

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 23 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: CITY OF PORTLAND	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	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 22 Type: 53 7/20/04	

Proposed Project Description:
legalization of 1 existing non-conforming unit

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions 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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>7/20/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>any exterior work requires</i></p> <p>Date: <i>work requires</i></p>
	<p><i>A separate review and approvals</i></p>		

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

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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	

Proposed Use: 7 unit: requesting legalization of existing non-conforming unit	Proposed Project Description: 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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
N/A Re-Bar Schedule Inspection: Prior to pouring concrete
N/A Foundation Inspection: Prior to placing ANY backfill
N/A Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
COO Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

_____ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

David A. Borchers 7/22/04
Signature of Applicant/Designee Date
Wayne Smith-Admin 7/22/04
Signature of Inspections Official Date

CBL: 045 A011 Building Permit #: 04 0693



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

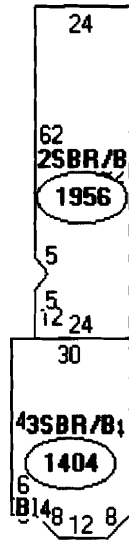
Height	Walls	Heating	A/C
8			
10	BRICK/STONE	HOT AIR	
10	BRICK/STONE	HOT AIR	
10	BRICK/STONE	HOT AIR	

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: 3SBR/B
1404 sqft

B: OFF
24 sqft

C: 2SBR/B
1956 sqft

This data is provided by the Assessor's Office and is current as of August 29, 2001

CBL	045 A011001	CARD	1 of 1	Property Address	137 SPRING ST
Owner Name 1	CRISTOFELL PROPERTIES LLC			Property Type	COMMERCIAL
Name 2				Description	45-A-11 SPRING ST 137 & PARK ST 116-126 3525SF
Mailing Address	PO BOX 219				
City, State, Zip	YORK	ME	03909		

APARTMENT - GARDEN	C	1
AI		
0	4	3
0	0	

PAT O'BRIEN
17 BRAVE 305 PARBOL ROAD
YORK ME. 03909

137 Spring St - 1955 Dir
this is a 1000 sq ft
single family home

120 Park St - 1955 Dir
ANNISM Suite 1000
and 1100C

3/13/84 Bldg permit
122 Park St - 4 fam.

CBL: 045-A-011

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 9/27/01

To: Terry Snow -

Fax: 829-4481

Re: Zoning Determination - 137 Spring St

Sender: Marge Schmuckel

YOU SHOULD RECEIVE 6 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.



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: 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.

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

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0191
ZONING LOCATION PORTLAND, MAINE March 12, 1984

MAR 13 1984
CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 122 Park St. Fire District #1 , #2
1. Owner's name and address Robert Scheidel - 17 Iron Claxd Rd. Telephone 767-2033
Cape Hills
2. Lessee's name and address Telephone
3. Contractor's name and address James Heflin - 528 Brabutt Rd., Gorham Telephone 839-4383

Proposed use of building dwelling No. of sheets
Last use same No. families 4
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 500 Appeal Fees \$
FIELD INSPECTOR—Mr. @ 775-5451 Base Fee 15.00
Late Fee
TOTAL \$

To erect 1" x 4" knee wall from beam to rafters as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04038

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? **no** **yes** Is any electrical work involved in this work? **no** **yes**
Is connection to be made to public sewer? **existing** If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? **no**
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant James Heflin for Phone # same
Type Name of Robert Scheidel 1 2 3 4
Other
and Address

3

Left Right
878 Joseph M Perry Δ2-8003
381 Mrs Mary E Arsenault Δ3-7473
383 Celia Curry
384 Alton W King
385 Maxime Pomerleau
386 LOWELL STREET ends
387 Michael J Thornton jr Δ2-2755
390 Albert J Bolduc Δ4-1529
891 Mrs Mary J Pellerin
Morton H Parker
393 Andrew G Ward
394 Joseph S O'Connell Δ2-9865
399 Thomas F DeCourcey Δ3-5244
401 Harry A Severy
402 Fred W Hiscock Δ2-8906
Ray W Merrill Δ2-7024
407 Anthony Gallant Δ2-8877
Mrs Louise E Gallant
407 1/2 Arthur J Burke Δ3-1965
Vacant
409 George Singer Δ4-4885
409 1/2 Ray A Young
411 Clifford J Campbell Δ4-7507

PARK AVENUE—PEAKS ISLAND
From Pleasant avenue easterly

PARK COURT

WARD 8
UNACCEPTED—

Off Hillcrest avenue

PARK PLACE

WARD 6
UNACCEPTED—

From 54 Park (Incorrectly numbered)
1 Mrs Edith Stoddard
2 Henry E Connors
3 Charles Solesky
4 Ervin D McCluskey jr Δ4-8339
5 Mrs Beatrice M A Meehan Δ4-5353
6 Charles P Naaykens Δ4-2461
7 Kathryn N Conley Δ4-2461
8 Ralph P Pearson Δ2-7910
9 Leonard Newcomb
10 Kathleen E Brown Δ4-1023
Philip W Hanson Δ2-4559

PARK STREET

WARDS 5, 6

From 433 Commercial to 636 Congress
12 B&MRR
18 YORK STREET crosses
22 Edward J McDonough Δ4-8117
Mrs Annie Foley Δ3-8741
23 Mrs Vivian E Pope Δ3-4651
Michael Feeney Δ4-2995
25 Michael E Conley Δ4-8646
Janet M Hall
Thomas J Connolly
John Johansen Δ2-8402
29 Mrs Edith Gallant
John McDonough Δ3-2740
30 Weldon F Fox
Ernest S Smith Δ
31 STEVENS PLACE begins
GUILFORD COURT begins
32 Mary E O'Donnell Δ3-5029
34 Mary E Noriou
41 William F Curran Δ4-1018
Thomas F Corrigan Δ4-5228
George W Curran
42 STETSON COURT begins
43 BOYD PLACE begins
45 Louis P Moore apt 1
Mrs Martha E Moore nurse apt 1
Carl Anderson apt 2
Llewellyn Swett apt 3
Mrs Marlon Lounsbury apt 4
Mrs Maud Hawkes apt 5
Mrs Lillian Mishoe apt 6
Francis J Coyne Δ4-9595
Vacant
51 The Southcourt apts
Leon L Guertin apt 1 Δ2-2130
Maurice F DeMeritt apt 2 Δ2-3510
Ethel E Winslow apt 3
John B Conner apt 4 Δ4-8725
Mrs Eva A Abbott apt 5 Δ3-5639
Agnes F Friedel apt 6
Gladys L Lord apt 7 Δ4-9038
Harold Taylor apt 8
Florence E Weeks apt 9 Δ3-4403
Earle W Purinton apt 10 Δ2-4325
Mrs Verlie A Clark apt 11 Δ4-4537
Grace M Edgerly apt 12 Δ2-0702
54 PARK PLACE begins
56 DANFORTH STREET crosses
Patrick J O'Toole Δ3-6372

Left Right
76 Mrs Louise G Murch lodgh and h Δ4-5442
Clarence Bowen
Joseph Larkin
77 Constant Southworth Δ3-9815
Mrs Eugenia J Burnham apts and h apt 1 Δ4-3170
Norman LeClere
Carol Farrow
79 Alfred P Cook Δ3-3941
Douglas C Constantine
GRAY STREET begins
85 Mark Slotsky apts
Gary Culbert apt 1
Vacant apt 2
Vacant apt 3
Vacant apt 4
Eugene F Purinton (basement)
88 The Sherwood Δ4-1373
Harmon Advertising Agency Δ3-0157
Beulah B Hawthorne Δ3-4318
Portland University Law School
91 Portland University College of Business Administration
95 Mrs Celia B MacNinch lodgh and h Δ3-8015
John W Anderson Δ4-4902
Margaret H Jewell Δ4-4942
Percy P Bishop Δ4-2836
Mrs Ethel B Wilson nurse and h
Mrs Emaline M Berry lodgh and h Δ4-1103
John E Berry apts 1-2 Δ4-1103
Irene D Carlson apt 3
Octave P Desjardin apt 4
Mrs Lena B Lee apt 5 Δ3-6615
Urban D Lane apt 7
Mrs Gladys F Smith apt 8
Eleanor Morris apt 9
Ellen W Nadeau apt 12
Isaac C Dyer apt 13
Constance Leslie apt 15
Timothy Robinson
Charles D Bowen jr
Mrs Mildred Larrabee
Janette B Skillings Δ5-1165
Alfred Brinkler Δ4-5124
The Clifford House lodgh
Mrs Bessie Arsenault Δ3-1816
Merton E Bickmore lodgh and h Δ2-2684
Ralph Haskell
109 PLEASANT STREET ends
Mrs Leana Danforth lodgh and h Δ4-7329
Arthur L Danforth Δ4-7329
112-114 Mrs Mildred M Couch apts and h Δ4-9602
Mrs Harry Abram
Robert Gentner
Mrs Isabelle C Mathis
James H Murren
Ethel M Wilson
Claude Fulton
Elizabeth Adams
Frank Beane
Mrs Helen Wood
Lloyd Cummings
Coleman E Jones
Mrs Marguerite Brown
Mrs Dorothy Barry
Carleton C White
Maynard Willey
David Griffin
116 SPRING STREET crosses
120 Annis M Smith lodgh and h Δ4-1765
122 Mrs Bernice Bourassa Δ5-1640
123 Frank A Reed lodgh and h Δ3-7115
125 Mrs Mabel H Welt lodgh and h Δ2-2645
Elwood Gildard (basement)
129 Claude R Beckwith lodgh and h Δ5-0152
Vacant
Mrs Marian Story
Eugene A Hurteau
Leo A Marlon
(rear) Eastern Construction Co
131 Nellie Leonard apt 1
Mrs Florence Hooper apt 2
Robert Sagar apt 3
Robert Hood (basement)
St Luke's Parish House
135 Mrs Minnie W Moses lodgh and h Δ4-3264
High Street Garage parking lot Δ2-9235
137 Errol Shaw lodgh
Richard E Clark
Mrs Lillian Mitchell
Maine Hardware storage
Rosa E True School
139 The Shawholm lodgh Δ2-9293
Spring's Parking Station Δ3-9159
143 Lafayette Hotel side entrance

Left Right PARRIS STREET WARD 5

From 389 Cumberland av to beyond 130 Kennebec
8 Edgar G Francis lodgh and h Δ2-4106
9 Floyd W Dibble
Mrs Wenona H Woodbury
10 Thomas Maloney
Walter J Tatarczuk
11 James O Corey Δ2-4206
Jerrerd D Benjamin Δ3-3585
Benjamin Building Wrecking Co Δ3-3585
Elva L Powers
Pearl W Burr
Mrs Isabelle M Grover
15 Robert E King Δ2-0056
Florence R Brady nurse and r
Daniel Brady
Mrs Katherine G Barrows
George E Thompson jr
Frank J Nicholas
18 Lawrence C Wood
Jerome W McCrosson
Agnes H Portas
19 Parris Apts
James J Nicholas apt 1
Mrs Annabelle Huff apt 2
Verna M Ricker apt 3 Δ4-3079
John A Small apt 4
Mrs Margaret Bradford apt 5
Mrs Thelma G Higgins apt 6 Δ2-4378
Mae Thonsen apt 7
Mrs Vaughnie B Morrill apt 8
Mrs Mabelle L Horslin apt 9
21 Alfred C Brown
Robert Barter
Earnest Silver
Mrs Evelyn Gaglarde
Mrs Gladys M Spiller
William F Catlin Δ4-1283
Jerome Sullivan
Leon I Burns
25 Stanley S Sutherland Δ2-3968
John J Halloran Δ3-7453
Mrs Marjorie L Walker
Bradley D McPhee
29 Albert J Bennett Δ2-6619
Fannie L Cobb Δ3-2374
Abraham Drost
Norman Gilmore
Percy L Stanley
Bruce M Smith
35 Peter I Gladu
Mrs Cora E McKenna Δ2-4846
Lawrence H Martin trucking and r Δ2-4846
40 PORTLAND STREET crosses
41 Alex Wilson antiques
Lewis W Gordon
43 John McCann
45 Bertha M Hapgood Δ2-2387
Gayland W Marrow
47 Mrs Eva Gibson
Andrew H Bowles pntr and h Δ2-6430
49 Charles F Holden
Walter Dolbow
William Lary Δ4-7550
Ida Demakis Δ3-1600
51 Mrs Bessie E Scribner
Mrs Vera I Wildes
Jane Page Δ2-8418
53 Clarence L Dikeman
Mrs Mary Arvanigian Δ2-5381
Mrs Ada J Gall
Santino J Viola excavating contr and h Δ2-2392
Ivan Lancaster
Mrs Celia M Sherman
Arthur L Huff Δ2-4042
Raymond W Lawrence Δ2-9776
William C Dadiotes Δ3-2689
61 Charles R Enman
Helen L Dennison
John A McDougall
Lawrence Niles
62 Vacant
63 David K Littlefield
Edward R Enman
William Matson
Clara E Cash
Frank G Bean Δ3-7356
Mrs Anna L Lawson Δ2-1434
67 Edson A Noyes ashmn and h Δ2-6348
Owen Hutchinson
Mrs Georgette Arsenault
George E McCormick Δ2-8672
Harold N Pingree
69 Barrett L Kenny
71 Thomas L Brown
Louis J Delorge Δ
Danny Wone
76 LANCASTER STREET crosses

64 YEARS OF SERVICE
185 MIDDLE STREET
Savings & Loan Association
Pumbe Island
HOME FINANCING
Telephone 2-4671
PORTLAND, MAINE



BURNHAM & MORRILL COMPANY

FOOD PACKERS

ALSO SEA FOODS, VEGETABLES, SPECIALTIES 45 WATER ST. Tel. 2-8341

860

1955—FRED. L. TOWER COMPANIES'

Left Right

Spring Street—Cont.

- 55 The Tyler Apartments
Mrs Lena Weisman apt 1 Δ2-2933
Gladys Wheeler apt 2 Δ4-8618
Edward T Colley apt 3 Δ2-8435
Frank W Fuller apt 4
Mrs Hope H Perry apt 5 Δ2-8897
Mark J Crowley apt 6 Δ4-2379
Albert A Austin apt 7 Δ3-9641
Charles O'Hara apt 8
Mrs Jeannette M Bucknam apt 9
Δ3-8506
Mrs Bertha P Wolf apt 10
Δ2-5625
George F Thompson apt 11
Δ2-7861
Carroll A Foster apt 12 Δ2-0338
- 57 Sears Roebuck Co rear entrance
- 73 OAK STREET crosses
- 74 Daniel Finkelman apts Δ5-0471
Millard McLucas apt 1
Mrs Jennie Burgess apt 2
Donald C McIntyre apt 3
David T Miller apt 4
Robert Beatty apt 5
Robert Hagan apt 6
William Henderson apt 7
Arthur Farguole apt 8
Jesse Sanborn apt 9
Harold S Grady apt 10
Mrs Mary Hardy apt 11
Samuel Wallace apt 12
Frank Dunard apt 13
Vacant apt 14
Charles Bailey apt 15
Winslow Hall girls dorm
- 75 Frye Hall Δ3-9711
- 78 Woman's Literary Union Δ3-9711
- 84 Franklin Grant Studios Inc
Δ5-1662
- 85 Maine State School for the Deaf
Δ4-4036
Keyes D Sanders supt
- 86 Howard B Whipple Δ4-3622
- 91 Taylor Hall girls dorm
- 92 Christine M Littlefield lodgh
John Porter apt 1
Edward L Butler acct
Warren H Grant apt 2
Robert MacFadden apt 3
John Norton apt 5
Enos Aldon apt 7
Harold Plalsted apt 8
- 94 Mrs Elizabeth W Seaman lodgh
and h @ Δ3-4001
- 97 School of Fine and Applied Art
Δ4-4058
- 103-105 Sweat Memorial Building
- 107 HIGH STREET crosses
- 110 Wylie Motor Co garage Δ4-7971
- 112 No return
- 117 Woods & Cushing fish Δ3-1342
- 120-122 Fred M Donovan lodgh and h
@ Δ3-0380
Dorothea Blanchard apt 1
Taylor's Coffee Shop Δ2-9320
- 121 Mrs Bessie B Pendleton @
Δ2-3516
- 124 The Burton lodgh
- 125 Mrs Dugny M McLellan @
Δ3-7335
Robert C Clark
- 126 Isabel R Hamlin beauty shop
and h @ Δ3-7932
Mrs Florence M Parker
Mrs Susie Bensen
Theo P Hupper
Ethel R Goff
Mrs May S Venn
- 127 Mrs Avis and Mrs Gladys Wood
lodgh and h Δ4-6975
- SPRING STREET PLACE be-
gins
- 129 Specialty Food Shop gro Δ3-0462
- 129a Mrs Anne L Gouthro
Nira L Cross Δ3-8273
Erderick M Gouthro
- 130 Francis H Laing
- 131 Mrs Beatrice W Rainville @
Δ4-2124
Mrs Ruth R Meade
Everett M Stuart
- 132 Frank Laing @ Δ2-2381
- 133 Gil's Handy Store Δ3-9266
Helen L Kellar lodgh and h
Δ4-2320
- 134 A M Laing & Son gliders
- 135 Mrs Mary L Campbell caterer
and h Δ2-9579
Albert J Campbell @ Δ2-9579

Left Right

- 137 Mrs Gertrude Foster lodgh and
h @ Δ3-6694
- 139 Richard J Stanistreet
Mrs Mary A McGarrigle
Charles F Fenney Δ4-4370
Mrs Alice L Locke Δ4-2197
Leo J Thibodeau Δ2-7887
John J Dolan
- 140 PARK STREET crosses
- 141 Mollie G Watts lodgh and h @
Δ4-2239
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- 144 David Fisher Δ3-0431
- 144a Fred M Hawkes Δ2-4469
- 145 Mrs Emma Doble Δ2-1670
- 145a Mrs Ethel Horne lodgh and r
Δ4-7338
Mark Horne Δ4-7338
Mrs Vesta S Jenkins lodgh and
h Δ3-6244
- 147 Ralph L Eaton lodgh and h
Δ5-1026
Chipman J Smith lodgh and h
Δ3-4073
- 147a Mrs Alice W Stevens lodgh and
h Δ2-3495
- 148 Fred A Wright apt 1
Charles McFallen apt 2
Alonzo S Lane apt 4
Mrs Edith B Aspinall apt 5
Rev Paul F Hardy apt 6 Δ2-4951
Adelbert L Piper apt 1
- 149-151 Mrs Virginia L Matthew apt 2
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Albert E Ripley apt 4 Δ4-3000
Mrs Frank Kidder apt 5
Bernard Bowie apt 6
Mary T Lee apt 7
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Philip N Norton apt 9
Ralph Ross lodgh and h Δ2-3682
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Raymond E Veroneau Δ5-1061
- 221 Cape Cleaners Δ3-1311
- 223 Bartley O'Toole
William T Ramsay Δ4-8864
Mrs Lillian M Allen prac nurse
and h Δ3-2486
William E Nugent plmbr and h
@ Δ2-2707
Mrs Mary H McKeen
Mrs Annie H Tucker @ Δ2-1497
Walter Lusch apt 1
Arthur Bradley apt 2 @ Δ4-3091
A J Harrison apt 3
Mabel Getchell apt 4
Mrs R W Simmons apt 5
O J Porter Co amusement mach
Δ5-0601
- 227 Roscoe M Hellstrom
- 229 William T Sweetman barber
Ralph S Cook jr Δ3-6245
Frank H Blanchard plasterer and
h Δ4-1156
(rear) Mrs Edna M Archambeau
Δ3-0614
- 230 Arthur A Malloy
Jack Orlandello Δ2-0943
Alfonso J Portella
- 231 Charles Serotta tailor and h
Δ4-6881
Clifford G Williams Δ5-0633
Vacant
- 232 Fred B Libby
Mrs Flora Kinney
Edward Shaughnessy
Joseph F Devine Δ2-9572
Alice M Sheehan
- 233 Harold Merritt
Vacant
Louis N Fortin
- 235 Spring St IGA Market Δ2-9130
- CLARK STREET crosses
- 237 Nat's Fruit Store Δ2-9101
Nathan Mack @ Δ2-9101
Mrs Bessie L Johnson toys and
h Δ4-0706
- 241 John F Morgan
- 241½ Donald Bryington
Edward McGuire
- 243 Spring St Lunch
Porteou Mitchell whse
- 244 Baker Music Co 4-1986
- 245a Winifred M Wilson Δ4-1638
- 245b Thomas Foley
- 246 Joseph D Logan
Perley N Dykeman Δ4-2882
(rear) Allen C McLean jr Δ3-1209
- 249 Edward M Walsh Δ3-0091
Richard E Anderson
Frank Pinkos @ Δ3-5527
Thomas J McCabe
Vacant
- 251 Walter J Macdonough Δ3-9512
Charles J Murphy Δ2-4850
New England Guild rugs
Δ2-2671
Portland Lithograph Co Δ2-0131
- 253 Charles H Checkland Δ4-2372
Mrs Mary E Carey @ Δ4-3065
- 254 Mrs Anna C Avjian music tchr
and r
John L Cox
William J Gallagher
Thomas H Ranaghan Δ2-7960
Mrs Margaret A Whalen Δ2-2078
- 257 John W Staples Δ5-0772
Arthur Strout @



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: 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.

