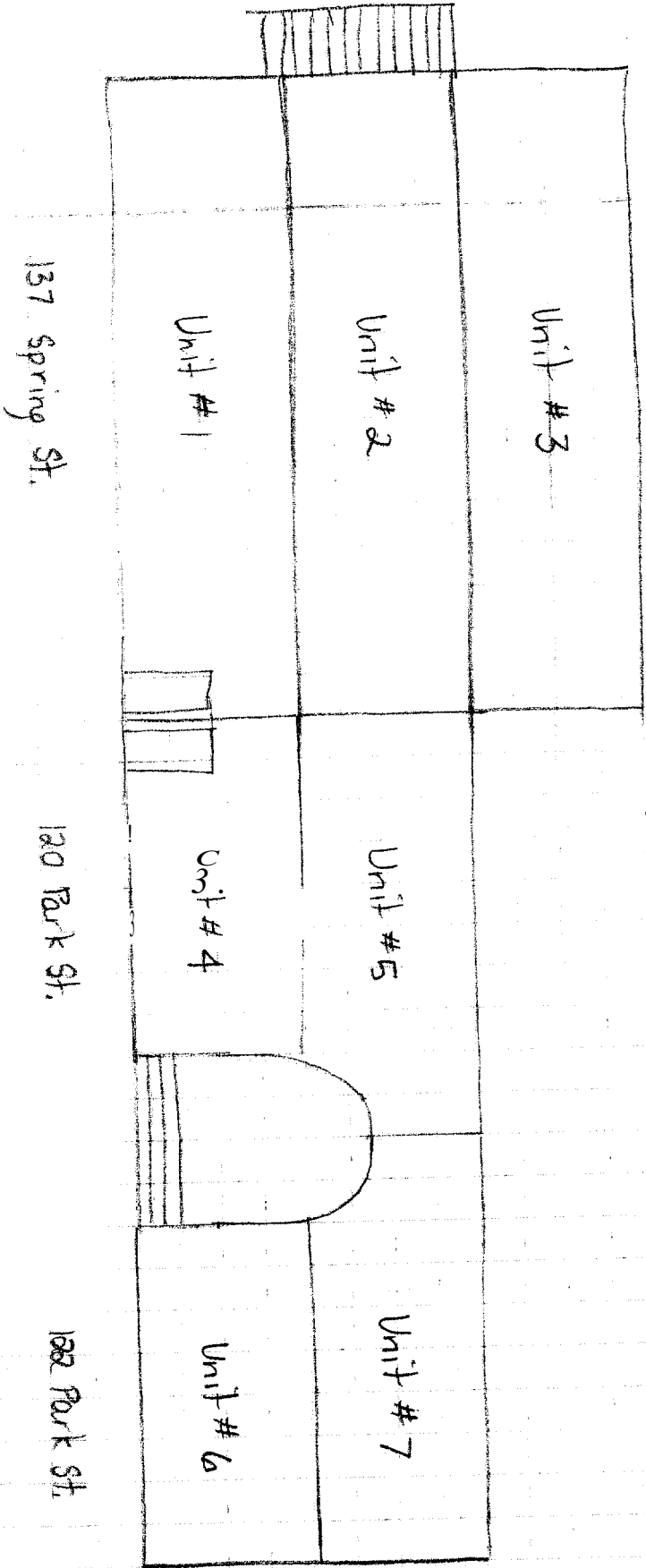


Handwritten signature of the surveyor.

GENERAL NOTES: (1) The declaration made above is on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey

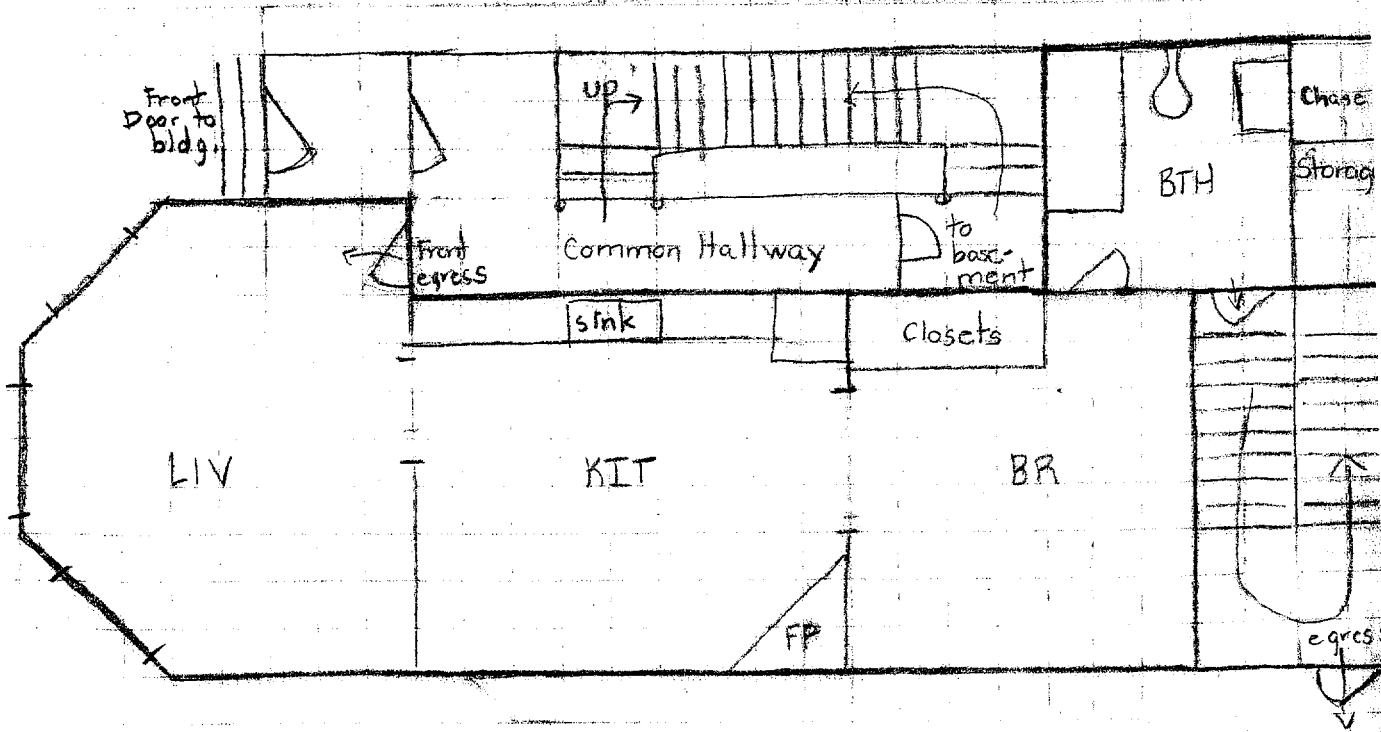
Floor plans

Side view of building with layout of units

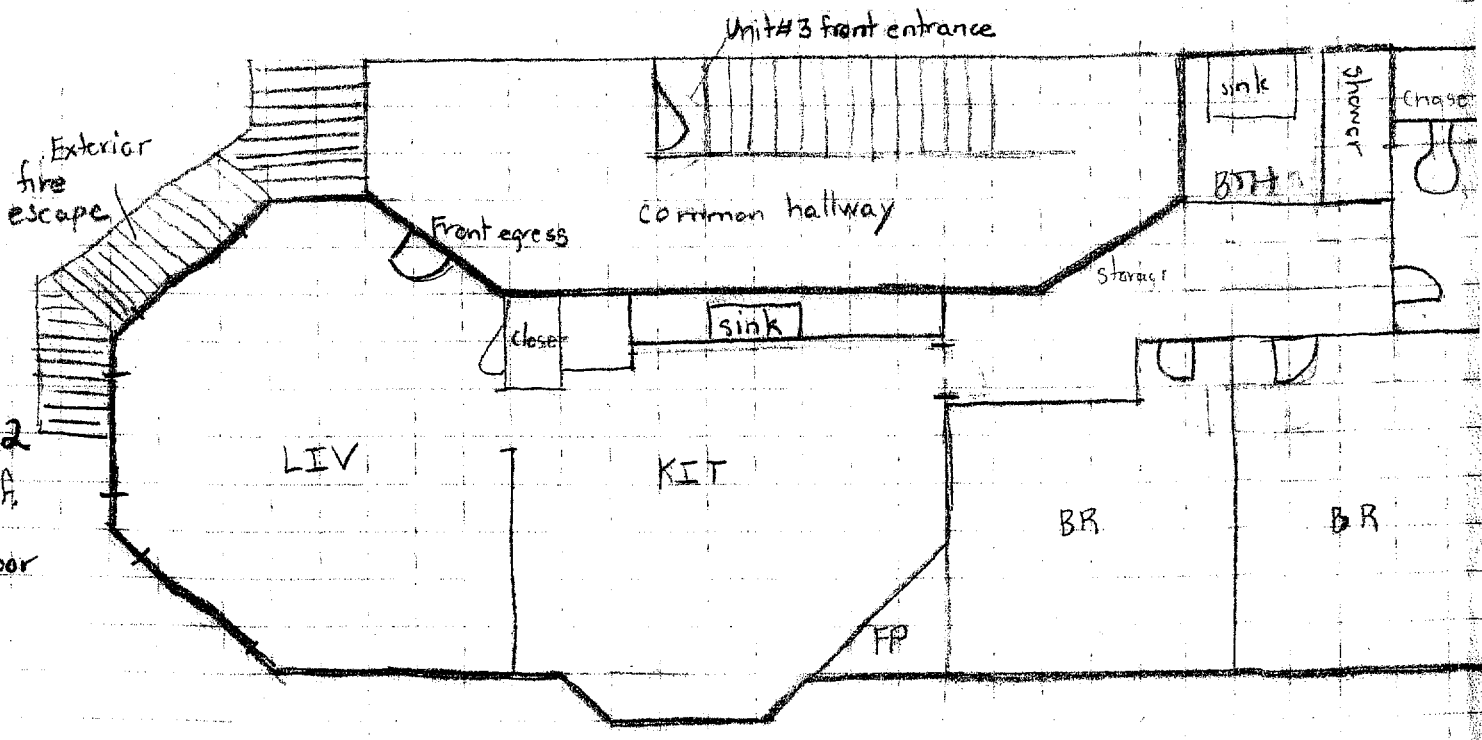


137 Spring Street

Unit #1
850 s.f.
1st floor

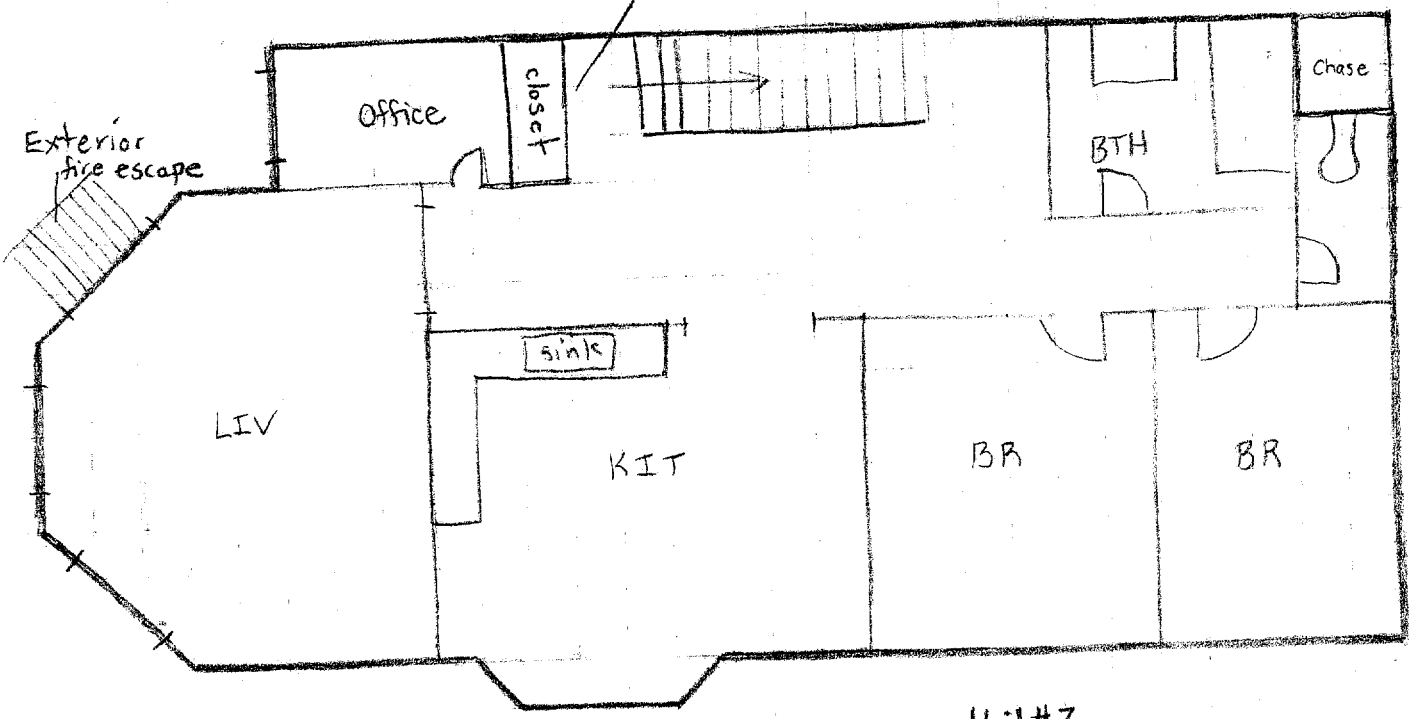


Unit #2
900 s.f.
2nd floor



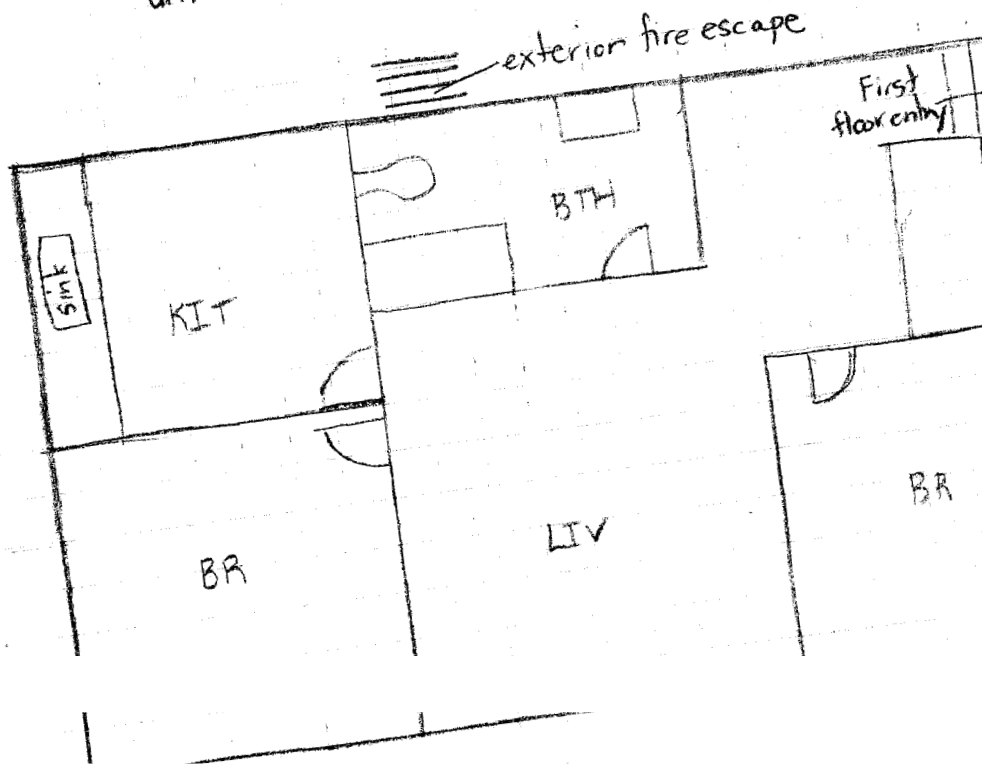
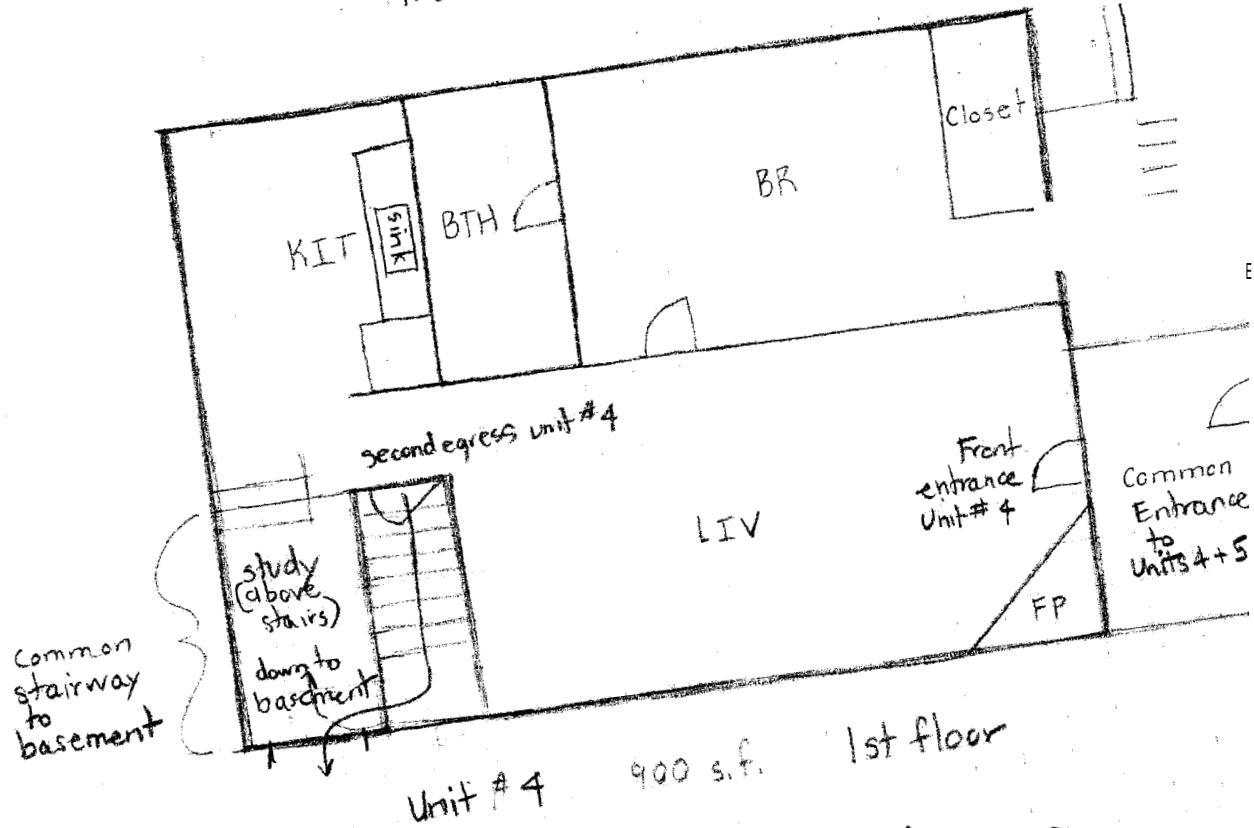
137 Spring Street

Entrance on 2nd floor



Unit #3
1,150 s.f.
3rd floor

120 Park Street



Unit #

122 Park Street

will install fire door to apt.
and fire door to basement
per meeting with Lt.
McDougal

Dedicated
1st floor
entrance/exit
from
alleyway
for Unit #6

Exclusive
entrance
to
Unit #7

entrance

2nd
floor

Bath

sink

To unit

To basement

BR

will block off
this entrance
(so unit #7 has unshared
egress to 2nd floor)

part of
Unit #7

Unit #6 900 s.f. 1st floor

Entrance
on
1st
floor

BR

BTH

sink

Kitchen

LIV

BR

Dedicated
entrance to Unit #7 Unit #7 950 s.f. 2nd floor

Zoning Division
Marge Schmuckal
Zoning Administrator



6/1/04
Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 137 Spring Street / 120-122 Park Street
CBL; CAS-A-11

Owner: Webber Enterprises Inc (SMAH Webber)

Address of Owner: 21 OLD Fort Road Telephone: 799-6965
CAPE ELIZABETH, ME Telephone: 838-9686
04107

Applicant information if different than above:

Current number of legal units: 6 DU

Number of units to be legalized: 1 DU

total of 7 DU

I of approv or disappio (list any and all conditions):

Approved

Signature: [Handwritten Signature] **Date:** 6/1/04



04-0693

CITY OF PORTLAND

APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNITS Section 14-391 - In effect March 24, 2004

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Contact name, address & telephone if different than above:	Cost of Work: \$ 1,000.00 Fee: \$ \$300 per legalized unit & \$75 per C of O
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Signature of applicant: Sarah C. Webber

Date: 5/27/04
MAY 27 2004
DEPT. OF PLANNING & DEVELOPMENT
CITY OF PORTLAND, ME

This is NOT a permit, you may not commence ANY work until the permit is issued.

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

May 27, 2004

Marge Schmuckal
Zoning Administrator
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Approval pursuant to Section 14-391 Nonconformity as to Number of Dwelling Units and Condominium Conversion Permit Application.

Dear Marge,

Thank you for your assistance during our recent conversation regarding my building located at 137 Spring Street/120-122 Park Street. I have decided to seek approval to validate a non-conforming dwelling unit at my building. This 7th unit has been in existence since before 1984 and, as you will see from the plans and documentation, satisfies all the requirements of amended Sec. 14-391 of the City of Portland Land Use Ordinance.

The following is information required for the approval to validate the non-conforming dwelling unit:

Building location: 137 Spring Street/120-122 Park Street

Total Square Footage of Building: 7,980 s.f

Square Footage of Lot: 3,525 s.f. Zone: R-6

Tax Assessor's Chart, Block, Lot: 045-A-11

Owner: Webber Enterprises, Inc. (Sarah Webber)
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

Length of time owned by applicant: 2.5 years

I have also attached a plan of the location of the building on the lot, a floor plan for each unit in the building, and proof that the unit existed prior to April 1st, 1995.

I, the applicant, neither constructed nor established the non-conforming dwelling unit.

After meeting with Lt. McDougal on May 18th, it was determined that I would need to have a dedicated egress for Unit #7 as they have no second egress and are on the 2nd floor. I will be closing off Unit #6's front door which was a shared egress with the second floor unit (Unit #7). That egress will be for the exclusive use of Unit #7. Unit #6 (first floor) will have their own private entrance/exit from the rear of the building. (See drawing). I will install 2 fire doors in that egress since it also accesses the basement. Therefore, the non-conforming dwelling unit (Unit #7) can be made to comply with current **NFPA** standards.

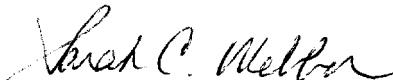
The non-conforming unit also complies with provisions of the City's Housing Code

The building is in the R-6 zone.

Enclosed is \$375.00 to cover the \$300 application fee as well as the \$75.00 occupancy permit fee.

Thank you for your assistance in this matter. Please call me if there are any questions.

Sincerely,

A handwritten signature in cursive script that reads "Sarah C. Webber".