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

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION 122 Park St. Fire District #1 , #2
1. Owner's name and address Robert Scheidel - 17 Iron Claxd Rd., Cape Mills Telephone 767-2033
2. Lessee's name and address Telephone
3. Contractor's name and address James Hefflin - 528 Brahatt Rd., Gorham Telephone ... 839-4383

Proposed use of building dwelling No. of sheets
 Last use same No. families 4
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$... 500 Appeal Fees \$
 FIELD INSPECTOR—Mr. @ 775-5451 Base Fee 25.00
 Late Fee
 TOTAL \$

To erect 2' x 4' knee wall from beam to rafters as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04038

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. **no** Yes .. Is any electrical work involved in this work? .. **no** Yes ..
 Is connection to be made to public sewer? **existing** If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: **DATE** **MISCELLANEOUS**
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? .. **no**
ZONING:
 BUILDING CODE: Will there be in charge of the above work a person competent
 Fire Dept.: to see that the State and City requirements pertaining thereto
 Health Dept.: are observed? .. **yes**
 Others:

Signature of Applicant James Hefflin for Phone # same
 Type Name of Robert Scheidel 1 2 3 4
 Other
 and Address

3

Left Right 378 Joseph M Perry A2-8003 ... 381 Mrs Mary E Arsenault A3-7473 ... 383 Celia Curry ... 384 Alton W King ... 385 Maxime Pomerleau ... 386 LOWELL STREET ends ... 387 Michael J Thornton jr A2-2755 ... 390 Albert J Bolduc A4-1529 ... 391 Mrs Mary J Pellerin ... 393 Andrew G Ward ... 394 Joseph S O'Connell A2-9845 ... 399 Thomas F DeCoursey A3-5244 ... 401 Harry A Severy ... 402 Fred W Hiscock A2-8006 ... 407 Anthony Gallant A2-8877 ... 407 1/2 Arthur J Burke A3-1965 ... 409 George Singer A4-4885 ... 409 1/2 Ray A Young ... 411 Clifford J Campbell A4-7507

PARK AVENUE—PEAKS ISLAND From Pleasant avenue easterly

PARK COURT WARD 8

—UNACCEPTED— Off Hillcrest avenue

PARK PLACE WARD 6

—UNACCEPTED—

From 54 Park (Incorrectly numbered) 1 Mrs Edith Stoddard 2 Henry E Connors 3 Charles Solesky 4 Ervin D McCluskey jr A4-8339 5 Mrs Beatrice M A Meehan A4-5353 6 Charles P Naaykens A4-2461 7 Kathryn M Conley A2-7910 8 Ralph P Pearson A2-7910 9 Leonard Newcomb 10 Kathleen E Brown A4-1023 Phillip W Hanson A2-4559

PARK STREET WARDS 5, 6

From 433 Commercial to 636 Congress 12 B&MRR 18 YORK STREET crosses 22 Edward J McDonough A4-8117 Mrs Annie Foley A3-8741 23 Mrs Vivian E Pope A3-4651 Michael Feeney A4-2995 25 Michael E Conley A4-8646 Janet M Hall Thomas J Connolly John Johansen A2-6402 29 Mrs Edith Gallant John McDonough A3-2740 30 Weldon F Fox Ernest S Smith A3-5029 31 STEVENS PLACE begins 32 GUILFORD COURT begins 34 Mary E O'Donnell A3-5029 Mary E Norton 41 William F Curran A4-1018 Thomas F Corrihan A4-5228 George W Curran 42 STETSON COURT begins 43 BOYD PLACE begins 43 Louis P Moore apt 1 Mrs Martha E Moore nurse apt 1 Carl Anderson apt 2 Llewellyn Swett apt 3 Mrs Marion Lounsbury apt 4 Mrs Maud Hawkes apt 5 Mrs Lillian Mishoe apt 6 Francis J Coyne A4-9595 48 Vacant 51 The Southcourt apts Leon L Guertin apt 1 A2-2130 Maurice F DeMeritt apt 2 A2-3510 Ethel E Winslow apt 3 John B Conner apt 4 A4-8725 Mrs Eva A Abbott apt 5 A3-5639 Agnes F Friedel apt 6 Gladys L Lord apt 7 A4-9038 Harold Taylor apt 8 Florence H Weeks apt 9 A3-4403 Earle W Purinton apt 10 A2-4325 Mrs Verlie A Clark apt 11 A4-4837 Grace M Edgerly apt 12 A2-0702 54 PARK PLACE begins 56 DANFORTH STREET crosses 57 Patrick J O'Toole A3-6372

Left Right Mrs Louise G Murch lodg and h A1-3442 Clarence Bowen Joseph Larkin Constant Southworth A3-9815 77 Mrs Eugenia J Burnham apts and h apt 1 A4-3170 Norman LeClere Carol Farrow 79 Alfred P Cook A3-3041 Douglas C Constantine GRAY STREET begins 84 Mark Slotsky apts Gary Culbert apt 1 Vacant apt 2 Vacant apt 3 Eugene F Purington (base-ment) 88 The Sherwood A4-1373 Harmon Advertising Agency A3-0157 Beulah B Hawthorne A3-4318 Portland University Law School 89 Portland University College of Business Administration 91 Mrs Celia B MacNinch lodg and h A3-8015 96 John W Anderson A4-4902 Margaret H Jewell A4-4942 Percy P Bishop A4-2836 Mrs Ethel B Wilson nurse and h Mrs Emaline M Berry lodg and h A4-1103 John E Berry apts 1-2 A4-1103 Irene D Carlson apt 3 Octave P Desjardin apt 4 Mrs Lena B Lee apt 5 A3-6615 Urban D Lane apt 7 Mrs Gladys F Smith apt 8 Eleanor Morris apt 9 Ellen W Nadeau apt 12 Isaac C Dyer apt 13 Constance Leslie apt 15 Timothy Robinson Charles D Bowen jr Mrs Mildred Larrabee Janette B Skillings A5-1165 Alfred Brinkler A4-5124 The Clifford House lodg Mrs Bessie Arsenault A3-1816 Merton E Bickmore lodg and h A2-2684 Ralph Haskell 109 PLEASANT STREET ends 110 Mrs Leana Danforth lodg and h A4-7329 Arthur L Danforth A4-7329 112-114 Mrs Mildred M Couch apts and h A4-9602 Mrs Harry Abram Robert Genthner Mrs Isabelle C Mathis James H Murren Ethel M Wilson Claude Fulton Elizabeth Adams Frank Beane Mrs Helen Wood Lloyd Cummings Coleman E Jones Mrs Marguerite Brown Mrs Dorothy Barry Carleton C White Maynard Willey David Griffin 116 SPRING STREET crosses 120 Annis M Smith lodg and h A4-1785 122 Mrs Bernice Bourassa A5-1640 123 Frank A Reed lodg and h A3-7115 125 Mrs Mabel H Welt lodg and h A2-2645 Elwood Gildard (basement) 129 Claude R Beckwith lodg and h A5-0152 Vacant Mrs Marian Story Eugene A Hurteau Leo A Marlon (rear) Eastern Construction Co Nellie Leonard apt 1 Mrs Florence Hooper apt 2 Robert Sagar apt 3 Robert Hood (basement) St Luke's Parish House 135 Mrs Minnie W Moses lodg and h A4-3264 High Street Garage parking lot A2-9235 137 Errol Shaw lodg Richard E Clark Mrs Lillian Mitchell Maine Hardware storage Rosa E True School 139 The Shawholm lodg A2-9293 143 Spring's Parking Station A3-9150 144 Lafayette Hotel side entrance

Left Right PARRIS STREET WARD 5 From 389 Cumberland av to beyond 130 Kennebec 8 Edgar G Francis lodg and h A2-4106 9 Floyd W Dibble Mrs Wenona H Woodbury A2-4206 Thomas Maloney A2-4206 11 Walter J Tatarczuk James O Corey A2-4206 12 Jerred D Benjamin A3-3585 Benjamin Building Wrecking Co A3-3585 Elva I Powers Pearl W Burt Mrs Isabelle M Grover Robert E King A2-0056 Florence R Brady nurse and r Daniel Brady Mrs Katherine G Barrows George E Thompson jr Frank J Nicholas Lawrence C Wood Jerome W McCrosson Agnes H Portas Parris Apts James J Nicholas apt 1 Mrs Annabelle Huff apt 2 Verna M Ricker apt 3 A4-3079 John A Small apt 4 Mrs Margaret Bradford apt 5 Mrs Thelma G Higgins apt 6 A2-4378 Mae Thonsen apt 7 Mrs Vaughnie B Morrill apt 8 Mrs Mabelle L Horslin apt 9 Alfred C Brown Robert Barter Earnest Silver Mrs Evelyn Gaglarde Mrs Gladys M Spiller William F Catlin A4-1283 Jerome Sullivan Leon I Burns Stanley S Sutherland A2-3968 John J Halloran A3-7453 Mrs Marion L Walker Bradley D McPhee 29 Albert J Bennett A2-6619 Fannie L Cobb A3-2374 30 Abraham Drost Norman Gilmore Percy L Stanley Bruce M Smith Peter I Gladu Mrs Cora E McKenna A2-4846 Lawrence H Martin trucking and r A2-4846 34 PORTLAND STREET crosses 41 Alex Wilson antiques Lewis W Gordon 43 John McCann 45 Bertha M Hapgood A2-2387 Gayland W Marrow 47 Mrs Eva Gibson Andrew H Bowles pntr and h A2-6430 48 Charles F Holden 49 Walter Dolbow William Lary A4-7550 Ida Demakis A3-1600 51 Mrs Bessie E Scribner Mrs Vera L Wildes Jane Page A2-8418 52 Clarence L Dikeman 53 Mrs Mary Arvanigian A2-5581 Mrs Ada J Gall Santino J Viola excavating contr and h A2-2392 Ivan Lancaster Mrs Celia M Sherman Arthur L Huff A2-4042 Raymond W Lawrence A2-9776 William C Dadiotes A3-2689 61 Charles R Enman Helen L Dennison John A McDougall Lawrence Niles 62 David K Littlefield Edward R Enman William Matson Clara E Cash Frank G Bean A3-7356 Mrs Anna L Lawson A2-1434 67 Edison A Noyes ashmn and h A2-6348 Owen Hutchinson Mrs Georgette Arsenault George E McCormick A2-8672 Harold N Pingree 69 Barrett L Kenny 71 Thomas L Brown Louis J Delorge A2-2222 Danny Wone 76 LANCASTER STREET crosses

64 YEARS OF SERVICE 185 MIDDLE STREET SAVINGS & LOAN ASSOCIATION Cumberland HOME FINANCING Telephone 2-4671



ALSO SEA FOODS, VEGETABLES, SPECIALTIES

BURNHAM & MORRILL COMPANY
FOOD PACKERS
 45 WATER ST. Tel. 2-8341

860

Left Right
Spring Street—Cont.

- 55 The Tyler Apartments
- Mrs Lena Welsman apt 1 Δ2-2933
- Gladys Wheeler apt 2 Δ4-8618
- Edward T Colley apt 3 Δ2-8435
- Frank W Fuller apt 4
- Mrs Hope H Perry apt 5 Δ2-8897
- Mark J Crowley apt 6 Δ4-2379
- Albert A Austin apt 7 Δ3-9641
- Charles O'Hara apt 8
- Mrs Jeannette M Bucknam apt 9 Δ3-8508
- Mrs Bertha P Wolf apt 10 Δ2-5625
- George F Thompson apt 11 Δ2-7861
- Carroll A Foster apt 12 Δ2-0338
- 57 Sears Roebuck Co rear entrance
- 73 OAK STREET crosses
- 74 Daniel Finkelman apts Δ5-0471
- Millard McLucas apt 1
- Mrs Jennie Burgess apt 2
- Donald C McIntyre apt 3
- David T Miller apt 4
- Robert Beatty apt 5
- Robert Hagan apt 6
- William Henderson apt 7
- Arthur Farguole apt 8
- Jesse Sanborn apt 9
- Harold S Grady apt 10
- Mrs Mary Hardy apt 11
- Samuel Wallace apt 12
- Frank Dunard apt 13
- Vacant apt 14
- Charles Bailey apt 15
- 75 Winslow Hall girls dorm
- 76 Frye Hall Δ3-9711
- 78 Woman's Literary Union Δ3-9711
- 84 Franklin Grant Studios Inc Δ5-1662
- 85 Maine State School for the Deaf Δ4-1036
- 86 Keyes D Sanders supt
- Howard B Whipple Δ4-3622
- 91 Taylor Hall girls dorm
- Christine M Littlefield lodgh
- John Forter apt 1
- Edward L Butler acct
- Warren H Grant apt 2
- Robert MacFadden apt 3
- John Norton apt 5
- Enos Aldon apt 7
- Harold Plaisted apt 8
- 94 Mrs Elizabeth W Seaman lodgh and h Δ3-4901
- 97 School of Fine and Applied Art Δ4-4058
- 103-105 Sweet Memorial Building
- 107 HIGH STREET crosses
- 110 Wylie Motor Co garage Δ4-7971
- 112 No return
- 117 Woods & Cushing fish Δ3-1342
- 120-122 Fred M Donovan lodgh and h Δ3-0380
- Dorothea Blanchard apt 1
- 121a Taylor's Coffee Shop Δ2-9320
- 121 Mrs Bessie B Pendleton Δ2-3516
- 124 The Burton lodgh
- 125 Mrs Dagny M McLellan Δ3-7335
- Robert C Clark
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1955—FRED. L. TOWER COMPANIES'

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- 137 Mrs Gertrude Foster lodgh and h Δ3-8694
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- 223 Bartley O'Toole
- William T Ramsay Δ4-8864
- 224 Mrs Lillian M Allen prac nurse and h Δ3-2486
- William E Nugent plmbr and h Δ2-2707
- Mrs Mary H McKeen
- 225 Mrs Annie H Tucker Δ2-1497
- 226 Walter Busch apt 1
- Arthur Bradley apt 2 Δ4-3091
- A J Harrison apt 3
- Mabel Getchell apt 4
- Mrs R W Simmons apt 5
- 227 O J Porter Co amusement mach Δ5-0601
- 229 Roscoe M Hellstrom
- William T Sweetman barber
- Ralph S Cook jr Δ3-6245
- Frank H Blanchard plasterer and h Δ4-1156
- (rear) Mrs Edna M Archambeau Δ3-0614
- 230 Arthur A Malloy
- Jack Orlandello Δ2-0943
- Alfonso J Portella
- 231 Charles Serotta tailor and h Δ4-6881
- Clifford G Williams Δ5-0633
- 232 Vacant
- Fred B Libby
- Mrs Flora Kinney
- Edward Shaughnessy
- Joseph F Devine Δ2-9572
- Alice M Sheehan
- 233 Harold Merritt
- Vacant
- Louis N Fortin
- 235 Spring St IGA Market Δ2-9130
- CLARK STREET crosses
- 237 Nat's Fruit Store Δ2-9101
- Nathan Mack Δ2-9101
- Mrs Bessie L Johnson toys and h Δ4-0706
- 241 John F Morgan
- 241½ Donald Bryington
- Edward McGuire
- 243 Spring St Lunch
- Porteous Mitchell whse
- 244 Baker Music Co 4-1986
- 245a Winifred M Wilson Δ4-1638
- 245b Thomas Foley
- 246 Joseph D Logan
- Perley N Dykeman Δ4-2882
- (rear) Allen C McLean jr Δ3-1209
- 249 Edward M Walsh Δ3-0091
- Richard E Anderson
- 250 Frank Pinkos Δ3-5527
- Thomas J McCabe
- Vacant
- 251 Walter J Macdonough Δ3-9512
- Charles J Murphy Δ2-4850
- 252 New England Guild rugs Δ2-2671
- Portland Lithograph Co Δ2-0131
- 253 Charles H Checkland Δ4-2372
- Mrs Mary E Carey Δ4-3065
- Mrs Anna C Avjian music tchr and r
- John L Cox
- William J Gallagher
- 255 Thomas H Ranaghan Δ2-7960
- Mrs Margaret A Whalen Δ2-2078
- 257 John W Staples Δ5-0772
- Arthur Strout

RECORD OF BUILDINGS

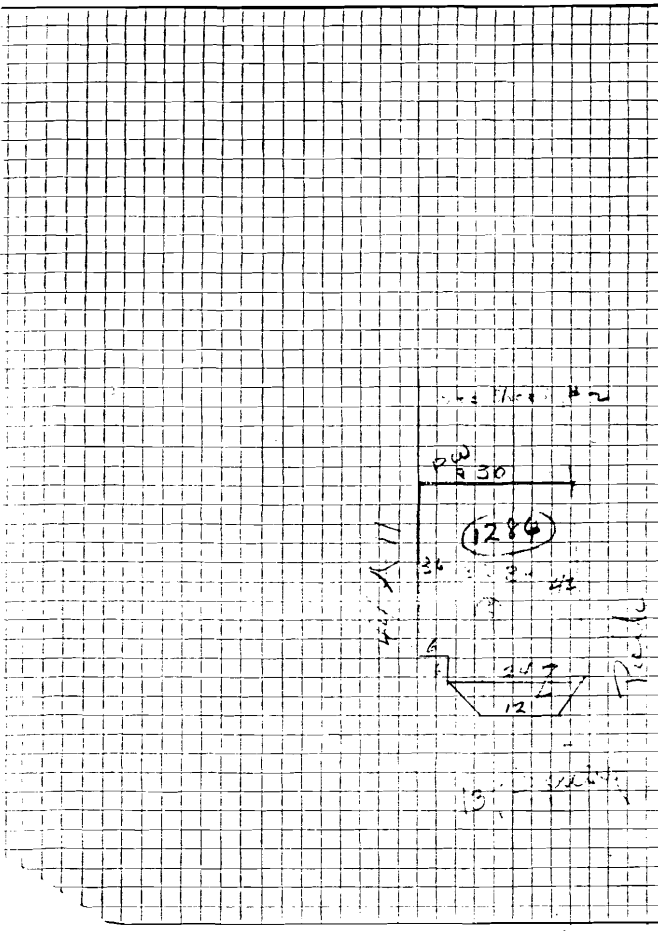
GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST <input checked="" type="checkbox"/>	BATHROOM 2 <input checked="" type="checkbox"/>
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE <input checked="" type="checkbox"/>	MILL TYPE	WATER CLOSET 3 <input checked="" type="checkbox"/>
PIERS	REIN. CONCRETE	LAVATORY 7 <input checked="" type="checkbox"/>
CELLAR AREA FULL <input checked="" type="checkbox"/>	FLOOR FINISH	
1/4 1/2 3/4	B 1 2 3	
NO. CELLAR	CEMENT <input checked="" type="checkbox"/>	KITCHEN SINK 1 <input checked="" type="checkbox"/>
EXTERIOR WALLS		
CLAPBOARDS	EARTH	STD. WAT. HEAT <input checked="" type="checkbox"/>
WIDE SIDING	PINE <input checked="" type="checkbox"/>	AUTO. WAT. HEAT
DROP SIDING	HARDWOOD <input checked="" type="checkbox"/>	ELECT. WAT. SYST.
NO SHEATHING	TERRAZZO	LAUNDRY TUBS 2 <input checked="" type="checkbox"/>
WOOD SHINGLES	TILE	NO PLUMBING
ASBES. SHINGLES	TILING	
STUCCO ON FRAME	BATH FL. & WCOT.	
STUCCO ON TILE	TOILET FL. & WCOT.	
BRICK VENEER	LIGHTING	
BRICK ON TILE	ELECTRIC <input checked="" type="checkbox"/>	
SOLID BRICK <input checked="" type="checkbox"/>	NO LIGHTING	
STONE VENEER	NO. OF ROOMS	
CONC. OR CIND. BL.	BSMT. 2 2ND 4	
TERRA COTTA	1ST 4 3RD 5	
VITROLITE	OCCUPANCY	
PLATE GLASS	SINGLE FAMILY <input checked="" type="checkbox"/>	
INSULATION	TWO FAMILY	
WEATHERSTRIP	APARTMENT	
ROOFING		
ASPH. SHINGLES	RECREAT. ROOM	
WOOD SHINGLES	FINISHED ATTIC	
ASBES. SHINGLES	FIREPLACE <input checked="" type="checkbox"/>	
SLATE TILE	HEATING	
METAL	PIPELESS FURNACE	
COMPOSITION <input checked="" type="checkbox"/>	HOT AIR FURNACE	
ROLL ROOFING	FORCED AIR FURN.	
INSULATION	STEAM <input checked="" type="checkbox"/>	
	HOT WAT. OR VAPOR	
	NO HEATING	
	GAS BURNER	
	OIL BURNER <input checked="" type="checkbox"/>	
	STOKER	

COMPUTATIONS		
UNIT	1951	
1284 S. F.	10010	
S. F.		
DW	- 400	
ADDITIONS		
BASEMENT	+ 200	
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE	+ 230	
HEATING	+ 250	
PLUMBING	+ 1140	
TILING		
TOTAL	11430	
FACT. + 10	1000	
REP. VAL.	12430	



SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	ARE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D	SOUND VAL.	TAX VAL.	Y
500	A 3 rd B-	C	60+			12430	500	5590	20%	4470	6475	19
	B											19
	C											19
	D											19
	E											19
	F											19
	G											19
1951 TOTAL BLDGS.										10810	6475	
TAX VAL.												
OLD VAL.												
CHANGE												

Completed 1951

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. <i>137</i> Spring	STREET	BLDG. NO.	CARD NO. <i>2</i> OF <i>2</i>	DEVELOPMENT NO.	AREA	DIST. <i>3</i>	ZONE	CHART <i>45</i>	BLOCK <i>A</i>	LOT <i>11</i>	CURR. DESC.
--------------------------------	--------	-----------	----------------------------------	-----------------	------	-------------------	------	--------------------	-------------------	------------------	-------------

TAXPAYER ADDRESS AND DESCRIPTION

Foster Louisa Weyland
300 Danfourth St.
City

Land & Bldg Spring St # 137 &
Park St. #1166 126
Assessors Plan 45-A-11
Area 3525 Sq.Ft.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS			
TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		TREND OF DISTRICT	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			
TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND			
1950	BLDGS.			
1950	TOTAL			
1951	LAND			
1951	BLDGS.			
1951	TOTAL			
195	LAND			
195	BLDGS.			
195	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			

COLE-LAYER-TRUMBUE CO. - DAYTON, OHIO

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

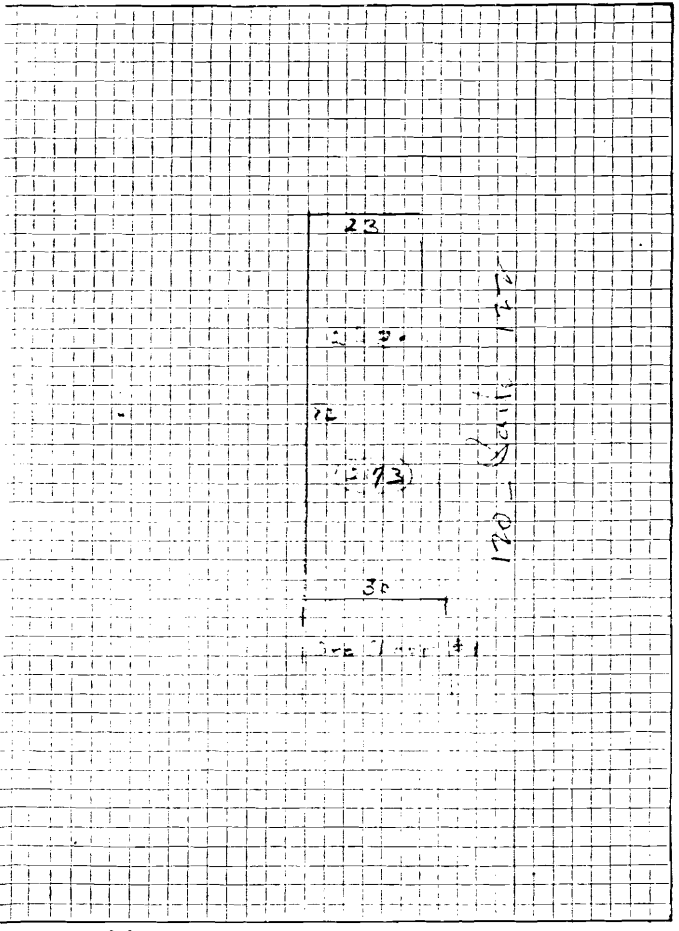
4/25/1919
 4/25/1919 ✓

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1 1/2 1 3/4 2 1/4			B 1 2 3	STD. WAT. HEAT	✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	1 ✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓ ✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	✓
STUCCO ON TILE		NO LIGHTING		NO. OF ROOMS	
BRICK VENEER		PINE	✓ ✓	BSMT.	2ND ?
BRICK ON TILE		HARDWOOD		1ST	3RD
SOLID BRICK	✓	PLASTER	✓ ✓	OCCUPANCY	
STONE VENEER		UNFINISHED		SINGLE FAMILY	
CONC. OR CIND. BL.		METAL CLG.		TWO FAMILY	
TERRA COTTA		RECREAT. ROOM		APARTMENT	
VITROLITE		FINISHED ATTIC		STORE	
PLATE GLASS		FIREPLACE		THEATRE	
INSULATION		HEATING		HOTEL	
WEATHERSTRIP		PIPELESS FURNACE		OFFICES	
ROOFING		HOT AIR FURNACE		WAREHOUSE	
ASPH. SHINGLES		FORCED AIR FURN.		COMM. GARAGE	
WOOD SHINGLES		STEAM	2 ✓	GAS STATION	
ASBES. SHINGLES		HOT WAT. OR VAPOR		✓	
SLATE TILE		NO HEATING		ECONOMIC CLASS	
METAL		GAS BURNER		OVER BUILT	
COMPOSITION	1	OIL BURNER		UNDER BUILT	
ROLL ROOFING		STOKER		ET. 3/29/19 AR. 5	
INSULATION				LD. 51 FD. 5	
				MS. CK.	

COMPUTATIONS

UNIT	1951	61
2173. F.	11140	
S. F.		
ADDITIONS		
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE	+ 200	
HEATING	+ 160	+ 220 + 160
PLUMBING	+ 350	+ 50
TILING		
M.F.	+ 1110	
TOTAL	14070	
FACT. + 10	1110	
REP. VAL.	14070	14320



SUMMARY OF BUILDINGS

CCC Y	TYPE	CR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
B-3	A 2-1/2	C			F	14070	5	7540	10/19	6340	3250
	B					14320	5	7170	11/19	6450	3475 G
	C										
	D										
	E										
	F										
	G										

YEAR	1951	1951 TOTAL BLDGS.	63	3250
TAX VAL.				
OLD VAL.	3250			
CHANGE				

OFFICE OF TERRY N. SNOW, P.A.
294 Main Street, P.O. Box 275
Cumberland, Maine 04021-0275
E-Mail: TNSnowlaw@aol.com

Terry N. Snow, Esq.
J. Gregory Lestage, Esq.

Telephone (207) 829-6363
Facsimile (207) 829-4481

August 27, 2001

Marge Schmuckal
Zoning Administrator
Room 315
389 Congress Street
Portland, ME 04101

Re: 137 Spring Street (120-122 Park Street), Portland, Maine (corner building)

Dear Marge:

I represent a purchaser of the above building. The contract states that this building is a legal seven-unit apartment building. Because the microfiche is not crystal clear on this issue, I would inquire as to whether you could look at your records to confirm the status of this building as a legal seven-unit.

I enclose historical information provided by the City of Portland to a previous owner, which appears to have your signature as Housing Inspector in 1984. There is also a letter from the City of Portland, dated March 16, 1984 and an Application for Rehabilitation Loan-Investor Owned Residential Property Or Mixed-Use Loan, for your information.

Obviously, a letter from your office confirming a legal seven-unit would be number one on my wish list; however, if that is unavailable, perhaps you could point me in a direction to satisfy my comfort level and provide the basis for a land-use opinion for the buyer and lender.

As always, your assistance remains greatly appreciated.

Very truly yours,

Terry N. Snow

TNS/ecm
Enclosures

1984 - App - 120-122 Park St
1987 - prom - 120-122 Park St
1988 - 120-122 Park St
1989 - 170 Park St

1984 - 122 Park St → 45 Park St
1989 - 170 Park St → Apt house

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August 29, 2001

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389 Congress Street
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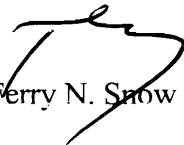
Re: 137 Spring Street (120-122 Park Street), Portland, Maine (corner building)

Dear Marge:

Pursuant to your note to me of August 29th in response to my letter requesting a determination for the above property, I enclose my check in the sum of \$50.00 in payment of the fee for this service.

Thank you for your attention.

Very truly yours,


Terry N. Snow

TNS/ecm
Enclosure

Received
8/31/01

OFFICE OF TERRY N. SNOW, P.A.
294 Main Street, P.O. Box 275
Cumberland, Maine 04021-0275
E-Mail: TNSnowlaw@aol.com

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Terry N. Snow

TNS/ecm
Enclosures

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 8/29/01

To: Terry N. Snow, Esq.

Fax: 829-4481

Re: written Determination for 137 Spring Street

Sender: Marge Schmuckel, Zoning Administrator

YOU SHOULD RECEIVE ² PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

I Am in receipt of your letter requesting a determination for 137 Spring Street. Please Note That There is a \$50⁰⁰ fee for such a determination. I will hold onto your letter until we receive the appropriate fees. Thanks Marge

OFFICE OF TERRY N. SNOW, P.A.
294 Main Street, P.O. Box 275
Cumberland, Maine 04021-0275
E-Mail: TNSnowlaw@aol.com

Terry N. Snow, Esq.
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August 29, 2001

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389 Congress Street
Portland, ME 04101

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Thank you for your attention.

Very truly yours,

Terry N. Snow

TNS/ecm
Enclosure

LAW OFFICE OF TERRY N. SNOW, P.A.

FACSIMILE TRANSMITTAL SHEET

TO:	Marge Schmuckal, Zoning Administrator	FROM:	Terry N. Snow, Esq./ctr
COMPANY:	City of Portland	DATE:	9/21/01
FAX NUMBER:	874-8716	TOTAL NO. OF PAGES INCLUDING COVER:	4
PHONE NUMBER:		SENDER'S TELEPHONE NUMBER:	207-829-6363
RE:	Determination Letter/137 Spring Street & 120-122 Park Street, Portland, Maine	SENDER'S FACSIMILE NUMBER:	207-829-4481

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Dear Marge:

This is simply a follow-up to my letter of August 27, 2001 requesting a determination letter from the City concerning the above property. Can you please let me know the status of said letter as a purchase closing is currently scheduled for Wednesday, September 26, 2001. Also, if you feel you will not be able to prepare said letter within that time frame, let me know and I will try to reschedule the closing.

Terry

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																			
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		APPLICATION NUMBER <table border="1"> <tr> <td>023</td> <td>OMC-0003</td> <td>268</td> <td>2</td> </tr> </table>		023	OMC-0003	268	2														
023	OMC-0003	268	2																		
B. ADDRESS OF PROPERTY TO BE REHABILITATED 137 Spring St. (120-122 Park St. Portland, Maine corner bldg.)		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																			
C. SELECTED CHARACTERISTICS OF APPLICANT AND PROPERTY																					
1. Legal form of Applicant entity <table border="1"> <tr> <td>a.</td> <td><input checked="" type="checkbox"/></td> <td>"Person" (other than partnership or corporation)</td> </tr> <tr> <td>b.</td> <td><input type="checkbox"/></td> <td>Partnership</td> </tr> <tr> <td>c.</td> <td><input type="checkbox"/></td> <td>Corporation (profit)</td> </tr> <tr> <td>d.</td> <td><input type="checkbox"/></td> <td>Corporation (nonprofit)</td> </tr> </table>		a.	<input checked="" type="checkbox"/>	"Person" (other than partnership or corporation)	b.	<input type="checkbox"/>	Partnership	c.	<input type="checkbox"/>	Corporation (profit)	d.	<input type="checkbox"/>	Corporation (nonprofit)	2. If a "Person," does any Applicant occupy a dwelling unit in the property? <table border="1"> <tr> <td>a.</td> <td><input type="checkbox"/></td> <td>Yes</td> </tr> <tr> <td>b.</td> <td><input checked="" type="checkbox"/></td> <td>No</td> </tr> </table>		a.	<input type="checkbox"/>	Yes	b.	<input checked="" type="checkbox"/>	No
a.	<input checked="" type="checkbox"/>	"Person" (other than partnership or corporation)																			
b.	<input type="checkbox"/>	Partnership																			
c.	<input type="checkbox"/>	Corporation (profit)																			
d.	<input type="checkbox"/>	Corporation (nonprofit)																			
a.	<input type="checkbox"/>	Yes																			
b.	<input checked="" type="checkbox"/>	No																			
		3. Number of dwelling units <table border="1"> <tr> <td>a.</td> <td>7</td> <td>Total units before rehab.</td> </tr> <tr> <td>b.</td> <td>7</td> <td>Occupied units before rehab.</td> </tr> <tr> <td>d.</td> <td>7</td> <td>Total units after rehab.</td> </tr> </table>		a.	7	Total units before rehab.	b.	7	Occupied units before rehab.	d.	7	Total units after rehab.									
a.	7	Total units before rehab.																			
b.	7	Occupied units before rehab.																			
d.	7	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.		The Applicant entity is: <table border="1"> <tr> <td>a.</td> <td><input checked="" type="checkbox"/></td> <td>WHITE (Non-Hispanic)</td> </tr> <tr> <td>b.</td> <td><input type="checkbox"/></td> <td>BLACK (Non-Hispanic)</td> </tr> <tr> <td>c.</td> <td><input type="checkbox"/></td> <td>AMERICAN INDIAN OR ALASKAN NATIVE</td> </tr> <tr> <td>d.</td> <td><input type="checkbox"/></td> <td>HISPANIC</td> </tr> <tr> <td>e.</td> <td><input type="checkbox"/></td> <td>ASIAN or PACIFIC ISLANDER</td> </tr> </table>		a.	<input checked="" type="checkbox"/>	WHITE (Non-Hispanic)	b.	<input type="checkbox"/>	BLACK (Non-Hispanic)	c.	<input type="checkbox"/>	AMERICAN INDIAN OR ALASKAN NATIVE	d.	<input type="checkbox"/>	HISPANIC	e.	<input type="checkbox"/>	ASIAN or PACIFIC ISLANDER			
a.	<input checked="" type="checkbox"/>	WHITE (Non-Hispanic)																			
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d.	<input type="checkbox"/>	HISPANIC																			
e.	<input type="checkbox"/>	ASIAN or PACIFIC ISLANDER																			

RECEIVED
 JUN 28 11 43 AM '85
 HOUSING AND URBAN DEVELOPMENT
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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	DMC-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. & Maria 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. Prard

Signature of Rehabilitation Specialist

Mary Schmedel
Signature of Housing Inspector

2/28/84

Date



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 04102

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



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 838-9686
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 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: Deed to property showing that I did not purchase until 9-27-01		
<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>		
Signature of applicant: Sarah A. 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: 6/10/04

City Housing Ordinance compliance received on: 7/15/04

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

City NFPA compliance received on: 6/1/04 no conditions

Is ZBA action required? NO written objections received by this 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-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.