Sarah C. Webber

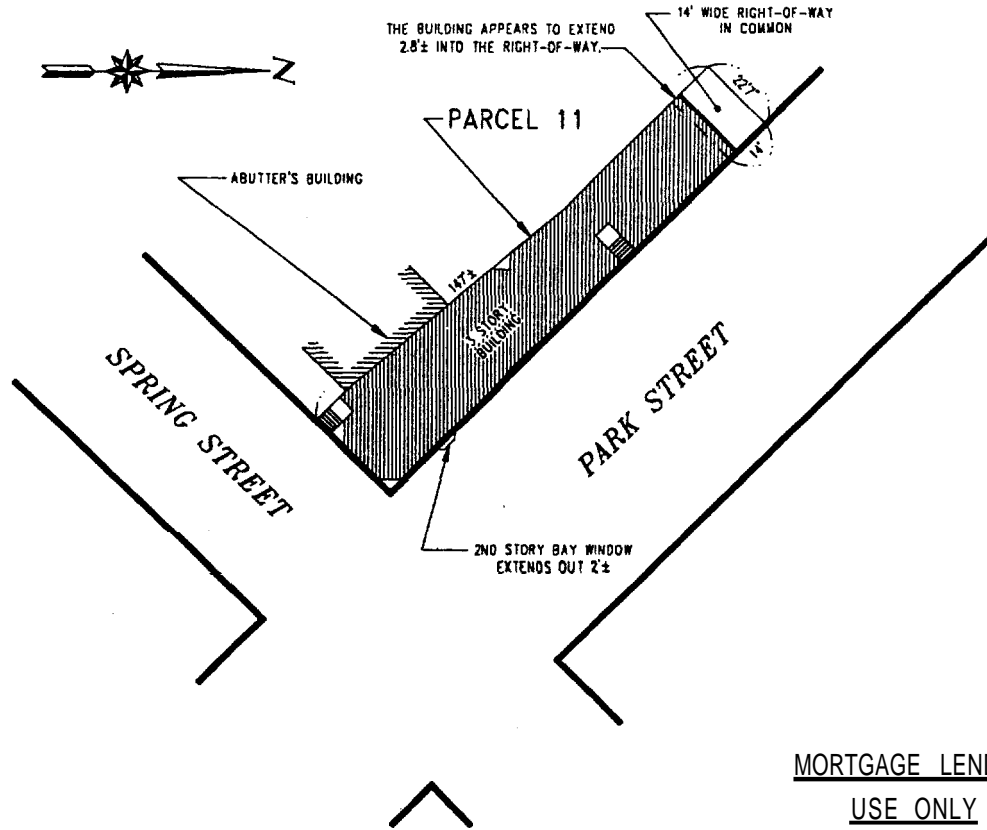
Location of building on lot

FLOOD HAZARD INFORMATION

FILE NUMBER: 22496 FLOOD HAP COMMUNITY NO.: 230051 ZONE: C
 ATTORNEY: TERRY N. SNOW, ESQ. PANEL: 0013 B DATED 07/15/1992
 TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REFERENCE
 LENDER: PEOPLES HERITAGE BANK DEED BOOK: 15328 PAGE: 319
 OWNER: CRISTOFELL PROPERTIES, LLC PLAN BOOK: N/A PAGE: N/A LOT(S): N/A
 APPLICANT: WEBBER ENTERPRISES, INC. PLAN NUMBER: N/A OF N/A
 DATE: 08/31/2001 SCALE: 1"=40' MAP: 45 BLOCK: A PARCEL: 11

MORTGAGE INSPECTION PLAN

120-122 PARK STREET & 137 SPRING STREET, PORTLAND, ME



THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO OEEEO EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

PARCEL NUMBER FROM ASSESSOR'S MAP

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 40' 0 40' 80'
 (507) 883-1000 fax (207) 883-1001 e-mail ncsmaine.rr.com
 (603) 882-2227

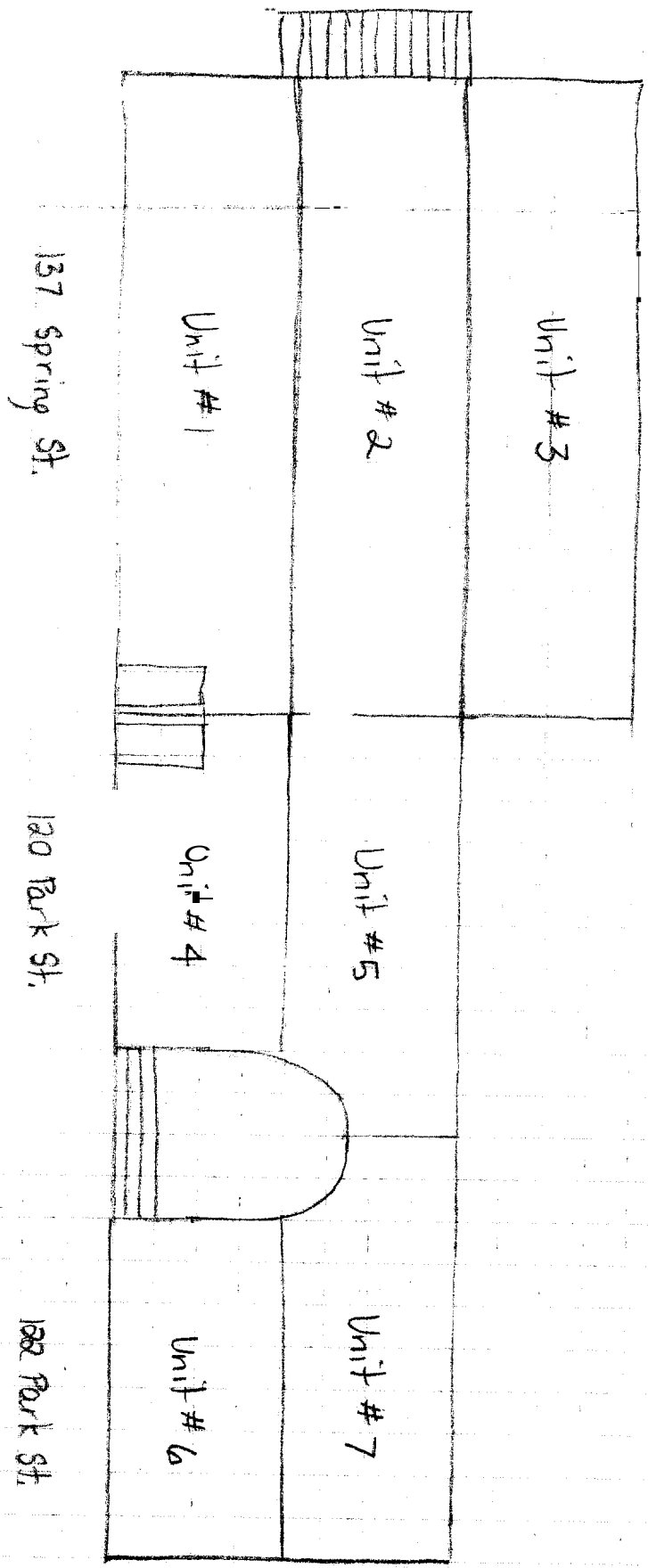


Handwritten signature of a surveyor.

believed as the result of practicing in Maine.