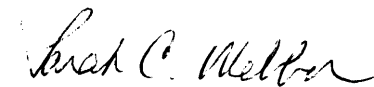
The non-conforming unit also complies with provisions of the City's Housing Code.

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



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: 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.

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 04107 Telephone: 799-6965
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: John F. Adams **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: 137 Spring Street / 120-122 Park Street

Tax Assessor's Chart, Block & Lot Owner: Sarah Webber Telephone: 799-6965
Chart# 045 Block# A Lot# 11 Address: 21 Old Fort Road 838-9686
Cape Elizabeth, ME 04107

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 Assessors 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:
Deed 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 codes applicable to this permit.

Signature of applicant: Sarah A. Webber Date: 5/27/04
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.

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.

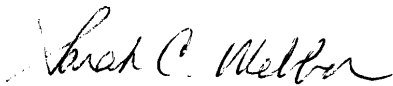
The non-conforming unit also complies with provisions of the City's Housing Code.

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, appearing to read "Sarah C. Webber".

Sarah C. Webber

Location of building on lot

FLOOD HAZARD INFORMATION

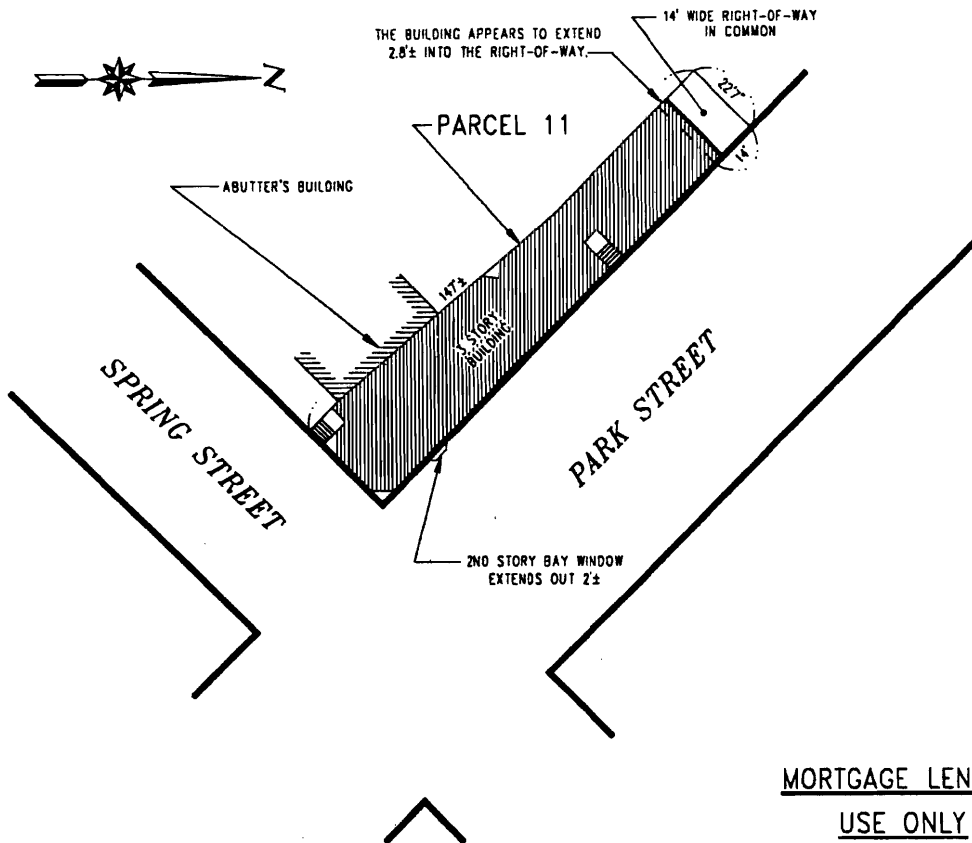
FILE NUMBER: 22496 FLOOD MAP COMMUNITY NO.: 230051 ZONE: C
 ATTORNEY: TERRY N. SNOW, ESQ. PANEL: 0013 B DATED: 07/15/1992
 TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
 LENDER: PEOPLES HERITAGE BANK
 OWNER: CRISTOFELL PROPERTIES, LLC
 APPLICANT: WEBBER ENTERPRISES, INC.
 DATE: 08/31/2001 SCALE: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

TITLE REFERENCE

DEED BOOK: 15328 PAGE: 319
 PLAN BOOK: N/A PAGE: N/A LOT(S): N/A
 PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

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 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

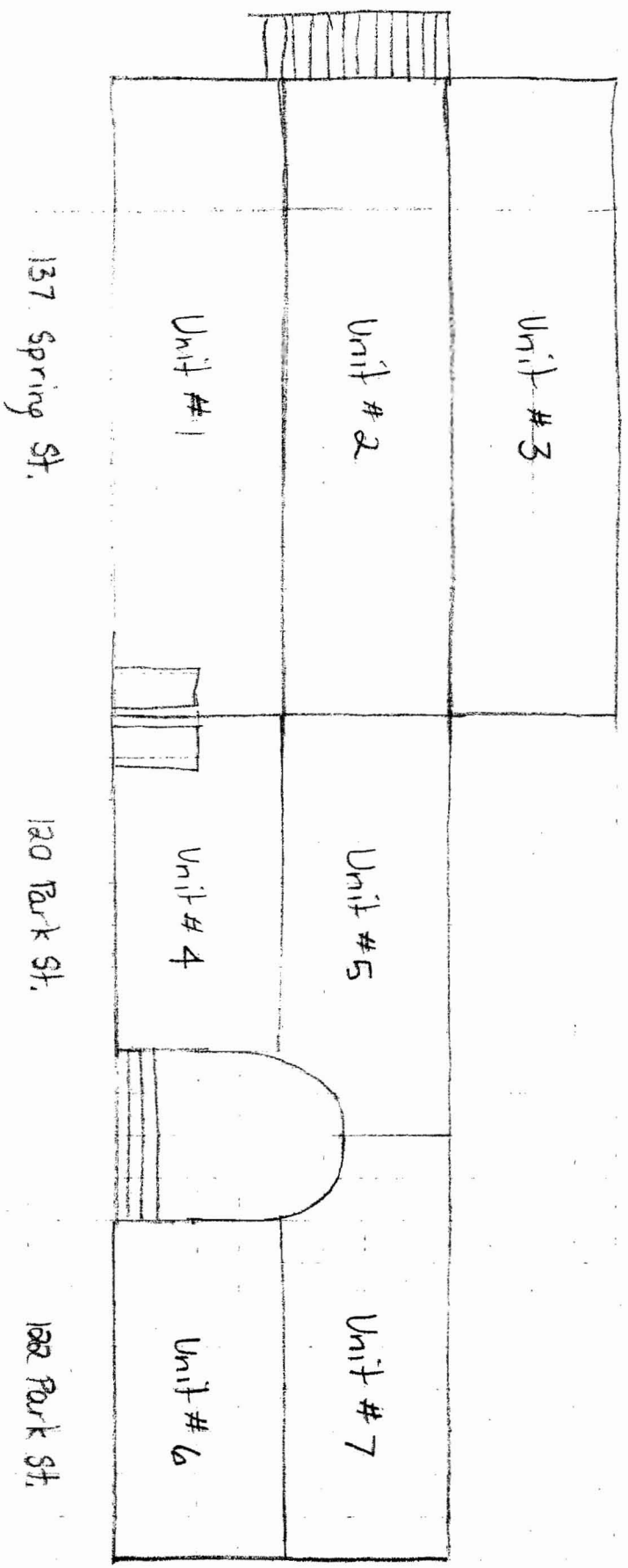
40' 0 40' 80'
 tel (207) 883-1000 fax (207) 883-1001 e-mail ncs@maine.rr.com
 (RON) 882-2227



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 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.