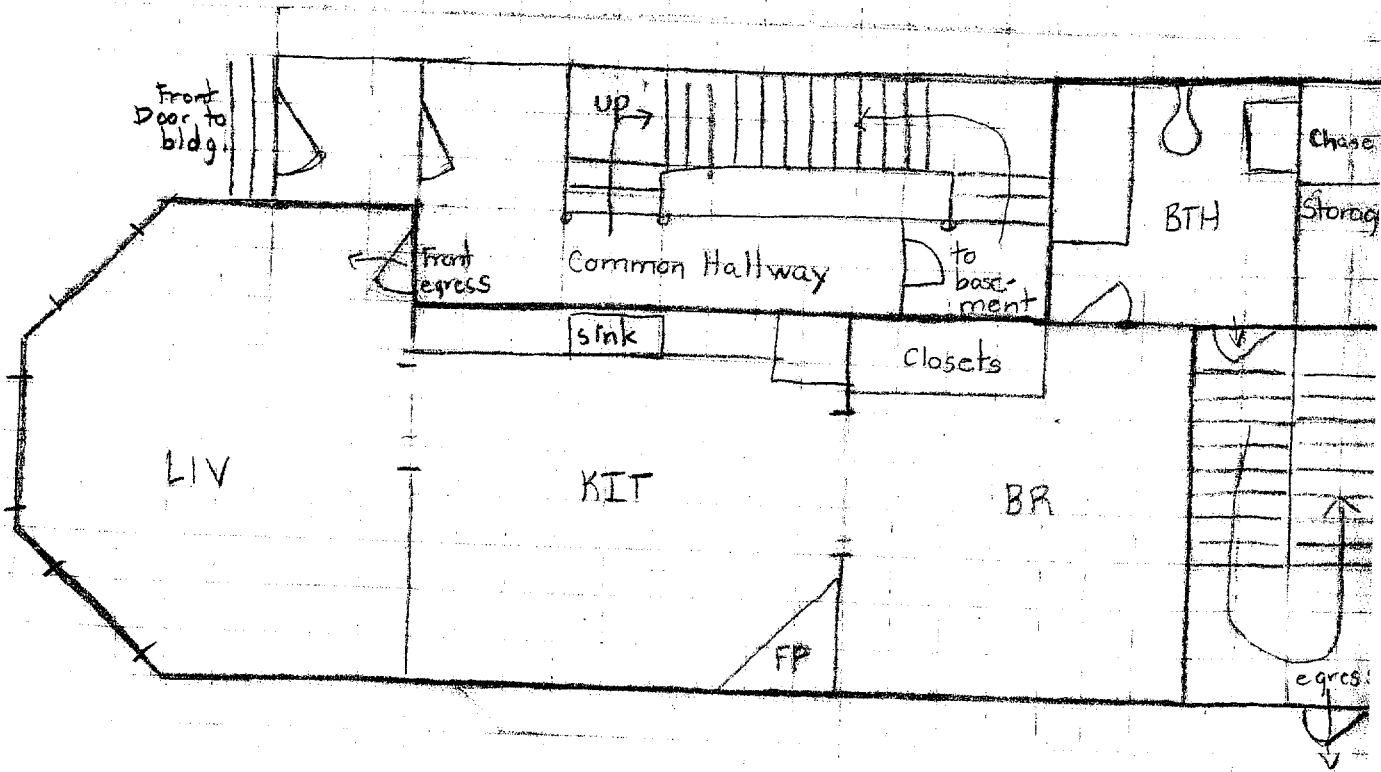
Floor plans

Side view of building with layout of units

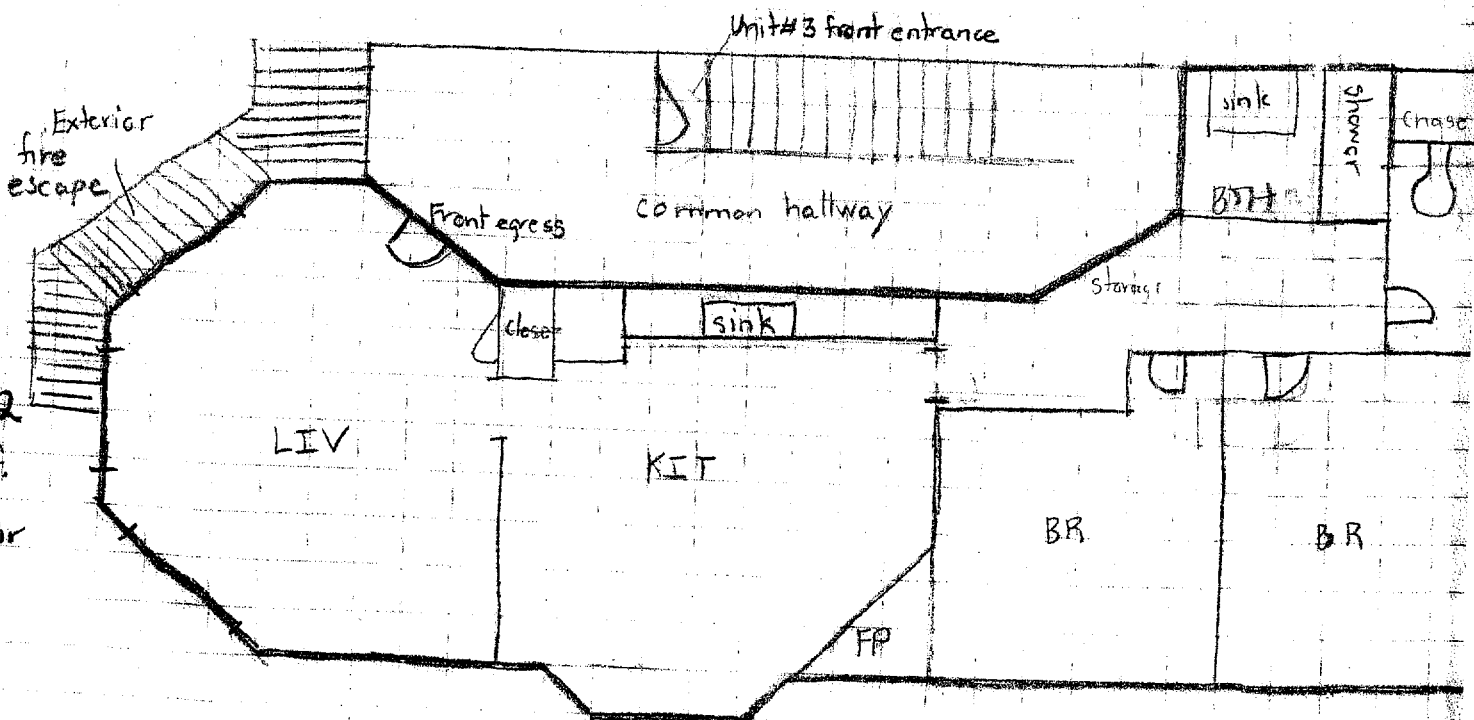


137 Spring Street

Unit #1
850 s.f.
1st floor

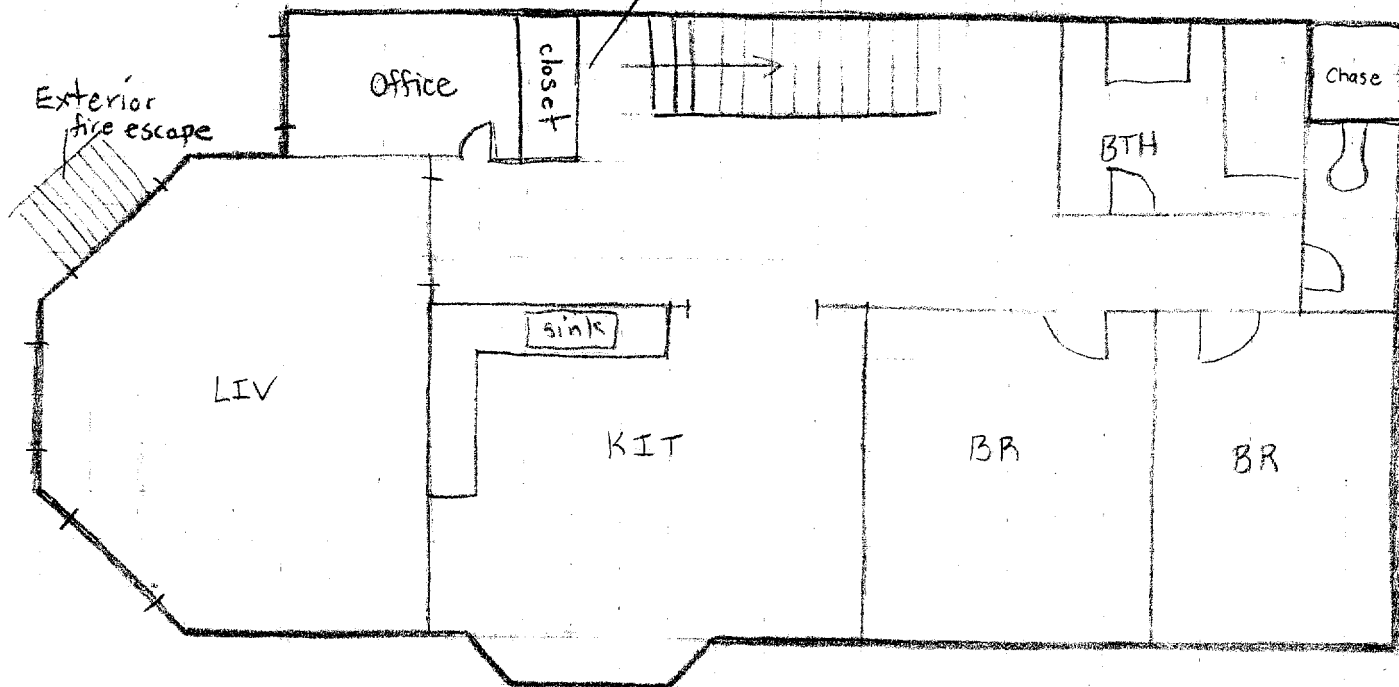


Unit #2
900 s.f.
2nd floor



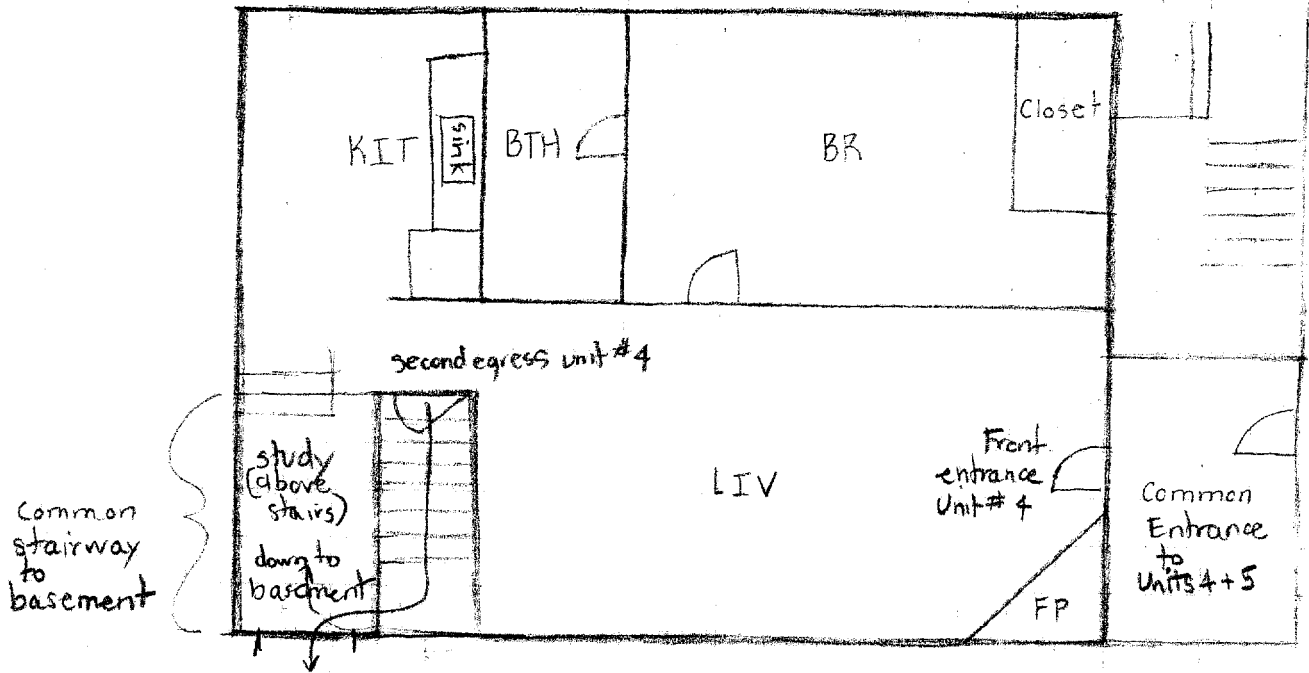
137 Spring Street

Entrance on 2nd floor



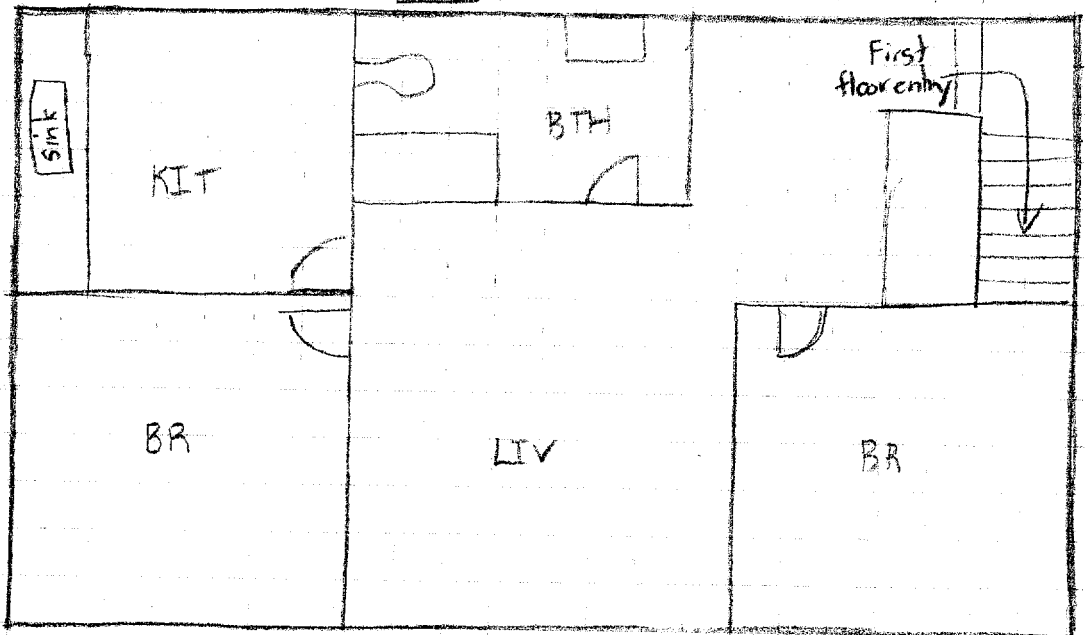
Unit #3
1,150 s.f.
3rd floor

120 Park Street



Unit #4 900 s.f. 1st floor

≡ exterior fire escape



Unit #5 950 s.f. 2nd floor

122 Park Street

will install fire door to apt.
and fire door to basement
per meeting with Lt.
McDougal

Dedicated
1st floor
entrance/exit
from
alleyway
for Unit #6

Exclusive
entrance
to
Unit #7

2nd
floor

will block off
this entrance
(so unit #7 has unshared
egress to 2nd floor)

BR

Part of
Unit #7

Unit # 6 900 s.f. 1st floor

Entrance
on
1st
floor

BR

BTH

Sink

Kitchen

LIV

BR

Dedicated
entrance to Unit #7 Unit # 7 950 s.f. 2nd floor

Location of building on lot

FLOOD HAZARD INFORMATION

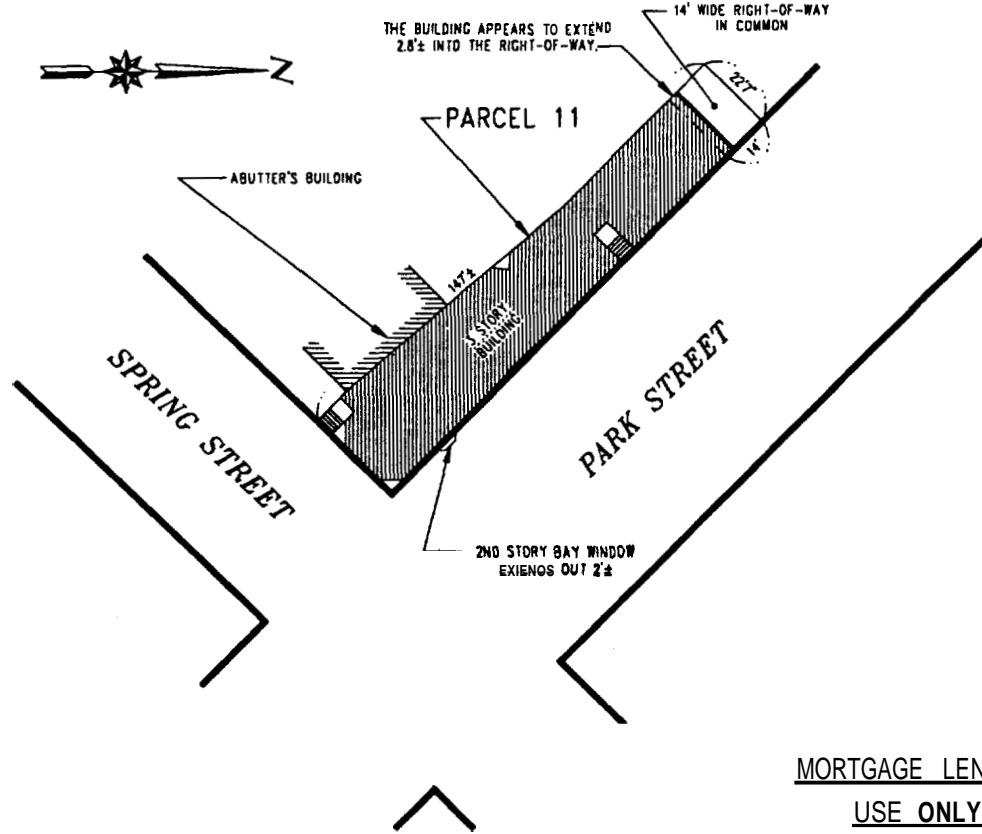
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 ATTORNEY: TERRY N. SNOW, ESQ. PANEL: 0013 B DATED: 07/15/1992
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ASSESSORS MAP