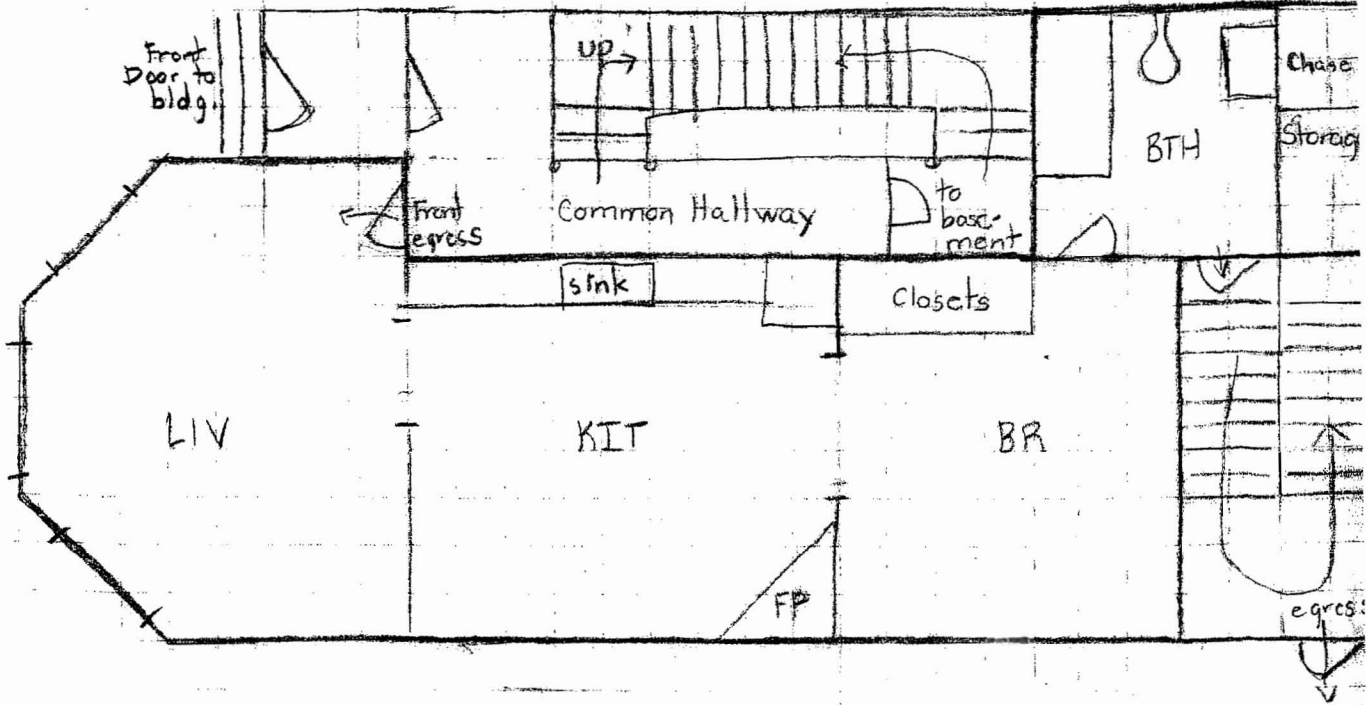
Floor plans

Side view of building with layout of units

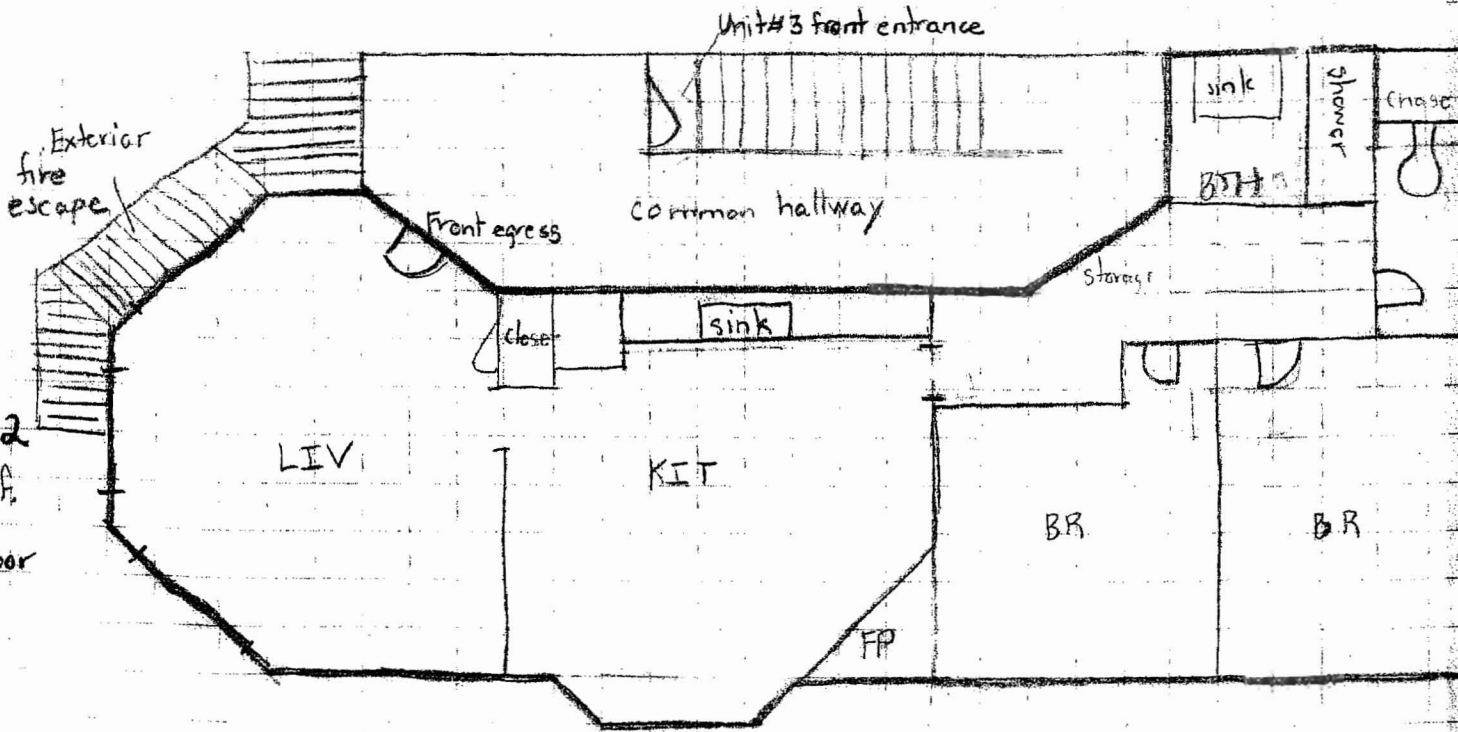


137 Spring Street

Unit #1
850 s.f.
1st floor

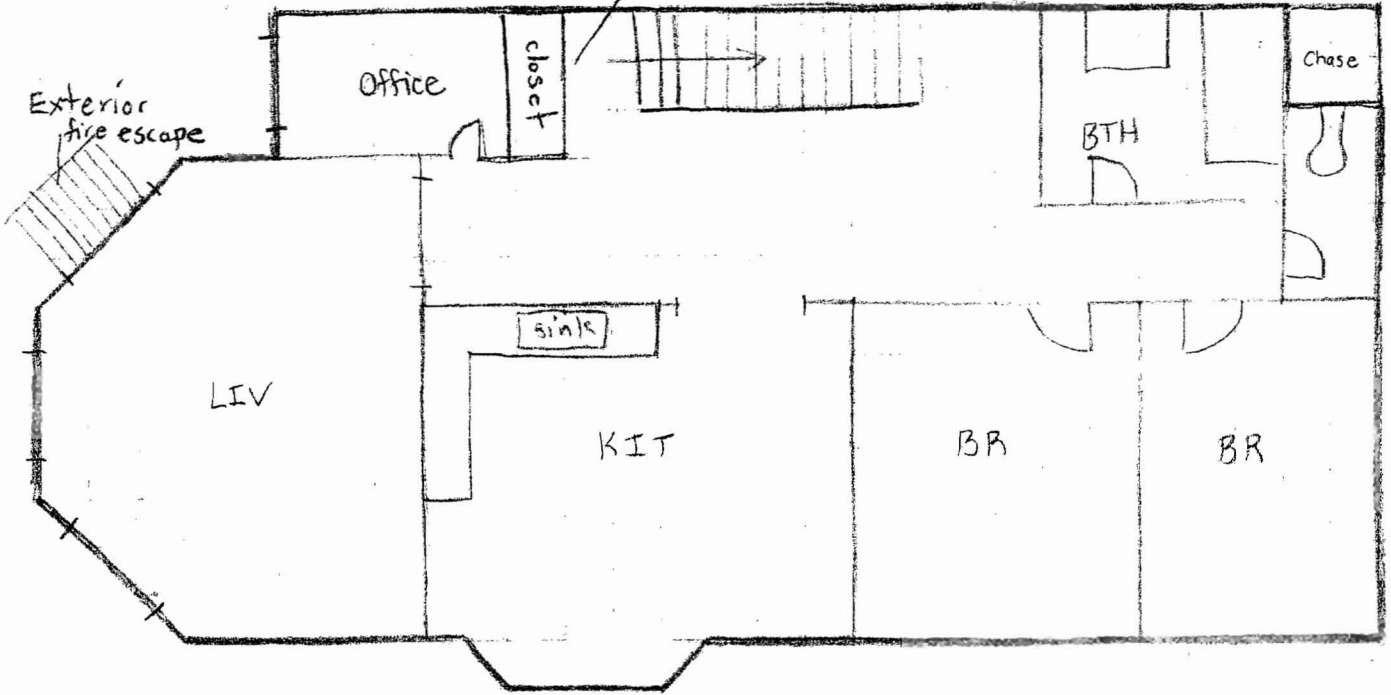


Unit #2
900 s.f.
2nd floor



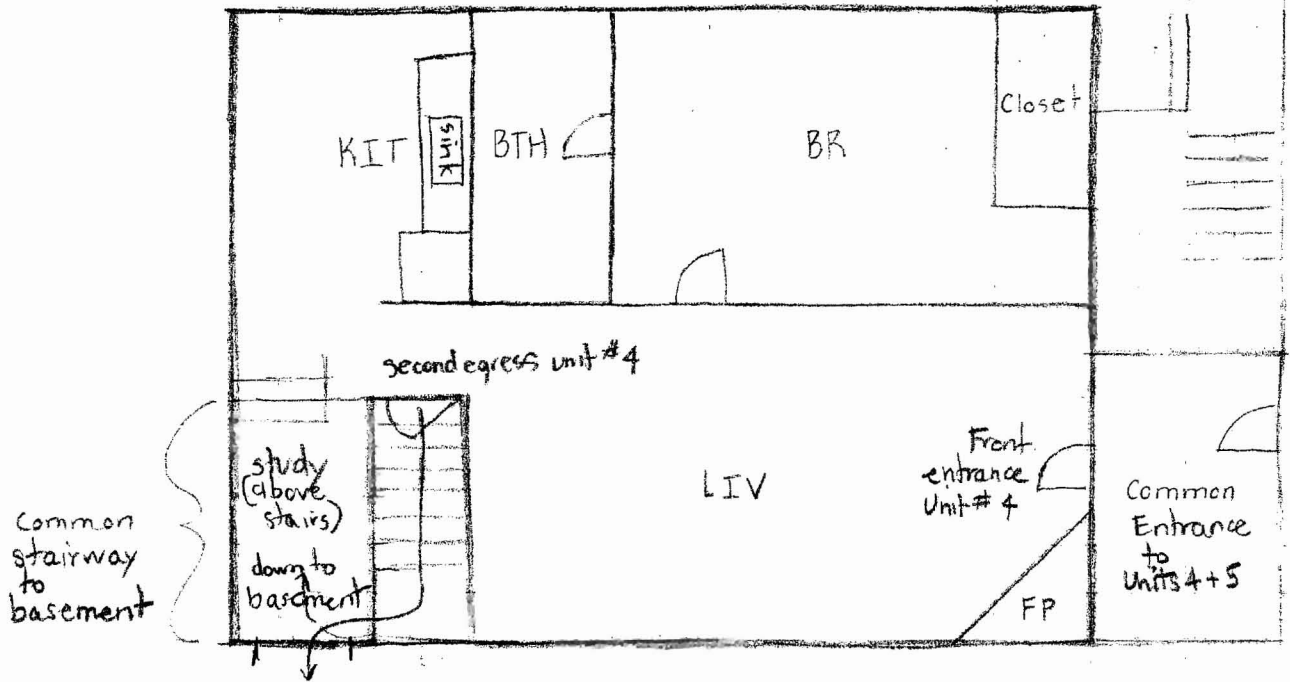
137 Spring Street

Entrance on 2nd floor



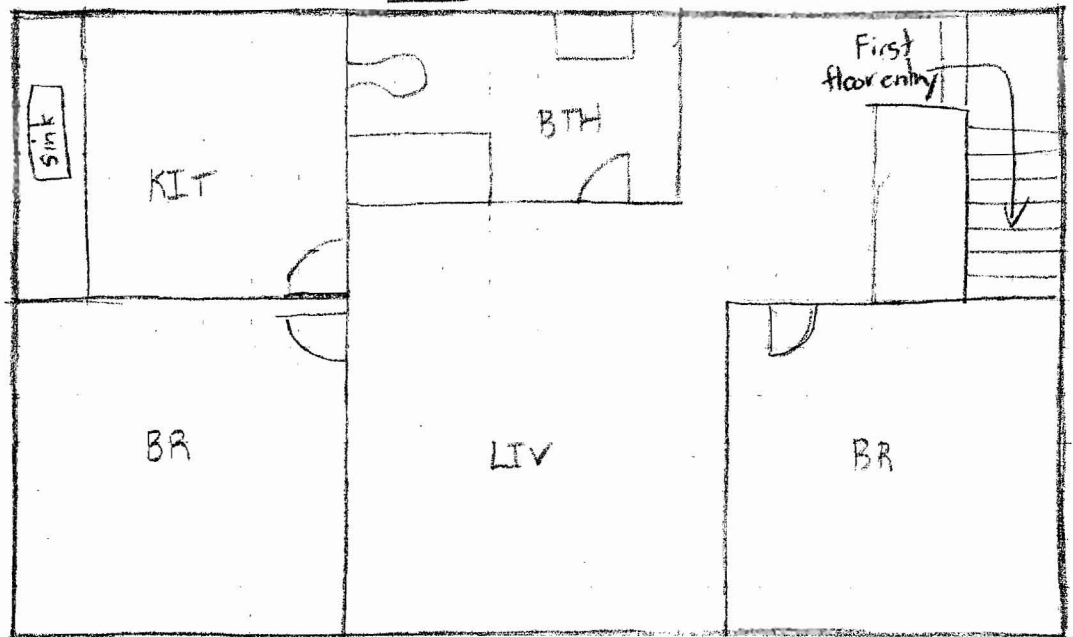
Unit #3
1,150 s.f.
3rd floor

120 Park Street



Unit # 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

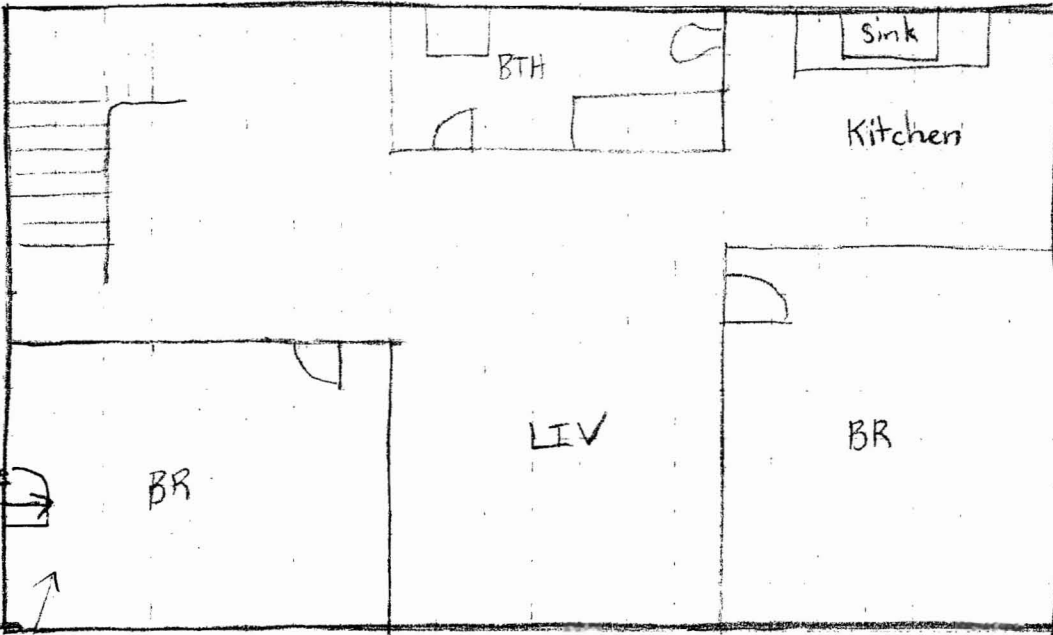
2nd
floor

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

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

6/1/04

Zoning Division
Marge Schmuckal
Zoning Administrator

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. (Sarah Webber)

Address of Owner: 21 Old Fort Road
Cape Elizabeth, ME 04107 **Telephone:** 799-6965
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 D.U.

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

Approved

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

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
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Signature of applicant: Sarah C. Webber	Date: 5/27/04	CITY OF PORTLAND, ME MAY 27 2004
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

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

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Length of time owned by applicant: 2.5 years

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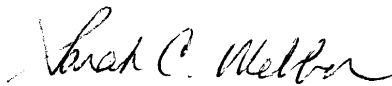
The non-conforming unit also complies with provisions of the City's Housing Code.

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, appearing to read "Sarah C. Webber".

Sarah C. Webber

Location of building on lot

FLOOD HAZARD INFORMATION

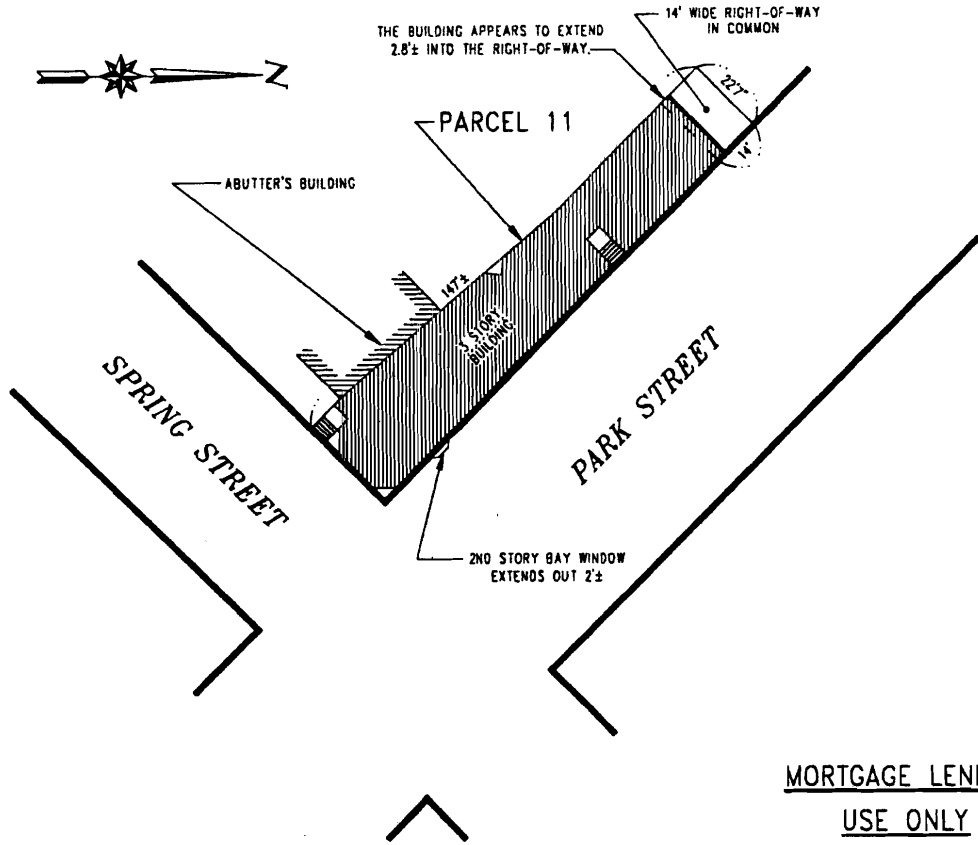
FILE NUMBER: 22496 FLOOD MAP COMMUNITY NO.: 230051 ZONE: C
 ATTORNEY: TERRY N. SNOW, ESQ. PANEL: 0013 B DATED: 07/15/1992
 TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
 LENDER: PEOPLES HERITAGE BANK DEED BOOK: 15328 PAGE: 319
 OWNER: CRISTOFELL PROPERTIES, LLC PLAN BOOK: N/A PAGE: N/A LOT(S): 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

TITLE REFERENCE

ASSESSORS MAP

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 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

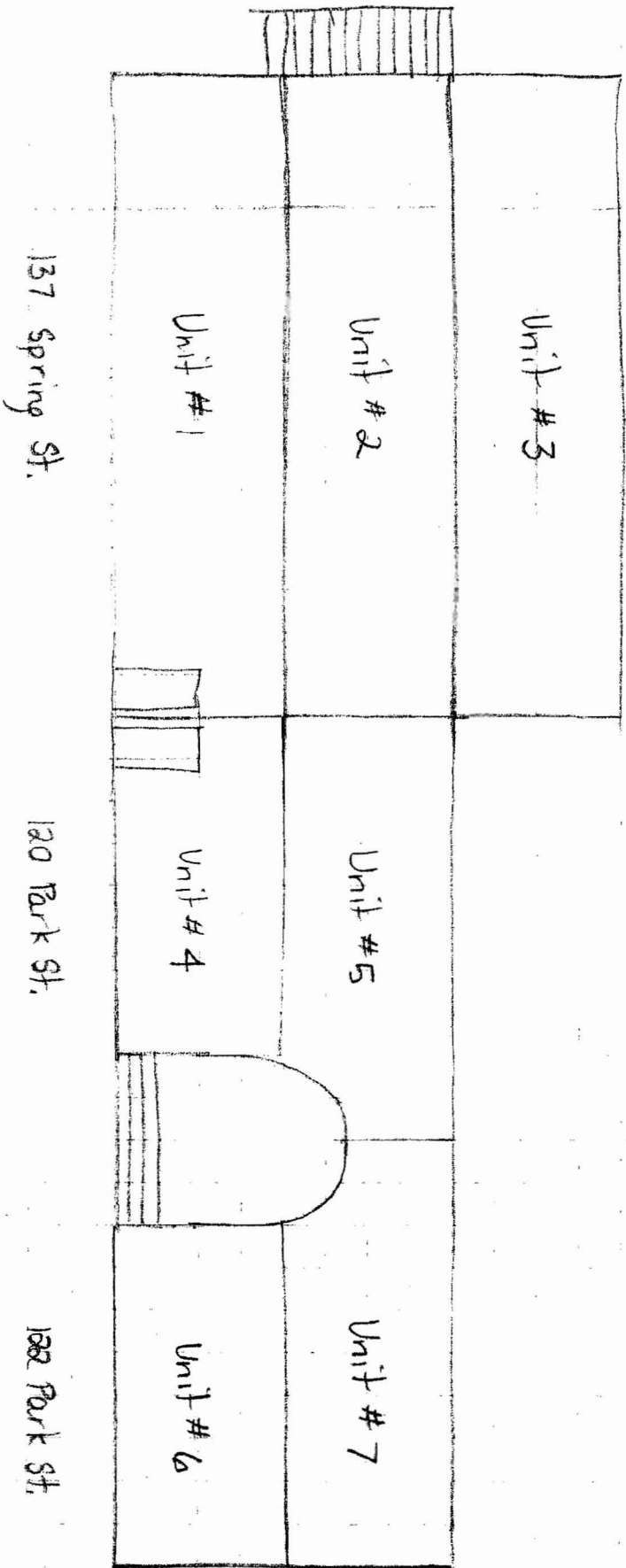
INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 40' 0 40' 80'
 tel (207) 883-1000 fax (207) 883-1001 e-mail ncs@maine.rr.com
 (RON) 882-2227



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 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.

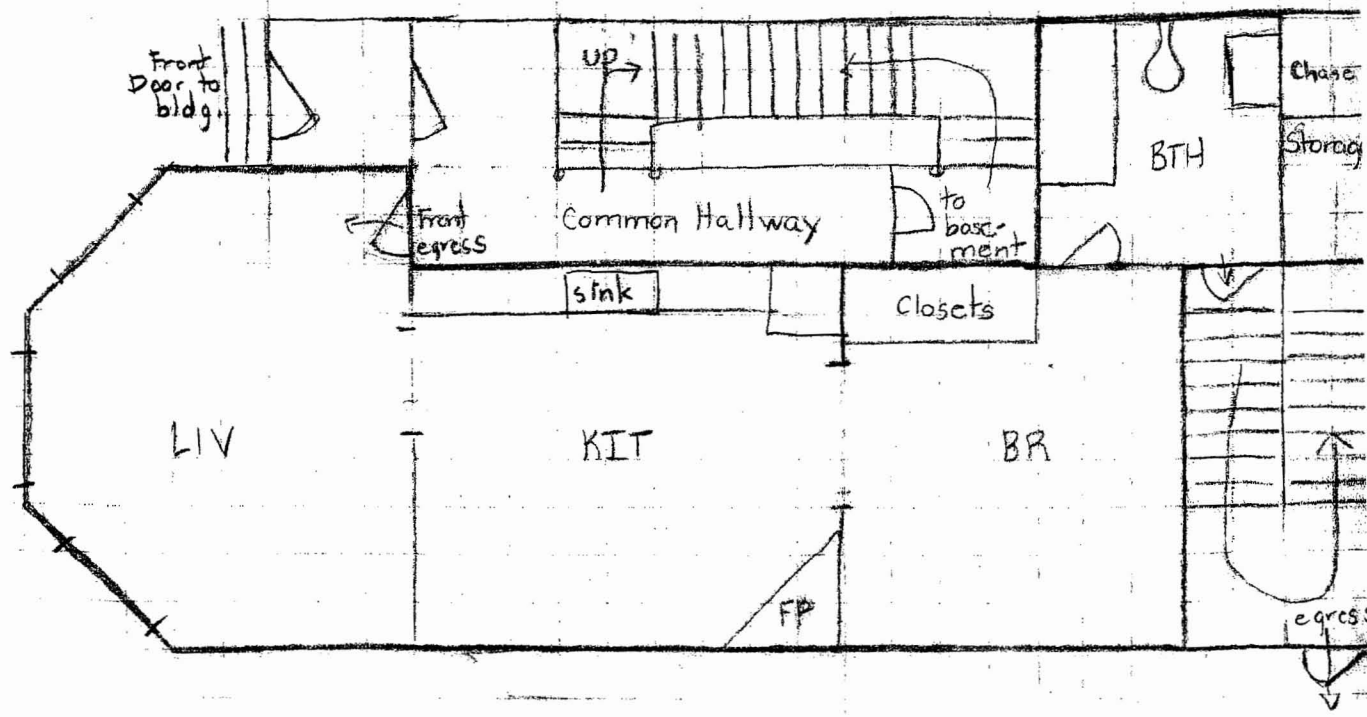
Floor plans

Side view of building with layout of units

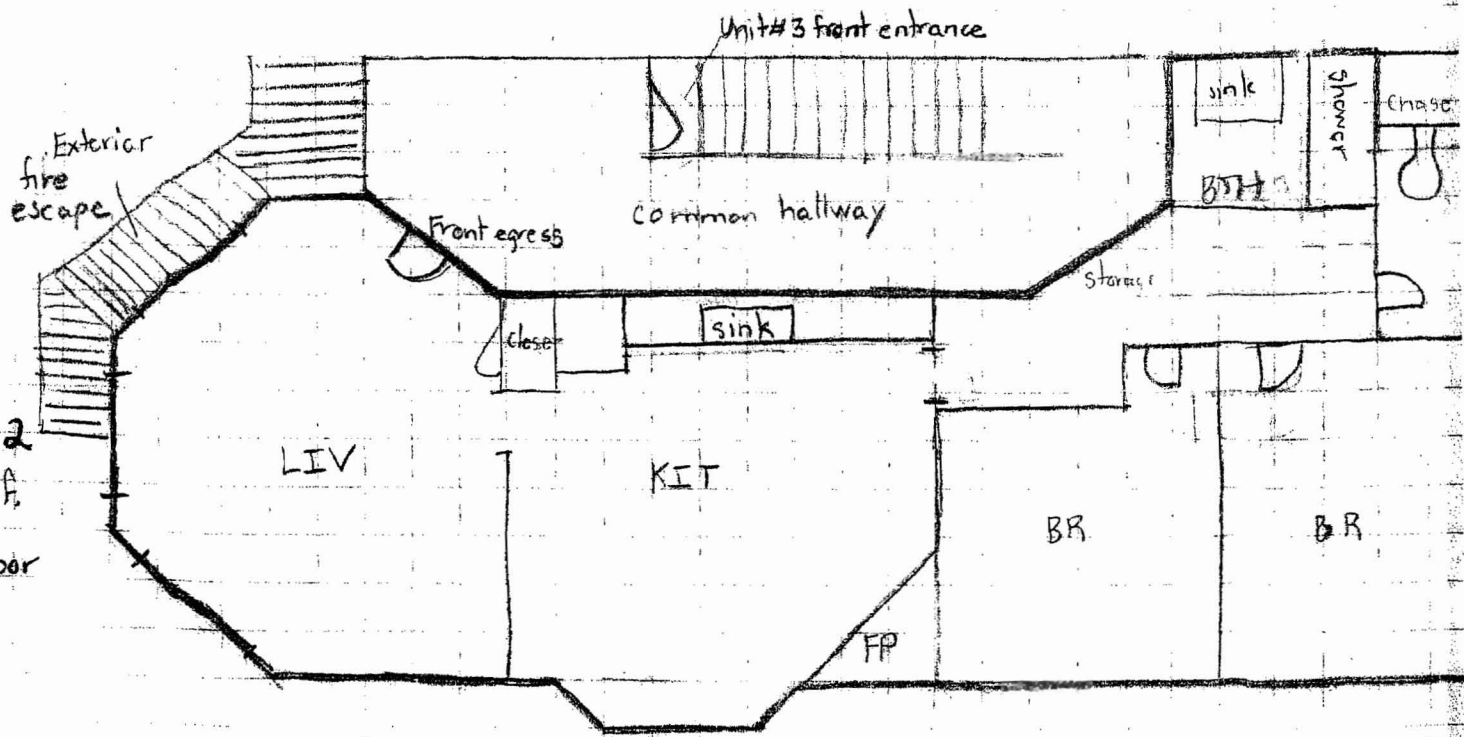


137 Spring Street

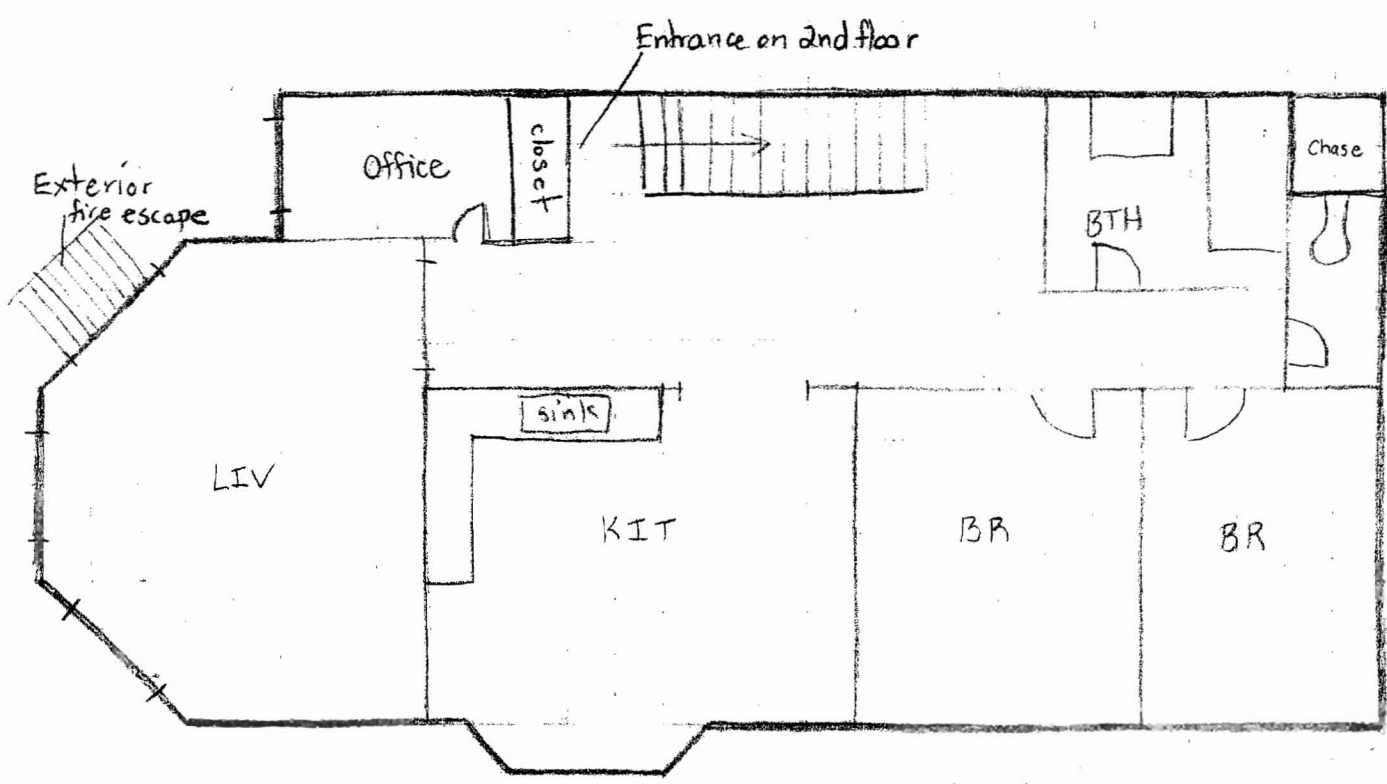
Unit #1
850 s.f.
1st floor



Unit #2
900 s.f.
2nd floor

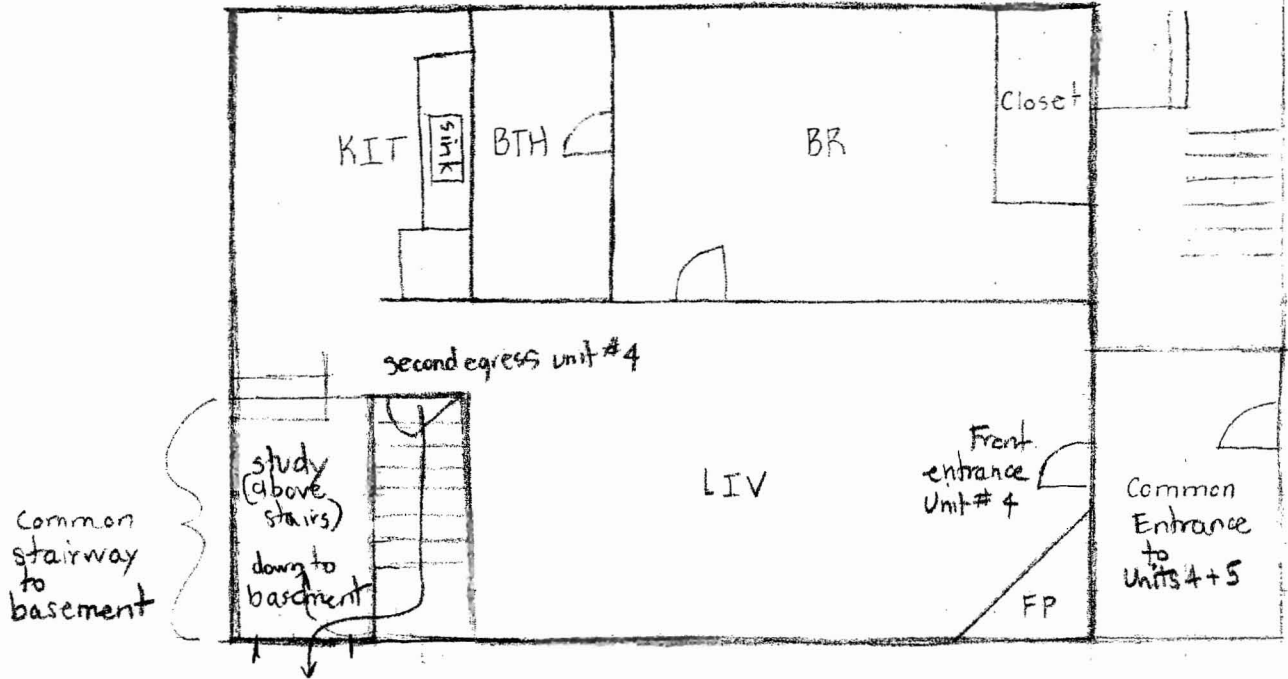


137 Spring Street



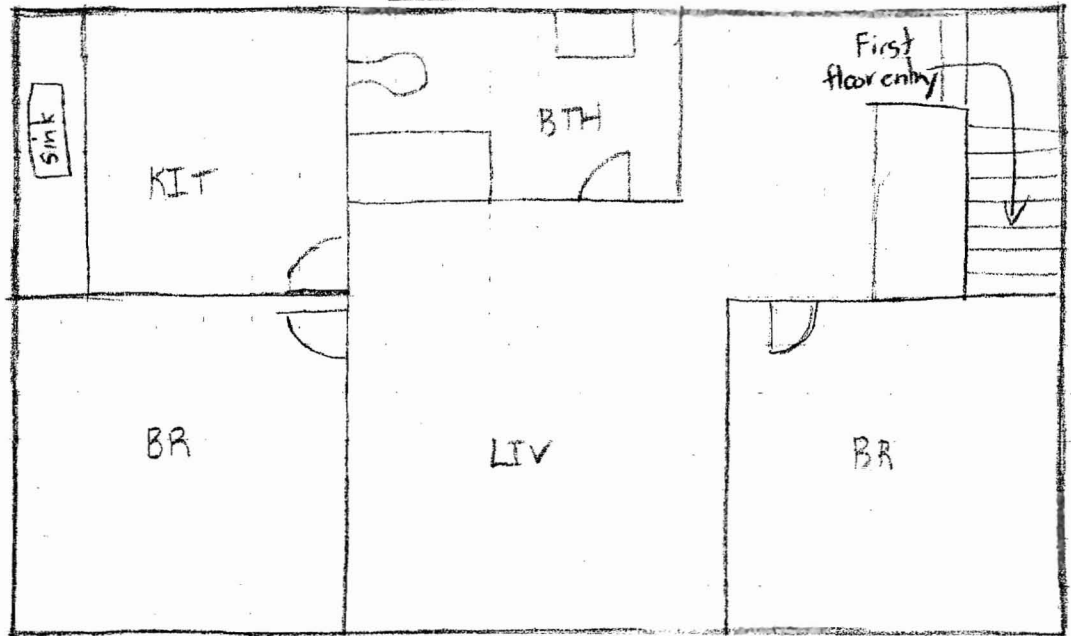
Unit #3
1,150 s.f.
3rd floor

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)

Part of
Unit #7

Unit #6 900 s.f. 1st floor

Entrance
on
1st
floor

BR

BTH

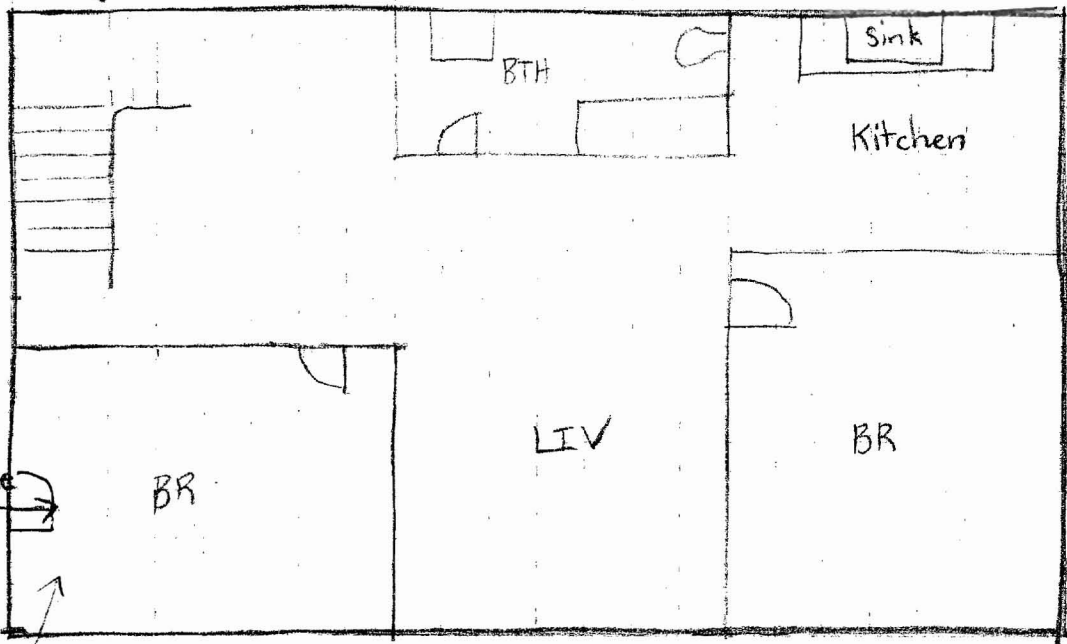
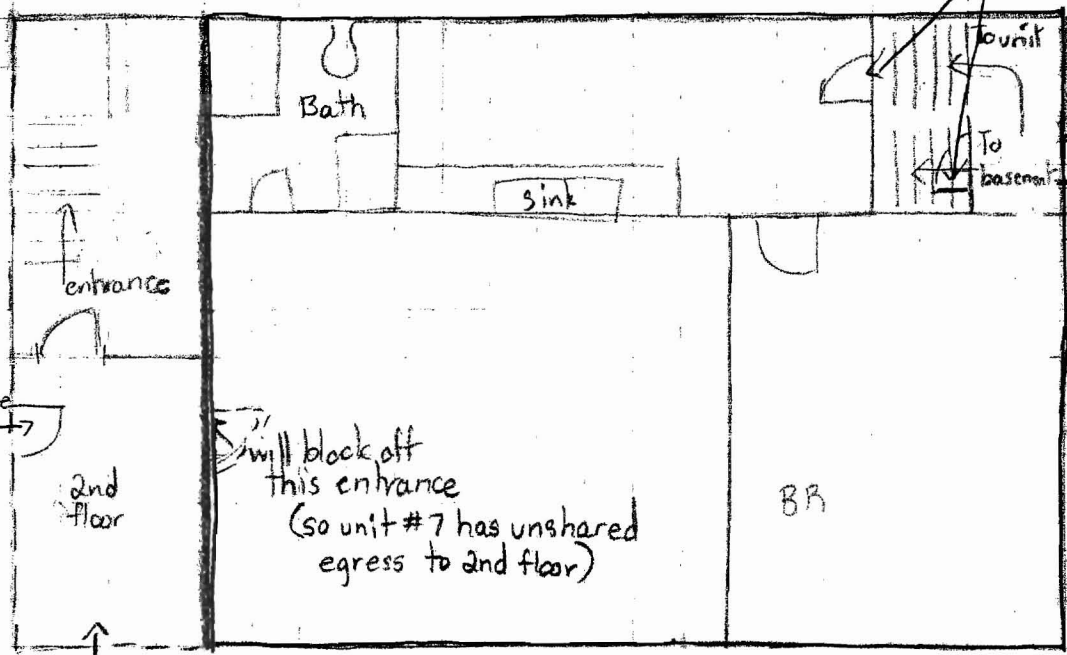
Sink

Kitchen

LIV

BR

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



Location of building on lot

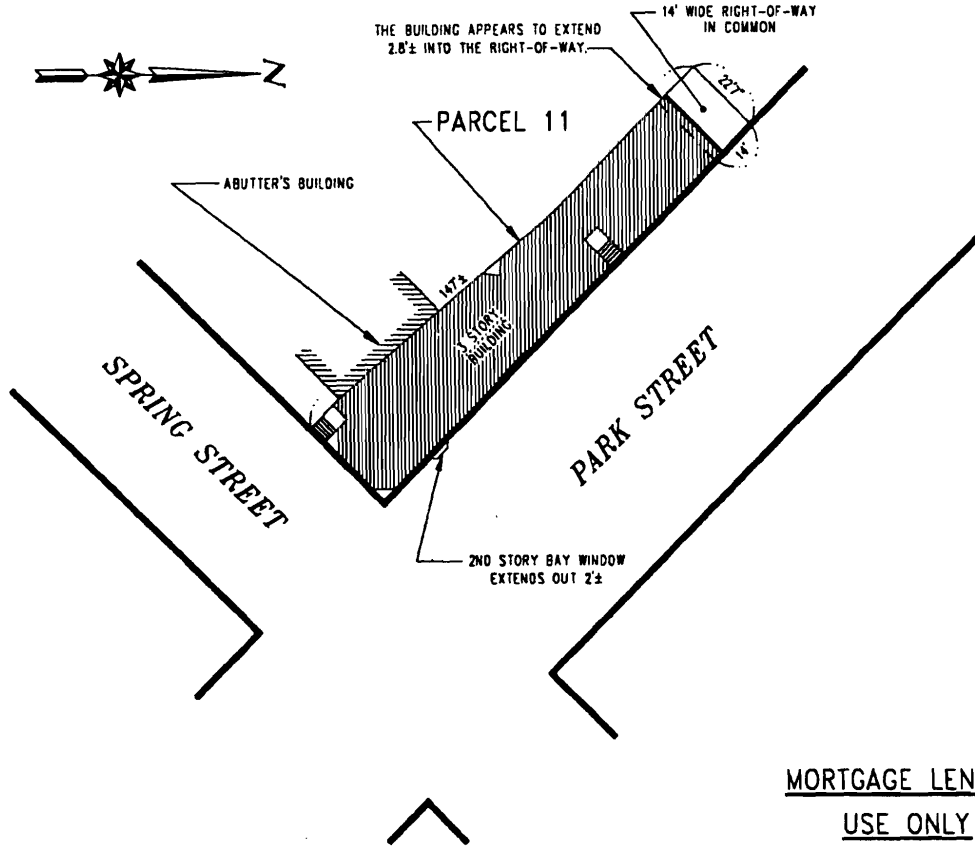
FILE NUMBER: 22496
ATTORNEY: TERRY N. SNOW, ESQ.
TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
LENDER: PEOPLES HERITAGE BANK
OWNER: CRISTOFELL PROPERTIES, LLC
APPLICANT: WEBBER ENTERPRISES, INC.