DATE: 08/31/2001 SCALE: 1"=40' MAP: 45 BLOCK: A PARCEL: 11

MORTGAGE INSPECTION PLAN

120-122 PARK STREET & 137 SPRING STREET, PORTLAND, ME



MORTGAGE LENDER
USE ONLY

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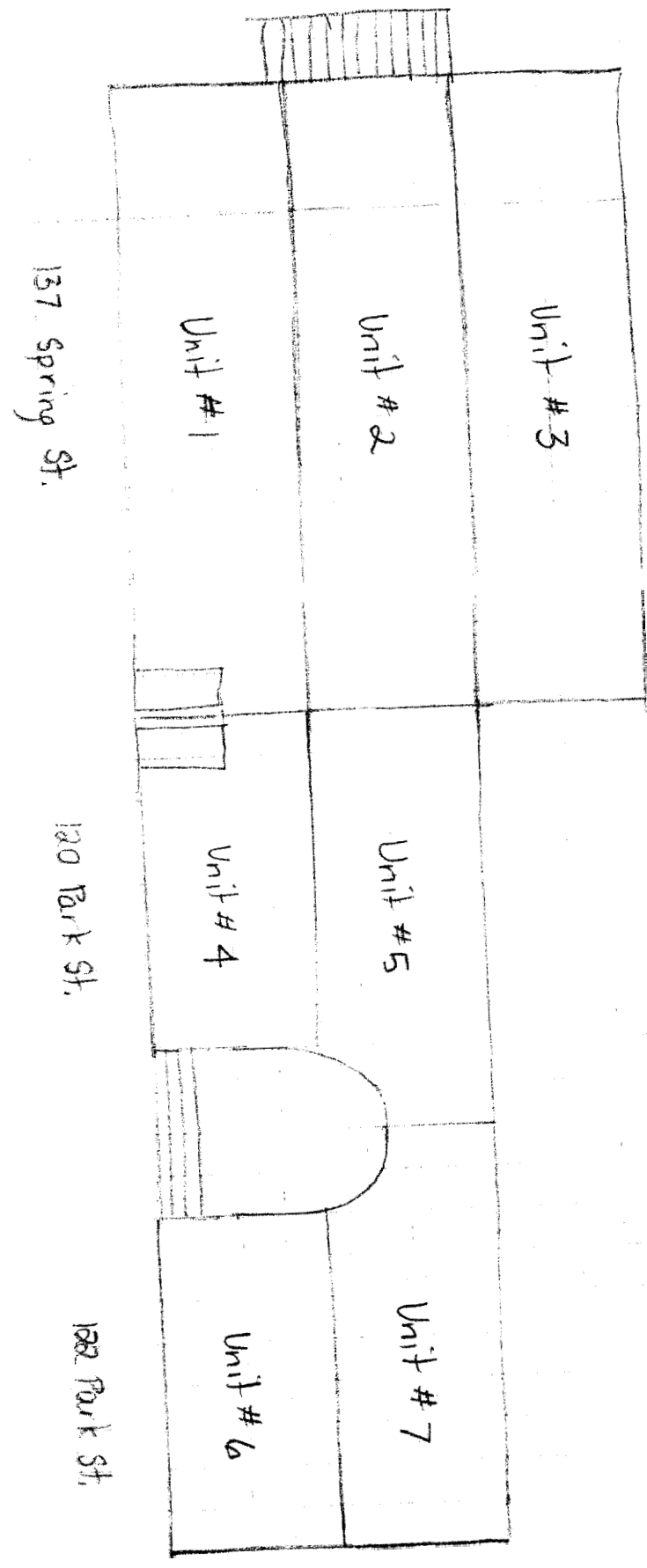


Handwritten signature of a surveyor.

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine.
 (2) Declarations made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.

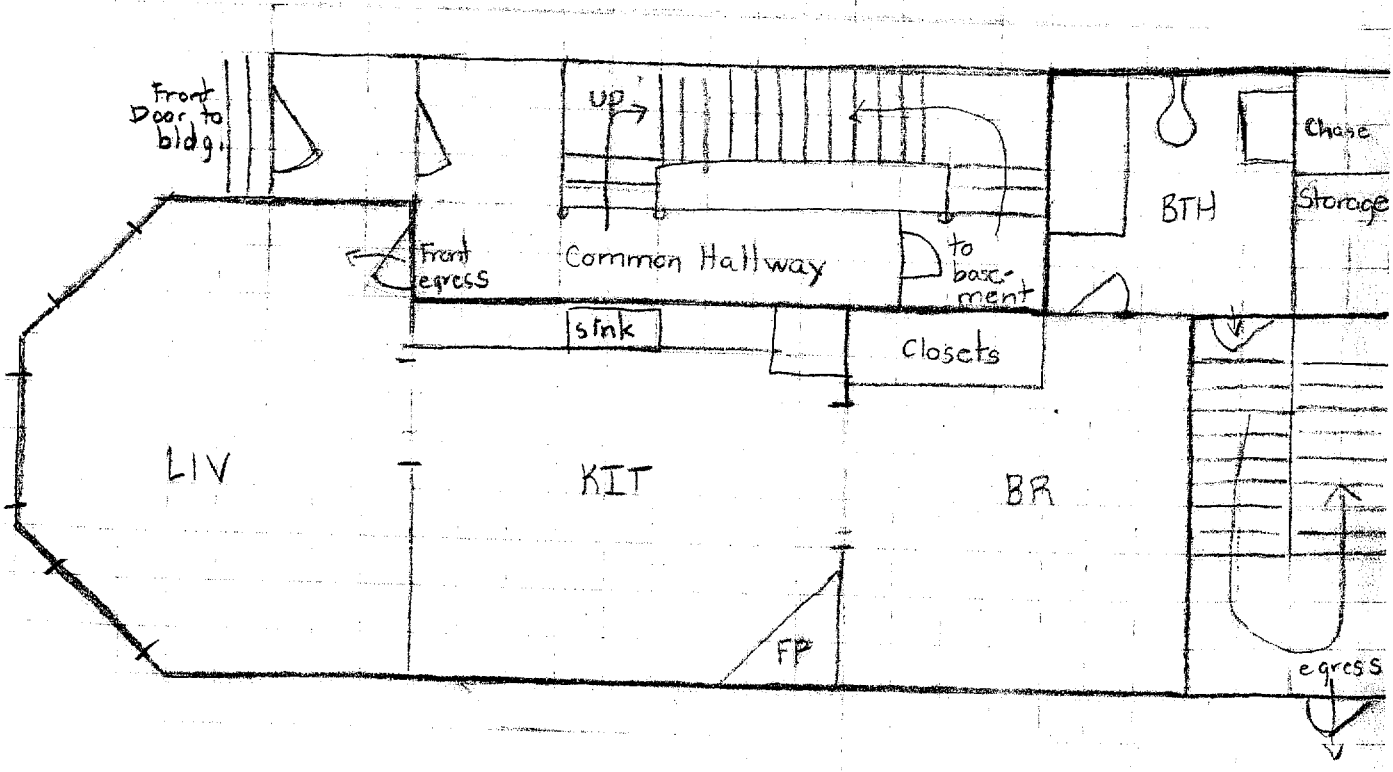
Floor plans

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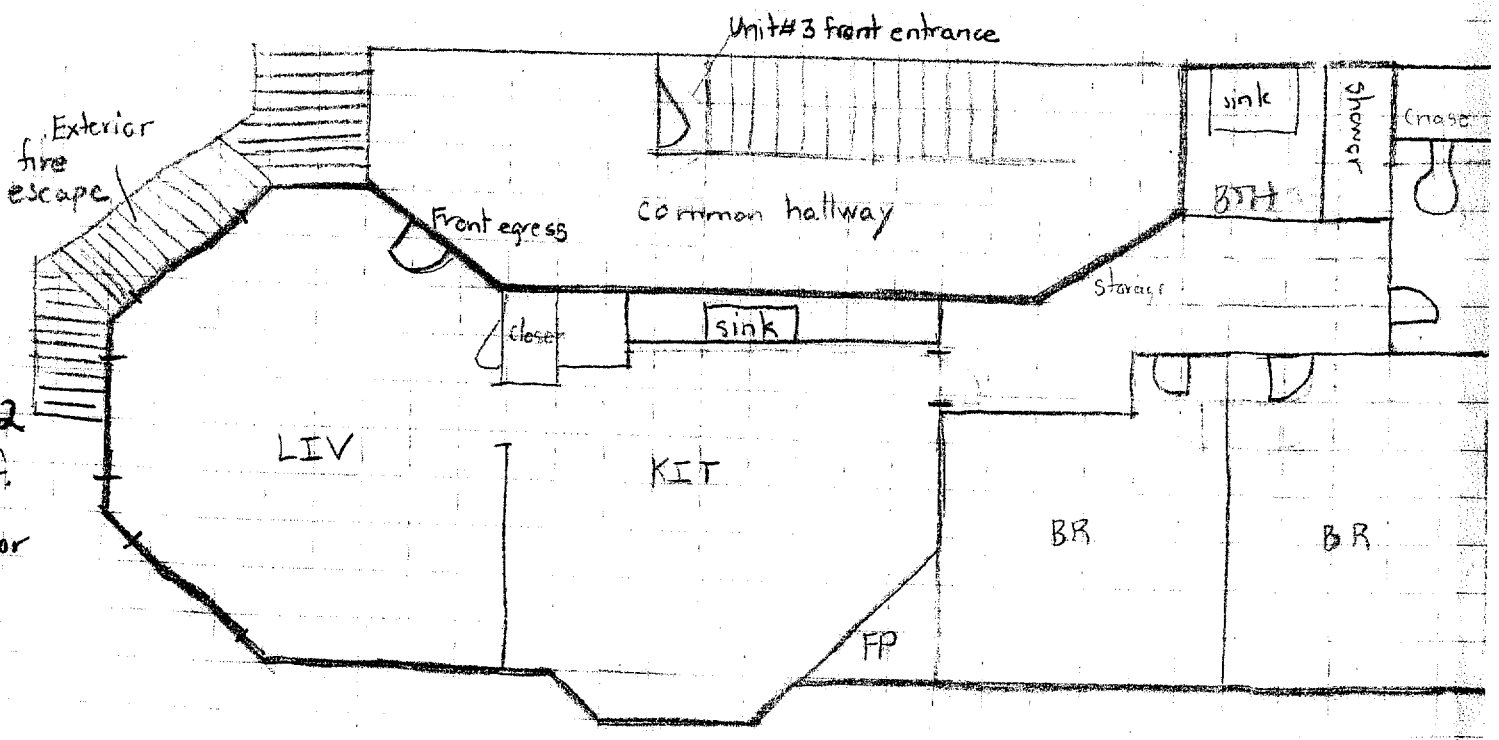