FLOOD HAZARD INFORMATION
FLOOD MAP COMMUNITY NO.: 230051 ZONE: C
PANEL: 0013 B DATED: 07/15/1992

TITLE REFERENCE
DEED BOOK: 15328 PAGE: 319
PLAN BOOK: N/A PAGE: N/A LOT(S): N/A
PLAN NUMBER: N/A OF N/A

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 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.

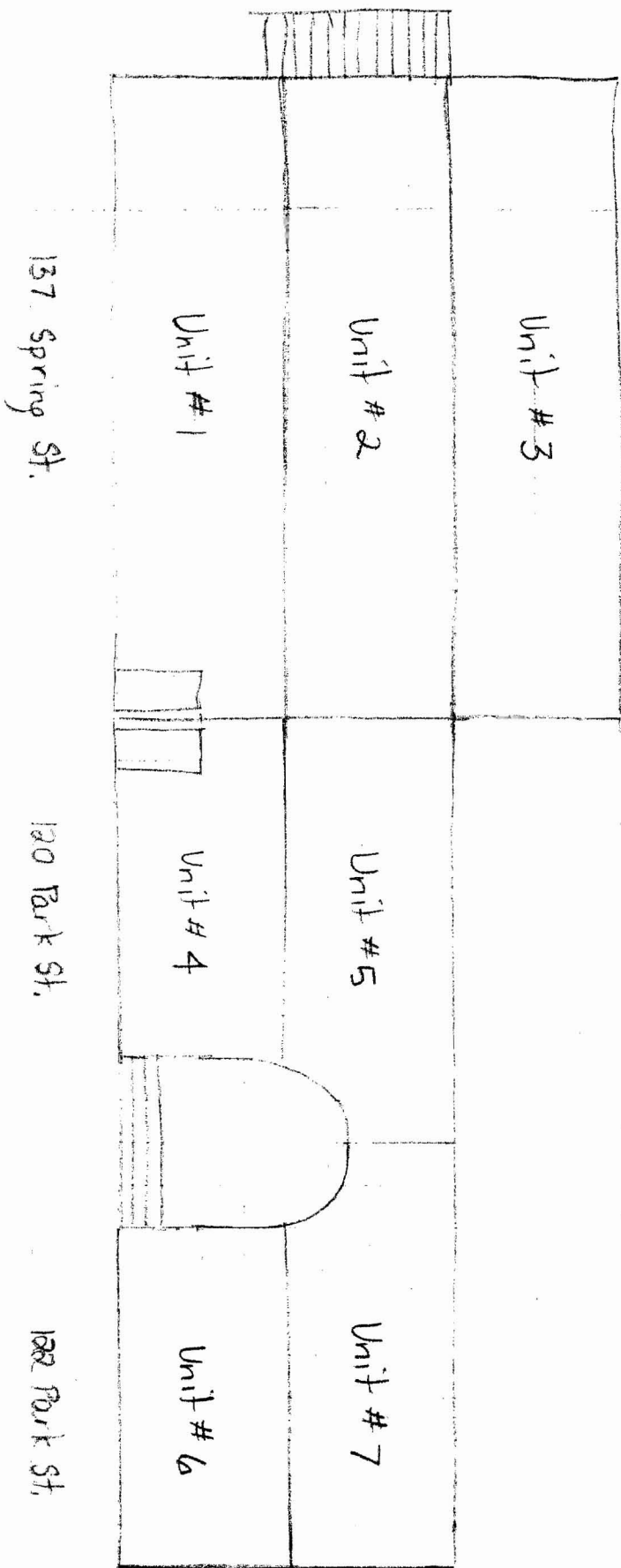
SURVEYING ENGINEERING LAND PLANNING
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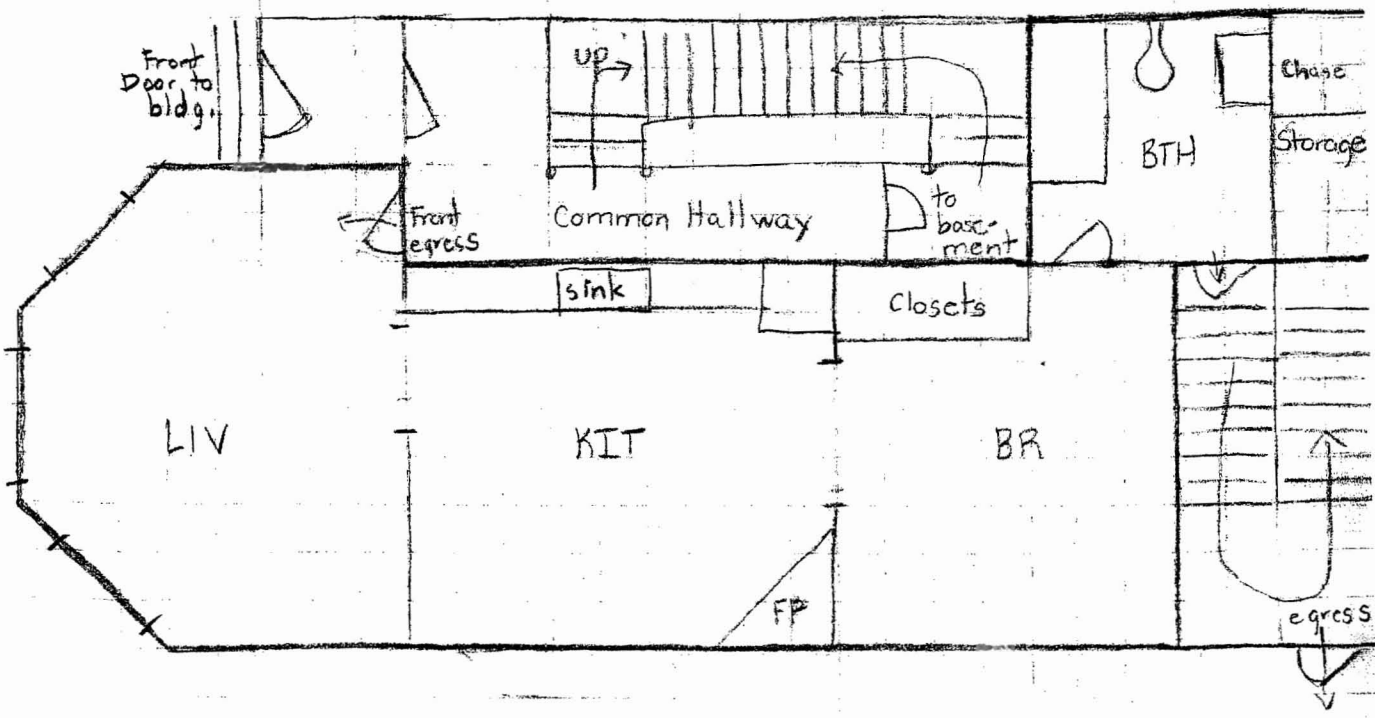
Floor plans

Side view of building with layout of units

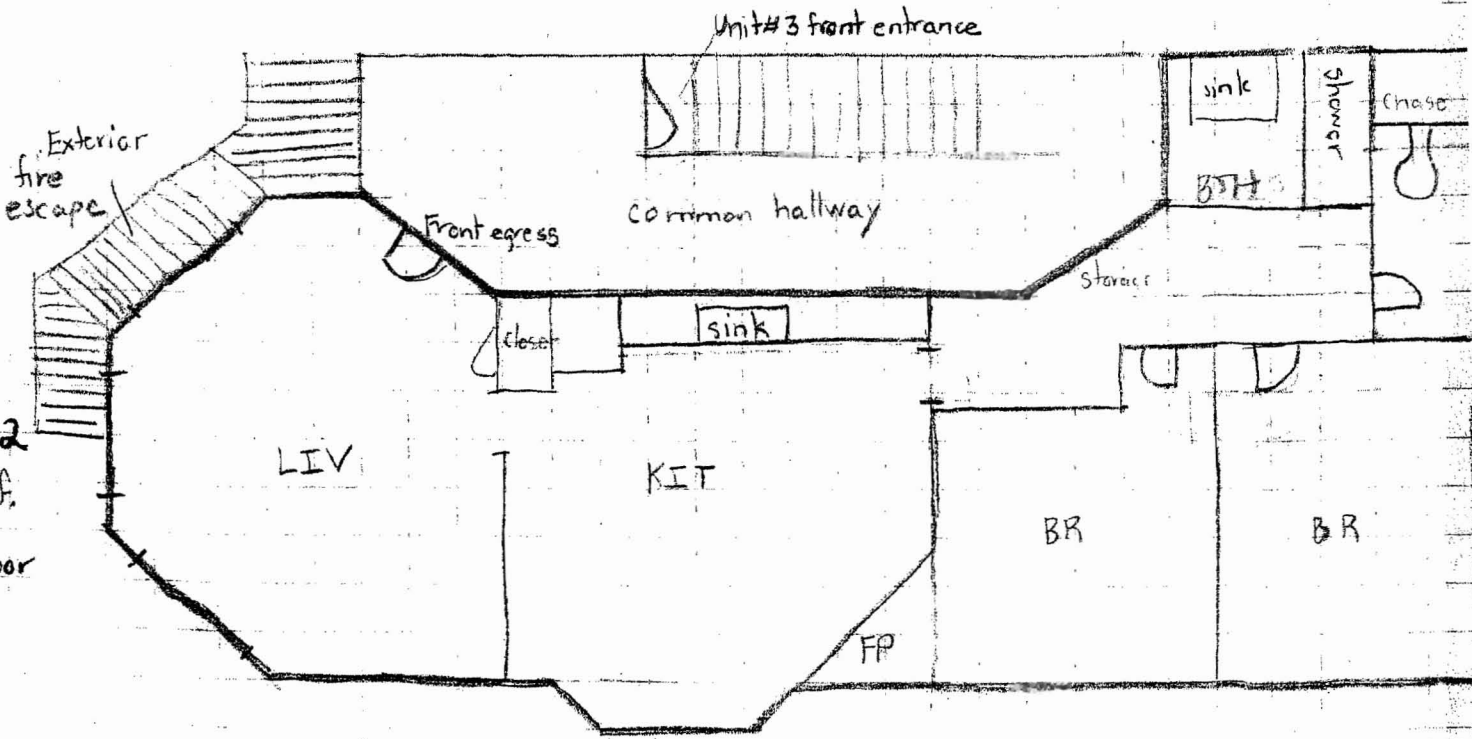


137 Spring Street

Unit #1
850 s.f.
1st floor

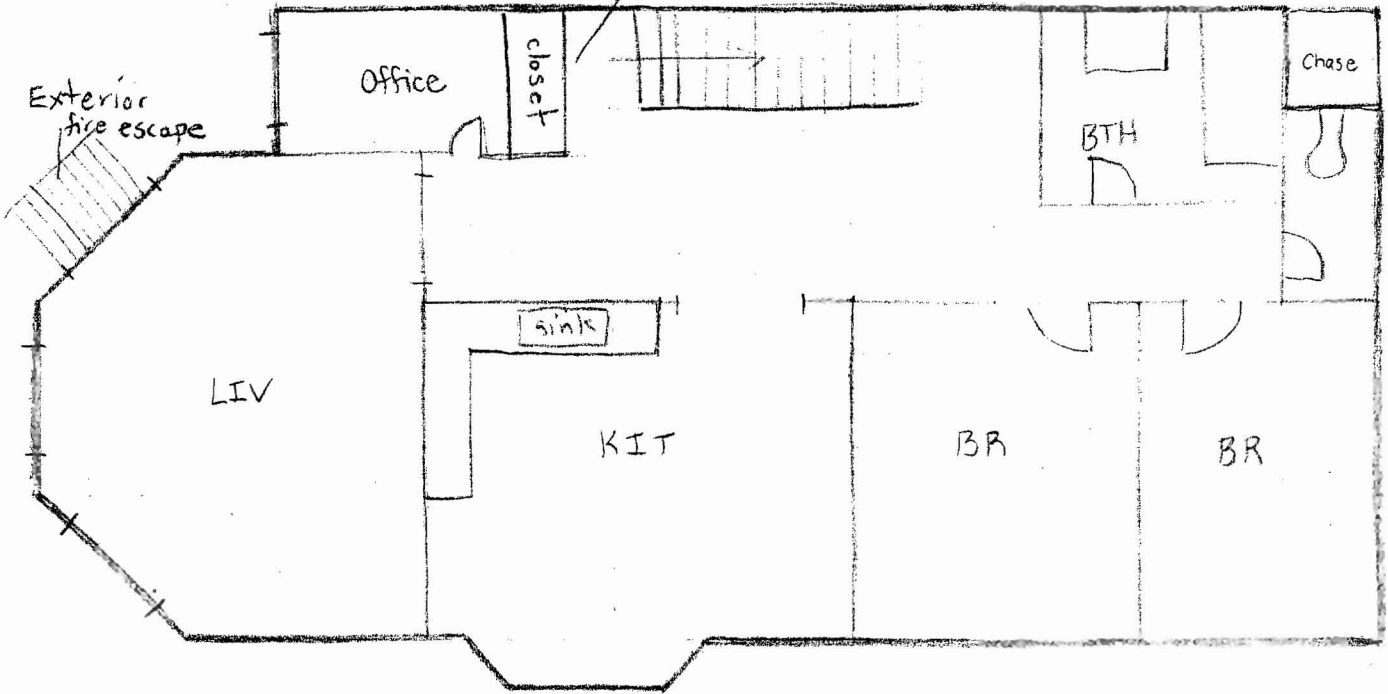


Unit #2
900 s.f.
2nd floor



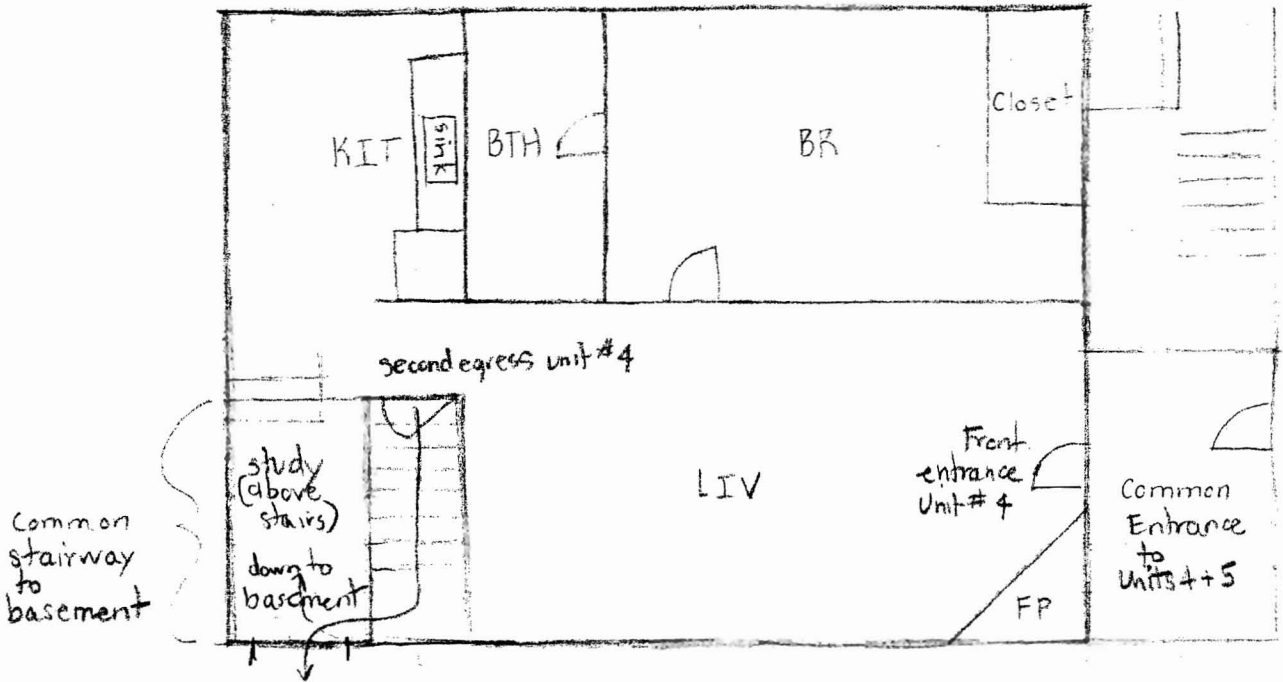
137 Spring Street

Entrance on 2nd floor



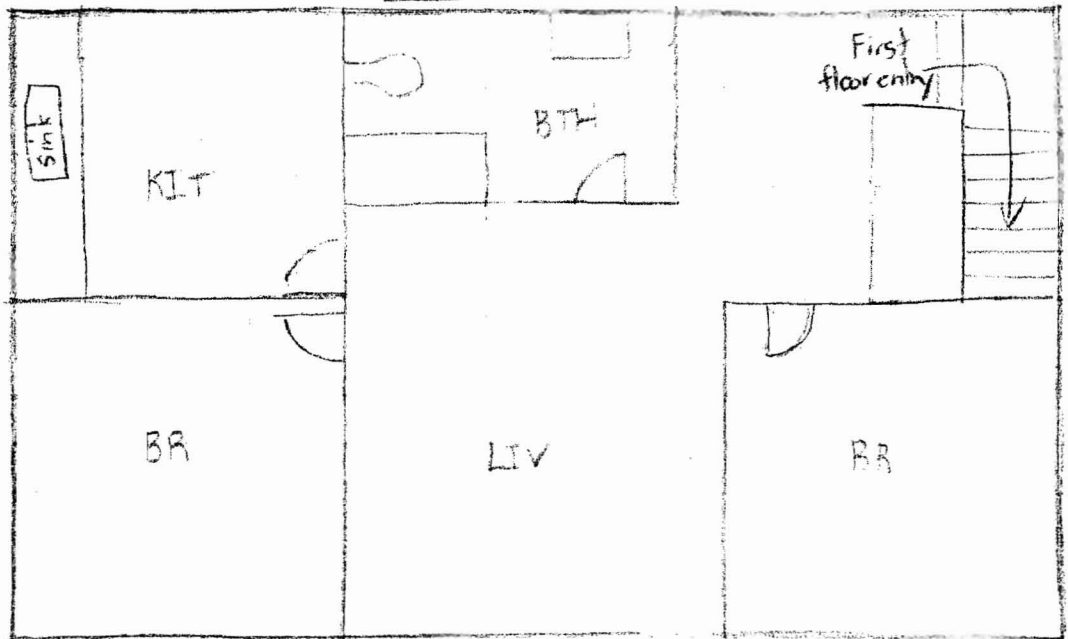
Unit #3
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3rd floor