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1st floor

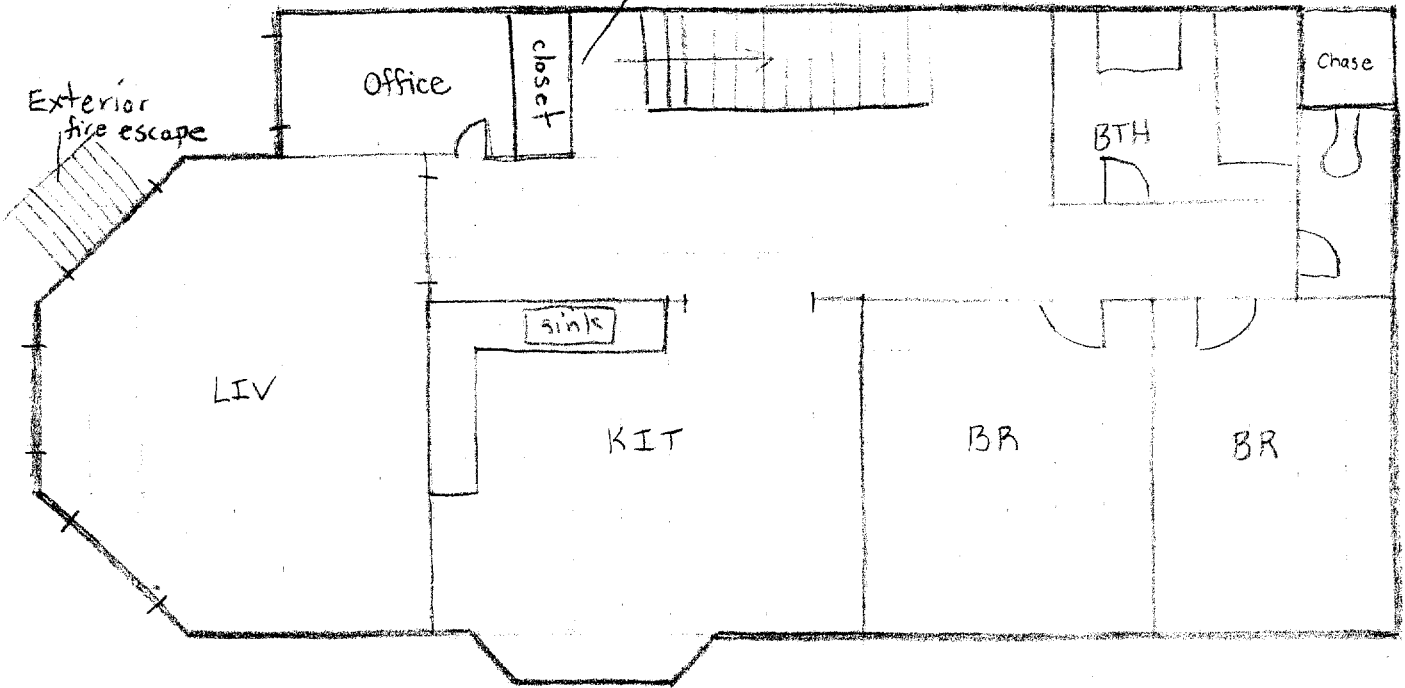


Unit #2
900 s.f.
2nd floor



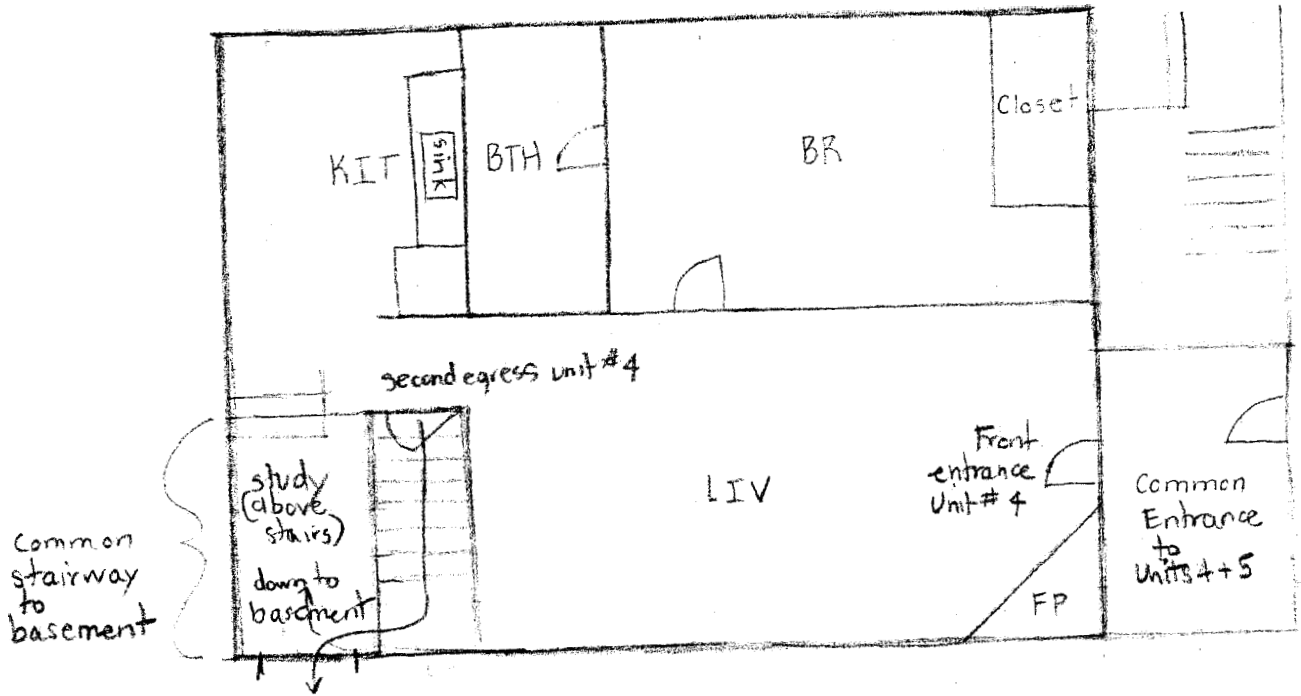
137 Spring Street

Entrance on 2nd floor



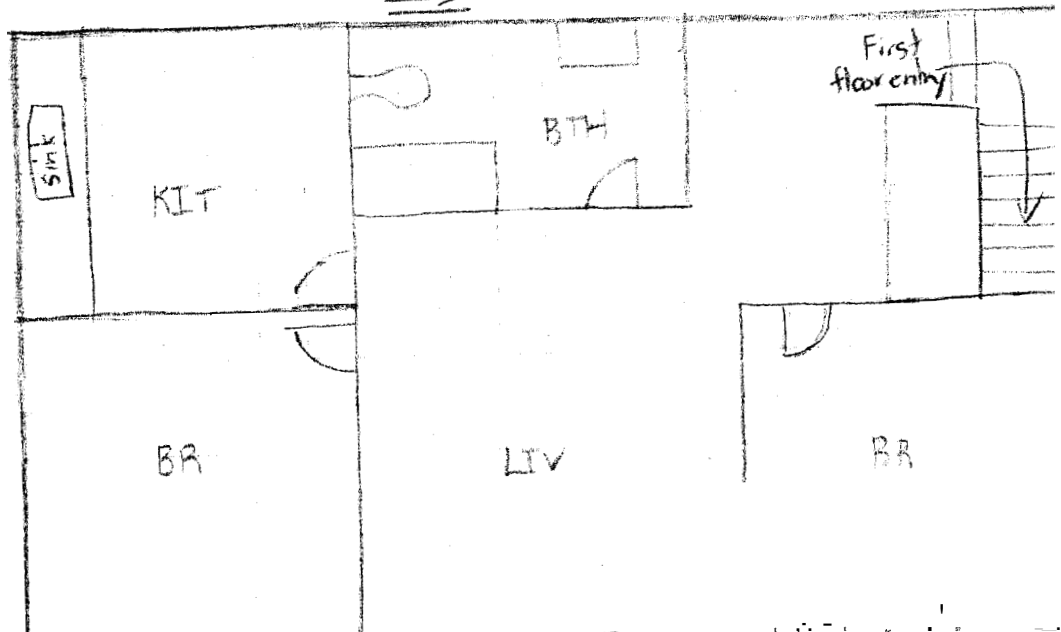
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1st floor
entrance/exit
from
alleyway
for Unit #6

Exclusive
entrance
to
Unit #7

2nd
floor

will block off
this entrance
(so unit #7 has unshared
egress to 2nd floor)

BR

Part of
Unit #7

Unit # 6 900 s.f. 1st floor

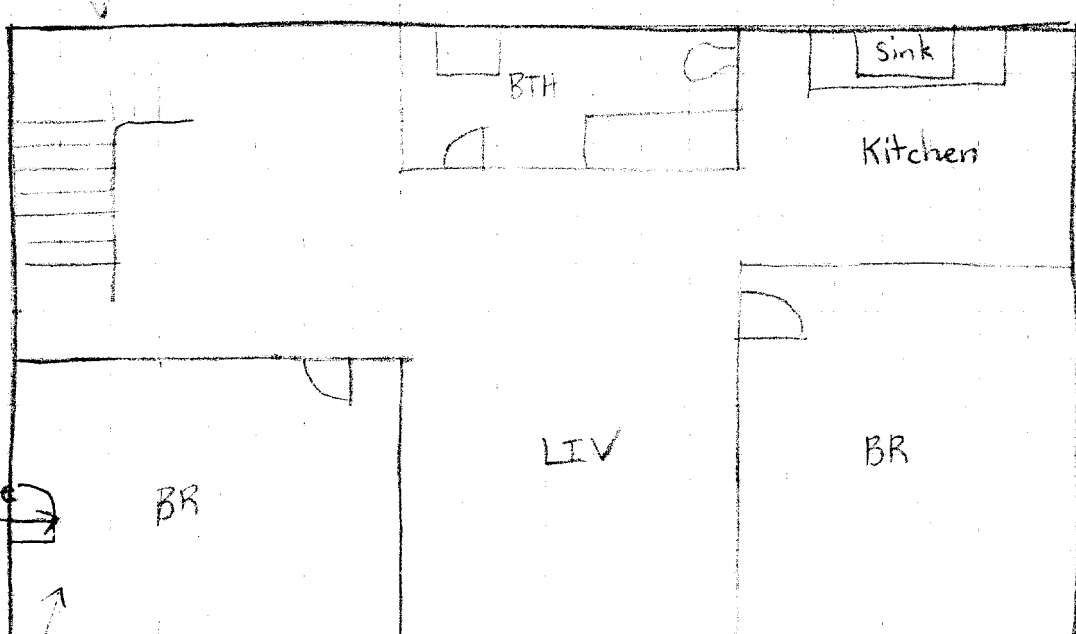
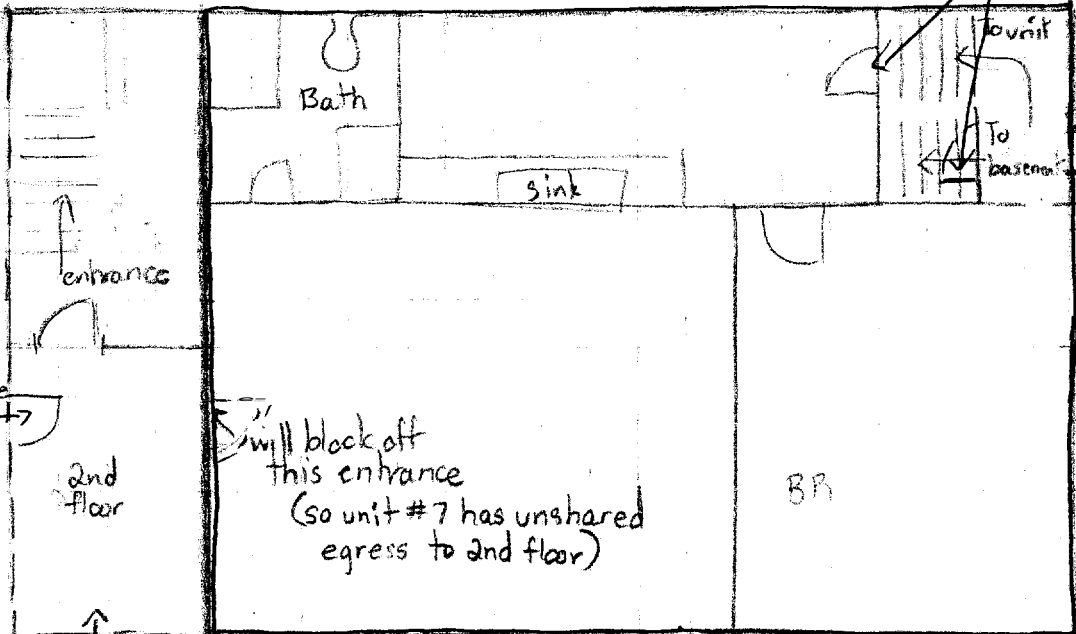
Entrance
on
1st
floor

BR

LIV

BR

Dedicated
entrance to Unit #7 Unit # 7 950 s.f. 2nd floor



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
APPLICATION FOR REHABILITATION LOAN -
INVESTOR OWNED RESIDENTIAL PROPERTY
OR MIXED-USE LOAN

TO BE COMPLETED BY PUBLIC BODY

APPLICATION NUMBER

1 23 OMC-0003 268 2

A. NAME, ADDRESS AND ZIP CODE OF APPLICANT (hereafter jointly and severally called "Applicant")

Robert W. & Maria Luise Schaedel
17 Ironclad Road
Cape Elizabeth, Maine 04107

LOCALITY

Portland, Maine

Name, title, address, and ZIP code of official with whom HUD should communicate concerning this application

Marlene L. Hincks, Loan Officer
Dept. Planning & Urban Development
Room 317
389 Congress St.
Portland, Maine 04101

B. ADDRESS OF PROPERTY TO BE REHABILITATED

137 Spring St. (120-122 Park St.
Portland, Maine corner bldg.)

C. SELECTED CHARACTERISTICS OF APPLICANT AND PROPERTY

1. Legal form of Applicant entity

- a. "Person" (other than partnership or corporation)
- b. Partnership
- c. Corporation (profit)
- d. Corporation (nonprofit)

2. If a "Person," does any Applicant occupy a dwelling unit in the property?

- a. Yes
- b. No

3. Number of dwelling units:

3	a. 7
	b. 7
4	c. 7

Total units before rehab.
Occupied units before rehab.
Total units after rehab.

4. Instructions for Overlay Sheet:

Local Public Bodies - After this statistical information is filled out, remove this top partial page and keep separate from the rest of the application. When the application is completed and signed in Block N, re-attach this partial page before sending to the local HUD Area Office.

- a.
- b.
- c.
- d.
- e.

The Applicant entity is:

- WHITE (Non-Hispanic)
- BLACK (Non-Hispanic)
- AMERICAN INDIAN OR ALASKAN NATIVE
- HISPANIC
- ASIAN or PACIFIC ISLANDER

Permit applied for July 29, 1983
7 units existed

RECEIVED
JUL 29 11 43 AM '83
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



CITY OF PORTLAND

JOSEPH E GRAY, JR,
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

March 16, 1984

Robert W & Maria L. Schaedel
17 Iron Clad Road
Cape Elizabeth, Maine 04107

Re: 137 Spring Street
Portland, Maine 04132

Dear Mr. & Mrs. Schaedel:

Enclosed please find Certification of Final Inspection and a copy of the
Disposition of Funds, These are for your records and are self-explanatory.

Thank you for your participation in our Program.

If we can be of further assistance, please **do** not hesitate to contact us.

Very truly yours,

GAYTON C. BARTLETT,
LOAN OFFICER

By: 

MLB

ENCS.

PAGE 1 OF 2

C.C. Jewell

NCP - 20

NEIGHBORHOOD CONSERVATION PROGRAM

CERTIFICATION OF FINAL INSPECTION

A. NAME AND ADDRESS OF PUBLIC BODY (LOCAL PUBLIC AGENCY OR MUNICIPALITY) (Include ZIP code?)

Dept. of Urban Development
City Hall
389 Congress Street - Room 315
Portland, Maine 04101

B. APPLICATION NUMBER

23	OMC-0003/268/2
----	----------------

B. ADDRESS OF REHABILITATED PROPERTY

137 Spring Street

D. DATE FINAL INSPECTION COMPLETED

84	2	28
Yr.	Mo.	Day

E. NAME AND ADDRESS OF APPLICANT(S)

1. Name of Applicant(s)

Robert W. & Marta L. Schaedel

2. Address of Applicant(s) (If same as Block C, enter "Same").

17 Iron Clad Road
Cape Elizabeth, Maine 04107

F. CERTIFICATION OF FINAL INSPECTION

Final inspection has been made of the property rehabilitated with Neighborhood Conservation Program financial assistance. The construction work has been satisfactorily completed in accordance with the construction contract. The property now conforms to the requirements of local code, as applicable, for the program area.

Robert C. Prad
Signature of Rehabilitation Specialist

Mary Schaedel
Signature of Housing Inspector

2/28/84
Date

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
48	-	A	11	001	1001	137	SPRING ST	AE	111	112	15	113

OWNER & MAILING ADDRESS

SCHAEDEL ROBERT W.
17 BONDCLAD RD

CASE ELIZABETH MAINE 04107

LEGAL DESCRIPTION

45-A-11
SPRING ST 13' &
PARK ST 116-126
3525 SF

7 units 4/16/90

LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
007	Subst	[]	420	-	50575	120	13

LAND DATA & COMPUTATIONS									
LOT	NONE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
1 Regular Lot	L								
2 Apartment Site	L								
SQUARE FEET	S	1525			200				
1 Primary Site	S								
2 Secondary Site	S								
3 Undeveloped	S								
4 Residual	S								
5 Waterfront	S								
ACREAGE	A								
1 Primary Site	A								
2 Secondary Site	A								
3 Undeveloped	A								
4 Marshland	A								
5 Waterfront	A								
0 TOTAL	S								

PROPERTY FACTORS									
TOPOGRAPHY	UTILITIES	STREET/ROAD	TRAFFIC						
1 Irregular Lot	1 ALL PUBLIC	1 PAVED	1 LIGHT						
2 Site Value	2 PUBLIC WATER	2 SEMI-IMPROVED	2 MEDIUM						
	3 PUBLIC SEWER	3 UNPAVED	3 HEAVY						
	4 GAS	4 PROPOSED	4 NONE						
	5 WELL	5 CURB & GUTTER	5 SIDEWALK						
	6 SEPTIC	6 ALLEY	7 NONE						
	7 NONE	8 NONE	8 NONE						

VALUE SUMMARY				PREVIOUS ASSESSMENT			
LAND	BUILDING	TOTAL	EXEMPT	LAND	BUILDING	TOTAL	E ENPT
				1560		1560	
				01120		01120	
				106000		106000	

SALES DATA			
MO	YR	TYPE	AMOUNT
200			
201			
202			

VALIDITY CODES			
TYPE	VALIDITY CODES	INFO CODES	VALIDITY
1 Land			
2 Land and Buildings			
3 Building			

ENTRANCE CODES			
ENTRANCE CODES	INFO CODES	REASON	DATE
1 Entrance and Signature Gained	1 Owner		
2 Not Applicable, Unimproved Parcel	2 Tenant		
3 Entrance and Information Refused	3 Other		
4 Entrance Refused, Information at Door			
5 Currently Unoccupied			
6 Estimated for Miscellaneous Reasons (See h...g...d...m)			
7 Occupant Not at Home			

SIGNATURE: *[Signature]*

DATE INSPECTED: *04/16/90*

COLLECTOR: *[Name]*

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CRISTOFELL PROPERTIES, LLC**, a Maine limited liability company with a place of business at York, Maine, for consideration paid, grant to **WEBBER ENTERPRISES, INC.**, a Maine corporation with a mailing address of 220 Spring Street, Portland, Maine **04102**, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land together with the buildings thereon situated on the northwesterly side of Spring Street and the southwesterly side of Park Street in the City of Portland and bounded and described as follows:


Beginning at the intersection of the southwesterly side of Park Street and the northwesterly side of Spring Street; thence southwesterly along the northwesterly side of Spring Street to the intersection of the said street line with a line drawn through the center of the partition wall dividing the tenement formerly owned by Alvin C. Morton and the tenement formerly occupied by William Aitchison; thence northwesterly by said partition wall and following the line described in a deed from Alvin C. Morton to Susan J. Newhall, dated February 11, 1854 and recorded in the Cumberland County Registry of Deeds at Book 253, Page 52, one hundred forty seven feet (147'), more or less, to land formerly owned by Hiram Beal; thence northeasterly along said Beal land twenty two feet and seven inches (22'7"), more or less to the southwesterly side of Park Street; thence southeasterly by the said side of Park Street to the point of beginning.

Reserving, however, a court or passage way fourteen feet (14') in width in the rear of said premises, on said Beal's line, for the use of the owners of other tenements in the same block, and together with a right of way with other said owners over the length of said court or passage way.

Being the same premises conveyed to the Grantor herein by deed of Robert W. Schaedel, dated February 18, 2000 and recorded in Book 15328, Page 319 of the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, the said Cristofell Properties, LLC has set its hand this 27th day of September, 2001.

CRISTOFELL PROPERTIES, LLC


Witness

BY: 
Patrick J. O'Brien
Its Member/Manager

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND

September 27, 2001

Then personally appeared Cristofell Properties, LLC, by its member and manager, Patrick J. O'Brien and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,


~~Thomas B. Jewell~~ Rachel C. Bachard
Attorney at Law

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 SEP 28 PM 1:15
CUMBERLAND COUNTY
John B O'Brien

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNITS Section 14-391 - In effect March 24, 2004

Location/Address of Legalization: 137 Spring Street / 120-122 Park Street		
Tax Assessor's Chart, Block & Lot Chart# 045 Block# A Lot# 11	Owner: Sarah Webber Address: 21 Old Fort Road Cape Elizabeth, ME 04107	Telephone: 799-6965 838-9686
Contact name, address & telephone if different than above:	Cost of Work: \$1,000.00 Fee: \$ \$300 per legalized unit & 375 per C of O	
Current # of legal D.U. 6	Requested # of units To be legalized: 1	Total bldg. units: 7
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: 1983 Loan application with 1984 certificate of final inspection. 1990 Assessor's Card listing 7 units		
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: Dee to property showing that I did not purchase until 9-27-01		
I hereby certify that I am the Owner of record of the above 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 w/d's applicable to this permit.		
Signature of applicant: Sarah P. Webber	Date: 5/27/04	
This is NOT a permit, you may not commence ANY work until the permit is issued.		

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CRISTOFELL PROPERTIES, LLC**, a Maine limited liability company with a place of business at York, Maine, for consideration paid, grant to **WEBBER ENTERPRISES, INC.**, a Maine corporation with a mailing address of 220 Spring Street, Portland, Maine **04102**, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below:

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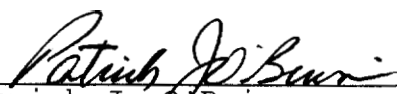
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Its Member/Manager

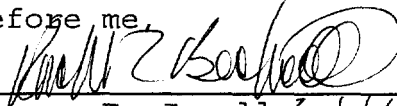
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CUMBERLAND COUNTY
John B O'Brien

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	045 A011001
Location	137 SPRING ST
Land Use	FIVE TO TEN FAMILY
Owner Address	WEBBER ENTERPRISES INC 21 OLD FORT RD CAPE ELIZABETH ME 04107
Book/Page	16787/026
Legal	45-A-11 SPRING ST 137 PARK ST 116-126 3525 SF

Valuation Information

Land	Building	Total
\$32,340	\$196,670	\$229,010

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	7	11484	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.081	11484		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	3360	SUPPORT AREA
1	01/01	3360	APARTMENT
1	02/02	3360	APARTMENT
1	03/03	1404	APARTMENT

Height	Walls	Beating	A/c
8			
10	BRICK/STONE	HOT AIR	
10	BRICK/STONE	HOT AIR	
10	BRICK/STONE	HOT AIR	

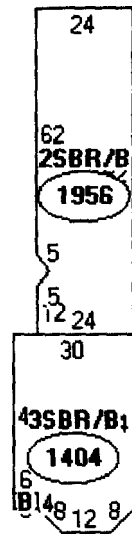
Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Descriptor/Area

A: 35BR/B
1404 sqft

5: OFP
24 sqft

C: 25BR/B
1956 sqft

From: Jodine Adams
To: Marge Schmuckal
Date: Thu, Jul 15, 2004 9:11 AM
Subject: 137 Spring

After doing an inspection with Lt. Mac the following changes will be made:

Unit 7 will have a new dedicated egress ~~at~~ the front of the building.

Unit 6 will also have a dedicated egress out the rear of the building which will also be dedicated.

I have put the plans in your box.

Sorry it took me soooooo long to get this to you..

**IMPORTANT NOTICE FROM CITY OF PORTLAND
INSPECTIONS DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 137 SPRING STREET**

WHAT Webber Enterprises, Inc (Sarah Webber) owner of property located at 137 Spring Street, have submitted an application to legalize one existing on-conforming dwelling unit for a total of 7 dwelling units within the building.

The legalization maybe permitted if the application can meet the requirements allowed under section 14-391 of the Zoning Ordinance.

WHEN If you have any objections to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to:

City of Portland Zoning Administrator
City Hall - Room 315
389 Congress Street
Portland, Maine 04101

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator at 207-874-8695. The office hours are 8:00 a.m. To 4:00 p.m. weekdays.

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
039 A001001	PARK WONBAE & IP BOON JTS	626 CONGRESS ST PORTLAND, ME 04101	626 CONGRESS ST	1
039 A002001	STONE COAST PROPERTIES LLC	142 HIGH ST STE 320 PORTLAND, ME 04101	622 CONGRESS ST	1
039 A005001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	616 CONGRESS ST	1
039 A006001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	143 PARK ST	0
039 A007001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	612 CONGRESS ST	0
039 A008001	ORA PROPERTIES LLC	11 JOANNE DR WESTBOROUGH, MA 01581	610 CONGRESS ST	12
039 A009001	ORA PROPERTIES LLC	11 JOANNE DR WESTBOROUGH, MA 01581	608 CONGRESS ST	6
039 A010001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	606 CONGRESS ST	2
039 A011001	STONE COAST PROPERTIES LLC	609 CONGRESS ST PORTLAND, ME 04101	141 PARK ST	0
039 A013001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	600 CONGRESS ST	7
039 A014001	HANDELMAN JONATHAN S & ELLEN B HANDLEMAN JTS	139 PARK ST #1 PORTLAND, ME 04101	137 PARK ST	0
039 A014002	WIDDOWS JOHN & CYNTHIA R	137 PARK ST PORTLAND, ME 04101	137 PARK ST	1
039 A014003	RUBENSTEIN WILLIAM M & SANDRA B RUBENSTEIN JTS	135 PARK ST #3 PORTLAND, ME 04101	135 PARK ST	1
039 A014004	HANDELMAN JOHATHAN S & ELLEN B JTS	139 PARK ST UNIT 4 PORTLAND, ME 04101	135 PARK ST	1
039 A014005	EAGLESON ALICE S & DAVID C EAGLESON JTS	139 PARK ST #5 PORTLAND, ME 04101	137 PARK ST	1
039 A014006	MACKEY JOSEPH R	135 PARK ST PORTLAND, ME 04101	135 PARK ST	1
039 A015001	FREUND RICHARD J & STEPHANIE J FREUND JTS	23 SPRING ST PL PORTLAND, ME 04101	23 SPRING ST PL	2
039 A016001	PACIFIC & SOUTHERN COMPANY	ONE CONGRESS SQ PORTLAND, ME 04101	122 HIGH ST	0
039 A016002	GANNETT KENTUCKY LIMITED PARTNERSHIP	ONE CONGRESS SQ PORTLAND, ME 04101	122 HIGH ST	1
039 A017001	PACIFIC & SOUTHERN COMPANY	ONE CONGRESS SQ PORTLAND, ME 04101	1 CONGRESS SQ	1
039 A021001	EAST END CORP	PO BOX 10291 PORTLAND, ME 04104	129 PARK ST	12
039 A023001	CUMBERLAND CLUB	116 HIGH ST PORTLAND, ME 04102	125 PARK ST	0
039 A025001	CUMBERLAND CLUB	116 HIGH ST PORTLAND, ME 04102	123 PARK ST	0
039 A026001	CUMBERLAND CLUB	116 HIGH ST PORTLAND, ME 04101	1 SPRING ST PL	1
039 A027001	CUMBERLAND CLUB	116 HIGH ST PORTLAND, ME 04101	116 HIGH ST	4
039 A028001	GONSALVES LLC	135 SPRING ST PORTLAND, ME 04101	135 SPRING ST	0
039 A029001	KIMBALL ROBERT B	1932 BROADWAY SOUTH PORTLAND, ME 04106	133 SPRING ST	2
039 A030001	LEVY J LEO	131 SPRING ST PORTLAND, ME 04101	131 SPRING ST	2
039 A031001	SIMAS GEORGE L III & JAMES L SIMAS JTS	20 GREENSPORT RD IPSWICH, MA 01938	129 SPRING ST	3

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039 A032001	CUMBERLAND CLUB	116 HIGH ST PORTLAND, ME 04101	127 SPRING ST	0
039 A035001	ONE HUNDRED AND TEN HIGH ST LIMITED LIABILITY COMPANY	PO BOX 6244 CAPE ELIZABETH, ME 04107	110 HIGH ST	4
039 A037001	RGT ASSOCIATES	11 KITTREDGE RD SOUTH PORTLAND, ME 04106	106 HIGH ST	3
039 A038001	MERRICK CHARLES R	PO BOX 4016 PORTLAND, ME 04101	612 CONGRESS ST	3
039 A039001	FREUND RICHARD J & STEPHANIE J FREUND JTS	23 SPRING ST PL PORTLAND, ME 04101	23 SPRING ST PL	1
039 D001001	VINKEMULDER CHARLES B	130 SPRING ST PORTLAND, ME 04101	130 SPRING ST	1
039 D002001	QUIRK JOHN D	4 SCHOONER RD SCARBOROUGH, ME 04074	126 SPRING ST	6
039 D003001	SHALOM HOUSE	PO BOX 560 PORTLAND, ME 04112	124 SPRING ST	1
039 D004001	ALESHIRE ARTHUR A	31 TENNEY LN SCARBOROUGH, ME 04074	122 SPRING ST	2
039 D008001	HELLENIC ORTHODOX	141 PLEASANT ST PORTLAND, ME 04101	141 PLEASANT ST	1
039 D009001	HELLENIC ORTHODOX	133 PLEASANT ST PORTLAND, ME 04101	133 PLEASANT ST	1
039 D010001	WILLIAMS ALVIN M WWII VET	127 PLEASANT ST PORTLAND, ME 04101	127 PLEASANT ST	2
039 D013001	TOWNSEND KATHRYN E & CHRISTIAN R TOWNSEND JTS	132 SPRING ST PORTLAND, ME 04101	132 SPRING ST	3
039 D014001	NINETY HIGH LP	PO BOX 560 PORTLAND, ME 04112	90 HIGH ST	10
039 D016001	ALESHIRE ARTHUR A	31 TENNEY LN SCARBOROUGH, ME 04074	120 SPRING ST	3
039 G001001	WILLIAMS WALTER S III & KELLY A WILLIAMS JTS	142 PLEASANT ST PORTLAND, ME 04101	142 PLEASANT ST	3
045 A003001	LAFAYETTE SQUARE LIMITED	638 CONGRESS ST PORTLAND, ME 04101	638 CONGRESS ST	95
045 A006002	ROSA TRUE SCHOOL LIMITED PARTNERSHIP	181 BRACKETT ST PORTLAND, ME 04101	140 PARK ST	8
045 A009001	CLOUTIER TOOTHAKER ASSOCIATES INC	P.O. BOX 4271 STA A PORTLAND, ME 04101	131 STATE ST	17
045 A010001	SHALOM HOUSE INC	PO BOX 560 PORTLAND, ME 04101	130 PARK ST	1
045 A011001	WEBBER ENTERPRISES INC	21 OLD FORT RD CAPE ELIZABETH, ME 04107	137 SPRING ST	7
045 A012001	LORENZ KAREN M	139 SPRING ST #1 PORTLAND, ME 04101	139 SPRING ST	3
045 A013001	LESNESKI STEPHEN C	PO BOX 5065 PORTLAND, ME 04101	141 SPRING ST	3
045 A014001	EVANS JASON N & APRIL L SANBORN JTS	143 SPRING ST PORTLAND, ME 04101	143 SPRING ST	2
045 A015001	SPRING STREET DEVELOPMENT ASSOCIATES	170 NEWBURY ST BOSTON, MA 02116	145 SPRING ST	21
045 A019001	SAVUKINAS JOSEPH & JOHN SAVUKINAS	119 STATE ST PORTLAND, ME 04101	119 STATE ST	3
045 A020001	GEARY EDWARD C & KAREN GEARY JTS	121 STATE ST PORTLAND, ME 04101	121 STATE ST	3
045 A021001	MILLER ALAN JR	PO BOX 724 PORTLAND, ME 04104	125 STATE ST	9
045 A023001	ST LUKES PARISH- RECTORS-WARDENS&	149 STATE ST PORTLAND, ME 04101	133 PARK ST	1

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045 A037001	ST LUKES PARISH- WARDENS & VESTRYMEN	149 STATE ST PORTLAND, ME 04101	143 STATE ST	1
045 B001001	LAPLANTE CECILE	114 PARK ST PORTLAND, ME 04101	114 PARK ST	5
045 B002001	TOOTHAKER CRANDALL	PO BOX 4271 PORTLAND, ME 04101	112 PARK ST	5
045 B003001	STREETDANAB	110 PARK ST PORTLAND, ME 04101	110 PARK ST	2
045 B004001	HOYT LIS	108 PARK ST # 1 PORTLAND, ME 04101	108 PARK ST	1
045 B004002	SPINELLA CHRISTINE & RONALD JTS	377 CUMBERLAND AVE PORTLAND, ME 04101	108 PARK ST	1
045 B004003	PETERS EDWARD A VN VET	108 PARK ST # 3 PORTLAND, ME 04101	108 PARK ST	1
045 B004004	SMALL WHITNEY F	2C OLYMPIAN MANSION 9 CENTRAL HONG KONG ,	108 PARK ST	1
045 B004005	SMALL WHITNEY FOARD	108 PARK ST # 5 PORTLAND, ME 04101	108 PARK ST	1
045 B005001	FITZPATRICK EDWIN & JUNE JTS	106 PARK ST PORTLAND, ME 04101	106 PARK ST	3
045 B006001	PLUMB PETER S & PAMELA P JTS	104 PARK ST PORTLAND, ME 04101	104 PARK ST	1
045 B007001	COUGHLIN D MICHAEL & SARAH J SCRIBNER COUGHLIN	102 PARK ST PORTLAND, ME 04101	102 PARK ST	1
045 B008001	ZIAGOS CHRISTOPHER & JOSEPH A TACKA	100 PARK ST PORTLAND, ME 04101	100 PARK ST	8
045 B009001	BRUNSTAD DONNA	98 PARK ST PORTLAND, ME 04101	98 PARK ST	1
045 B009002	HOUZE WILLIAM C & PATRICIA F TAUB JTS	98 PARK ST # 2 PORTLAND, ME 04102	98 PARK ST	1
045 B009003	BRUNSTAD DONNA	98 PARK ST PORTLAND, ME 04101	98 PARK ST	1
045 B009004	LOEW BURR & MARIANNE LOEW JTS	98 PARK ST # 4 PORTLAND, ME 04101	98 PARK ST	1
045 B010001	NORRIS ROBERT E & MAUREEN C NORRIS JTS	306 DELANO PARK CAPE ELIZABETH, ME 04107	96 PARK ST	4
045 B026001	RICHMOND JOHN H & LILI A RICHMOND JTS	99 STATE ST # 1 PORTLAND, ME 04101	99 STATE ST	1
045 B026002	PROCTOR JOHN B JR & SUSAN L PROCTOR JTS	99 STATE ST # 2 PORTLAND, ME 04101	99 STATE ST	1
045 B026003	BARKER JACK H	99 STATE ST # 3 PORTLAND, ME 04101	99 STATE ST	1
045 B026004	TOOTHAKER CRANDALL	PO BOX 4271 PORTLAND, ME 04101	99 STATE ST	1
045 B029001	DOERING RALPH H JR & JUDITH C DOERING TRS	18 MT VERNON ST #1 BOSTON, MA 02108	111 STATE ST	12
045 B030001	MAINE COLLEGE OF ART	97 SPRING ST PORTLAND, ME 04101	117 STATE ST	1
045 B031001	MIR KARVIS L	148 SPRING ST # 1 PORTLAND, ME 04101	148 SPRING ST	1
045 B031002	MIR KARVIS L	148 SPRING ST PORTLAND, ME 04101	148 SPRING ST	1
045 B031003	RINEHART KEVAN L	150 SPRING ST # 3 PORTLAND, ME 04101	148 SPRING ST	1
045 B031004	SULLIVAN MAURA C	150 SPRING ST # 4 PORTLAND, ME 04102	150 SPRING ST	1
045 B031005	SWANBERG KENNETH JUDE & GINGER LEE RASPILLER JTS	150 SPRING ST # 5 PORTLAND, ME 04101	150 SPRING ST	1

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045 BO31006	MCARTOR LINDA J	11 SPRUCE DR SOUTHPORT, ME 04576	150 SPRING ST	1
045 BO31007	SHELLER THOMAS E	45 BEACON ST PORTLAND, ME 04103	150 SPRING ST	1
045 BO31008	GREEN VIRGINIA	PO BOX 6539 PORTLAND, ME 04102	150 SPRING ST	1
045 BO31009	DOYLE DENNIS P	150 SPRING ST #9 PORTLAND, ME 04101	150 SPRING ST	1
045 BO31010	OKADA KEI	101 MONMOUGH ST # 506 BROOKLINE, MA 02446	150 SPRING ST	1
045 BO31011	PATTERSON JAMES F	8111 SHIP ST # 502 CHARLOTTE, NC 28269	150 SPRING ST	1
045 BO31012	MUMFORD T TAZEWELL	150 SPRING ST # 12-13 PORTLAND, ME 04101	150 SPRING ST	1
045 BO31014	SHERMAN SCOTT	150 SPRING ST # 14 PORTLAND, ME 04101	150 SPRING ST	1
045 BO31015	FRARY JOSEPH P	5 A7S BOX 3167 PHILIPINES ,	150 SPRING ST	1
045 BO31016	MARSHALL COURTNEY A & BEVERLY S MARSHALL JTS	148 SPRING ST # 16 PORTLAND, ME 04101	150 SPRING ST	1
045 BO31017	STRICKLER CELIA E & RICHARD K NORRIS JTS	150 SPRING ST # 17 PORTLAND, ME 04101	150 SPRING ST	1
045 BO34001	LAPLANTECECILE	114 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 BO34002	TOOTHAKER CRANDALL	PO BOX 4271 PORTLAND, ME 04101	96 PARK ST	0
045 BO34003	COUGHLIN D MICHAEL & SARAH J SCRIBNER COUGHLIN	102 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 BO34004	PLUMB PETER S & PAMELA P JTS	104 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 BO34005	STREETDANA	110 PARK AVE PORTLAND, ME 04101	96 PARK ST	0
045 BO34006	ZIAGOS CHRISTOPHER & JOSEPH A TACKA	100 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 BO34007	BRUNSTAD DONNA	98 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 BO34008	FITZPATRICK EDWIN & JUNE JTS	106 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 BO34010	NORRIS ROBERT E & MAUREEN C NORRIS JTS	306 DELANO PARK CAPE ELIZABETH , ME 04107	96 PARK ST	0
045 BO36001	DOERING RALPH H JR & JUDITH C DOERING TRS	18 MT VERNON ST #1 BOSTON, MA 02108	154 SPRING ST	0
045 BO40001	DOERING RALPH H JR & JUDITH C TRS	18 MT VERNON ST #1 BOSTON, MA 02108	101 STATE ST	0
045 BO41001	MAINE COLLEGE OF ART	97 SPRING ST PORTLAND, ME 04101	115 STATE ST	1

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Total Listed: 110