120 Park street



Unit #4 900 s.f. 1st floor

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Unit #5 950 s.f. 2nd floor

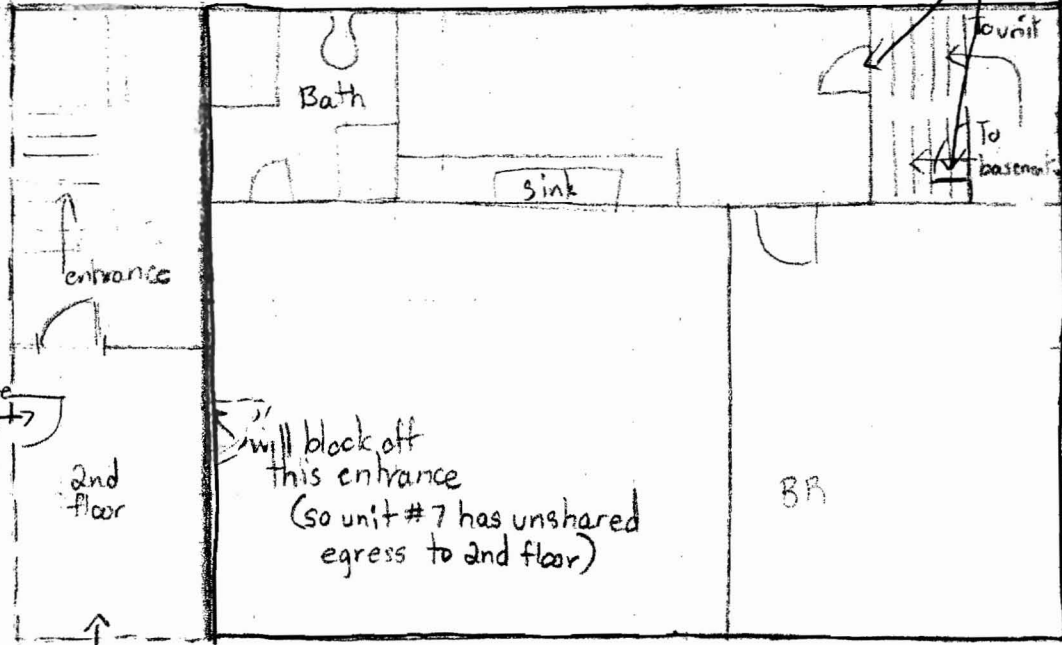
122 Park Street

will install fire door to apt.
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Dedicated
1st floor
entrance/exit
from
alleyway
for Unit #6

Exclusive
entrance
to
Unit #7

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

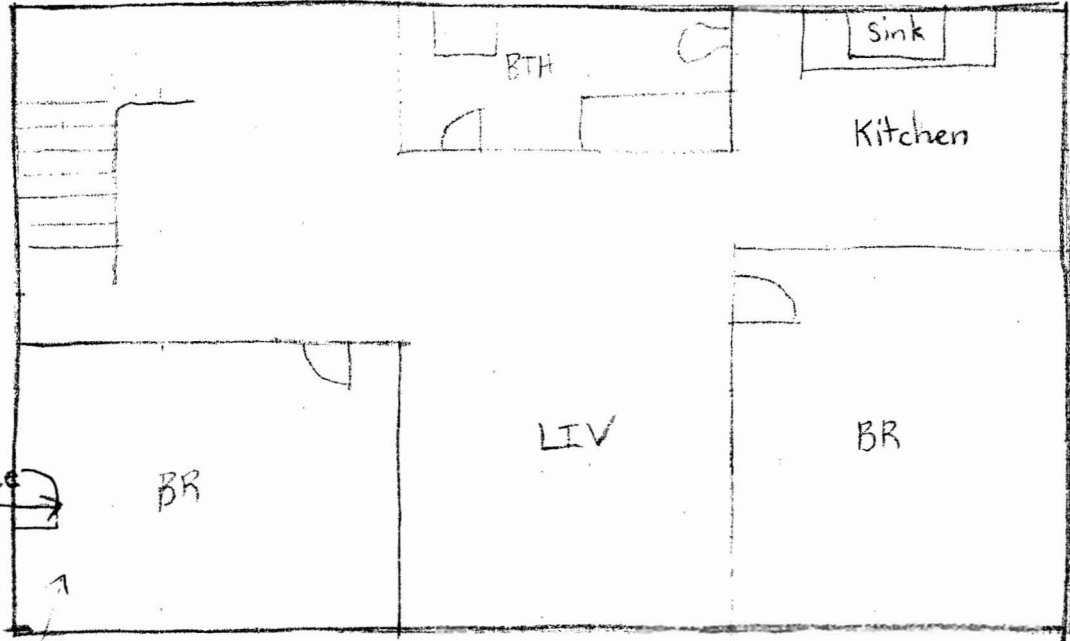


Part of
Unit #7

Unit #6 900 s.f. 1st floor

Entrance
on
1st
floor

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																						
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		APPLICATION NUMBER <table border="1"> <tr> <td>1</td> <td>23</td> <td>OMC-0003</td> <td>268</td> <td>2</td> </tr> </table>		1	23	OMC-0003	268	2																
1	23	OMC-0003	268	2																				
B. ADDRESS OF PROPERTY TO BE REHABILITATED 137 Spring St. (120-122 Park St. Portland, Maine corner bldg.)		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																						
C. SELECTED CHARACTERISTICS OF APPLICANT AND PROPERTY		3. Number of dwelling units:																						
1. Legal form of Applicant entity <table border="1"> <tr> <td>a.</td> <td><input checked="" type="checkbox"/></td> <td>"Person" (other than partnership or corporation)</td> </tr> <tr> <td>b.</td> <td><input type="checkbox"/></td> <td>Partnership</td> </tr> <tr> <td>c.</td> <td><input type="checkbox"/></td> <td>Corporation (profit)</td> </tr> <tr> <td>d.</td> <td><input type="checkbox"/></td> <td>Corporation (nonprofit)</td> </tr> </table>	a.	<input checked="" type="checkbox"/>	"Person" (other than partnership or corporation)	b.	<input type="checkbox"/>	Partnership	c.	<input type="checkbox"/>	Corporation (profit)	d.	<input type="checkbox"/>	Corporation (nonprofit)	2. If a "Person," does any Applicant occupy a dwelling unit in the property? a. <input type="checkbox"/> Yes b. <input checked="" type="checkbox"/> No	<table border="1"> <tr> <td>3</td> <td>a. 7</td> <td>Total units before rehab.</td> </tr> <tr> <td></td> <td>b. 7</td> <td>Occupied units before rehab.</td> </tr> <tr> <td>4</td> <td>c. 7</td> <td>Total units after rehab.</td> </tr> </table>		3	a. 7	Total units before rehab.		b. 7	Occupied units before rehab.	4	c. 7	Total units after rehab.
a.	<input checked="" type="checkbox"/>	"Person" (other than partnership or corporation)																						
b.	<input type="checkbox"/>	Partnership																						
c.	<input type="checkbox"/>	Corporation (profit)																						
d.	<input type="checkbox"/>	Corporation (nonprofit)																						
3	a. 7	Total units before rehab.																						
	b. 7	Occupied units before rehab.																						
4	c. 7	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, reattach this partial page before sending to the local HUD Area Office.		<table border="1"> <tr> <td>5</td> <td>a.</td> <td><input checked="" type="checkbox"/></td> <td>WHITE (Non-Hispanic)</td> </tr> <tr> <td></td> <td>b.</td> <td><input type="checkbox"/></td> <td>BLACK (Non-Hispanic)</td> </tr> <tr> <td></td> <td>c.</td> <td><input type="checkbox"/></td> <td>AMERICAN INDIAN OR ALASKAN NATIVE</td> </tr> <tr> <td></td> <td>d.</td> <td><input type="checkbox"/></td> <td>HISPANIC</td> </tr> <tr> <td></td> <td>e.</td> <td><input type="checkbox"/></td> <td>ASIAN or PACIFIC ISLANDER</td> </tr> </table>	5	a.	<input checked="" type="checkbox"/>	WHITE (Non-Hispanic)		b.	<input type="checkbox"/>	BLACK (Non-Hispanic)		c.	<input type="checkbox"/>	AMERICAN INDIAN OR ALASKAN NATIVE		d.	<input type="checkbox"/>	HISPANIC		e.	<input type="checkbox"/>	ASIAN or PACIFIC ISLANDER	The Applicant entity is: WHITE (Non-Hispanic) BLACK (Non-Hispanic) AMERICAN INDIAN OR ALASKAN NATIVE HISPANIC ASIAN or PACIFIC ISLANDER	
5	a.	<input checked="" type="checkbox"/>	WHITE (Non-Hispanic)																					
	b.	<input type="checkbox"/>	BLACK (Non-Hispanic)																					
	c.	<input type="checkbox"/>	AMERICAN INDIAN OR ALASKAN NATIVE																					
	d.	<input type="checkbox"/>	HISPANIC																					
	e.	<input type="checkbox"/>	ASIAN or PACIFIC ISLANDER																					

Permit applied for July 29, 1983
7 units existed

JUL 29 11 23 AM '83
RECEIVED
COMMUNITY 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 04102

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: Marilyn L. Beatty

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	DMC-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. & Maria 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. Prard
Signature of Rehabilitation Specialist

Mary Schmittal
Signature of Housing Inspector

2/28/84
Date

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	110	NUMBER	STREET NAME	101	CLASS	111	STREET CODE	112	STREET NO.	102	LAND USE	113	ROUTE
48	-	A	111	001	10FC1		137	SPRING ST		AE		1551		0137		15		111

OWNER & MAILING ADDRESS

SCHAEDEL ROBERT W.
17 TRONCLAR RD

CAPE ELIZABETH MAINE 04107

SALES DATA					
MO	YR	TYPE	AMOUNT	SOURCE	VALID
200					
201					
202					

LEGAL DESCRIPTION

45-A-11
SPRING ST 137 &
PARK ST 116-126
3525SF

7 units 4/16/90

LIVING UNITS	104	ZONE	NC	105	NEIGHBORHOOD	PARTIAL	108	ACCOUNT NO.	109	FRAME NUMBER	120	PLANNING DISTRICT
007		AE []			137			532575				1

TYPE	VALIDITY CODES
1 Land	0 Valid Sale
2 Land and Buildings	A. Relative Sale
3 Building	B. Intra Corporation
	C. Included Excessive Personal Property
	D. Changed After Sale/Assmt.
	E. To or From Government
	F. Transfer of Convenience
	G. Partial Sale of Assessed Unit
	H. Court Order Decree
	I. Bankruptcy Proceeding
	J. Undivided Interest
	K. To or From Non-Profit Organization
	L. Repossession/Sale of Foreclosed Property
	M. Zoning Change
	N. Other

LAND DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT	L							[] %	
1 Regular Lot	L							[] %	
2 Apartment Site	L							[] %	
SQUARE FEET	S	3525			2.00			[] %	
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								
GROSS	G								
1 Irregular Lot	G								
2 Site Value	G								
3 Residual	G								
4 Homesite	G								
9 Minus R.O.W.	G								

106	ENTRANCE CODES	INFO CODES
0	Entrance and Signature Gained	
1	Entrance 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 Memorandum)	
7	Occupant Not at Home	

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.

SIGNATURE: *[Signature]*

PROPERTY FACTORS								MEMORANDUM			
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC					
EL	1	ALL PUBLIC	1	PAVED	1	LIGHT	1				
DVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM	2				
OW STREET	3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3				
LING	4	GAS	4	PROPOSED	4	NONE	4				
EP	5	WELL	5	CURB & GUTTER	5						
	6	SEPTIC	6	SIDEWALK	6						
MPY	7	NONE	7	ALLEY	7						
GE	8		8	NONE	8						

VALUE SUMMARY				PREVIOUS ASSESSMENT			
LAND	BUILDING	TOTAL	EXEMPT	LAND	BUILDING	TOTAL	EXEMPT
		15060				11120	
		176380					

DATE INSPECTED	COLLECTOR
04/16/90	[Signature]

REASON	DATE	REVIEWER
LAND VALUE		
MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR
EXEMPT VALUE		

GEN. BLDG. DATA			BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS																609 APARTMENT DATA				
LOG	YR BUILT	NO. UNITS	NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDEN. UNITS	COST	% GOOD	NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDEN. UNITS	COST	% GOOD	609	APARTMENT DATA	
			601	0			4		01			605										EFF.	001 1 BR
			602									606										003 2 BR	003 3 BR
			603									607										610	PARKING DATA
			604									608										COV.	UNCOV.

INTERIOR - EXTERIOR DATA

TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS

SEC. NO.	LEVELS		DIMENSIONS		PERIM.	USE TYPE	WL HT	EXT. WLS	CONS. TYPE	NO.	INTER. FINISH	PTNS	HTG	AC	PLBG	SPRINK.	SF RATE	PHYS COND	FUNC UTIL FACT	AGE FACT	UNADJUSTED RCN	% GOOD	UNADJUSTED R C N
FROM	TO	SIZE	PERIM.																				
1	01	01	33	11	304	011	10	01	1	521	2						2	2					
1	01	01	33	11	304	011	10	01	1	522	2						2	2					
1	02	02	33	11	304	011	10	01	1	523	2						2	2					
1	02	02	33	08	133	011	10	01	1	524	2						2	2					
										525													
										526													
										527													
										528													

STRUCTURE TYPE CODES		USE TYPE CODES		INTERIOR / EXTERIOR CODES	
1 - Apart. Garden	344 - Strip Shopping Cen.	011 - Apartment	053 - Office Bldg.	EXTERIOR WALL MATERIAL	
2 - Apartment H.R.	345 - Disc. Dept. Stores	012 - Hotel	062 - Cinema	00 - None	07 - Mtl., Light
3 - Hotel/Motel, H.R.	346 - Dept. Stores	021 - Motel	070 - Ser. Sta. w/bays	01 - Brick or Stone	08 - Mtl. Sandwich
4 - Hotel/Motel, L.R.	347 - Supermarket	025 - Dwelling Conv. Office	071 - Ser. Sta. & Conv. Retail	02 - Frame	09 - Conc. Load Bearing
5 - Restaurant	348 - Conv. Food Market	026 - Dwelling Conv. Sales	072 - Ser. Sta. & Conv. Storage	03 - Conc. Block	10 - Conc. Non-Load Bearing
6 - Fast Food	351 - Bank	031 - Restaurant	073 - Ser. Sta. no bays	04 - Brick & C.B.	11 - Glass
7 - Auto Dealer, F.S.	352 - Savings Inst.	032 - Restaurant	081 - Multi-Use Apart.	05 - Tile	12 - Glass & Masonry
8 - Ser. Station (full)	353 - Office Building	033 - Disc. Store/Mkt.	082 - Multi-Use Office	06 - Masonry & Frame	13 - Enclosure
9 - Ser. Station (self)	369 - Day Care Center	034 - Retail Store	084 - Multi-Use Storage	HEATING SYSTEM	
10 - Parking Gar/Deck	373 - Retail - single occ.	043 - Manufacturing	090 - Parking Garage	0 - None	0 - None
11 - Reg. Shop. Mall	396 - Mini Warehouse	044 - Light Mfg.	100 - Food Franchise (see detail)	1 - Hot Air	1 - Central
12 - Cmty. Shop. Cen.	397 - Office/Warehouse	045 - Warehouse		2 - Hot Water/Steam	2 - Unit
13 - Neigh. Shop. Cen.	398 - Warehouse	052 - Medical Cen.		3 - Unit Heaters	
				4 - Electric	
				5 - Heat Pump	
				6 - Solar	
				AIR CONDITION	
				0 - None	0 - None
				1 - Central	1 - Central
				2 - Unit	2 - Unit
				SPRINKLER	
				0 - None	0 - None
				1 - Wet	1 - Wet
				2 - Dry	2 - Dry
				3 - Other	3 - Other
				% OF SPRINKLER	
				0 - None	1 - %
				1 - Minimum	2 - %
				2 - Adequate	3 - %
				3 - Good	4 - Full
				PARTITIONS	
				0 - None	0 - None
				1 - Below Normal	1 - Below Normal
				2 - Normal	2 - Normal
				3 - Above Normal	3 - Above Normal
				CONSTRUCTION TYPES	
				1 - Wood Joist (wd. & steel)	
				2 - Fire resistant (steel frame)	
				3 - Fireproof (reinf. conc. frame)	
				4 - Light Steel	

FROM - TO			TOTAL COST MODIFIER R C N L D
A - Attic	C - Crawl Space	M - Mezzanine	
B - Basement	E - Enclosure	P - Penthouse	

DELETE 701-706

YARD IMPROVEMENTS AND/OR SECONDARY BUILDINGS

STR. CODE	FLAT +/-	DIMENSIONS SIZE	IDEN. UNIT	PHYS COND	FUNC. UTIL.	YR BLT	% GD	RCN	RCNLD
TOTAL									

PHYSICAL CONDITION	FUNCTIONAL UTILITY
1 - Poor	0 - None
2 - Fair	1 - Poor
3 - Normal	2 - Fair
4 - Good	3 - Normal
5 - Rehabilitated	4 - Good

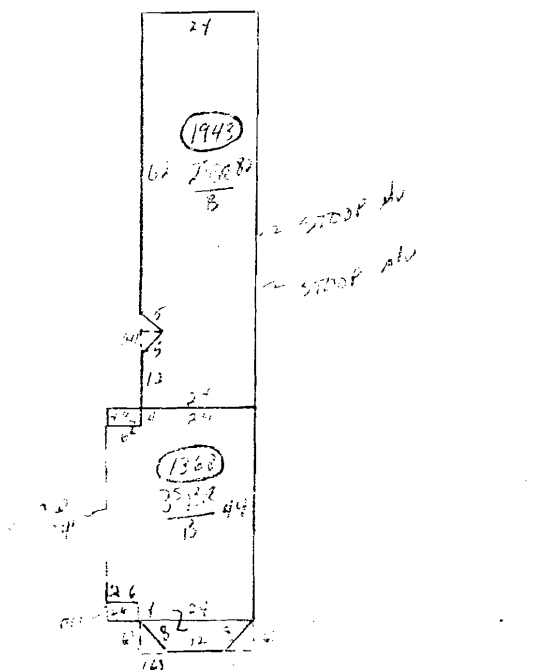
YARD & SECONDARY BUILDING STRUCTURE CODES

- PA1 - Paving, Asph. Parking
- PA2 - Paving, Serv. Station
- PC1 - Paving, Conc. Parking (average)
- PC2 - Paving, Conc. Parking, Heavy Duty
- AP1 - Fence, Chainlink
- RR1 - Railroad Trackage
- CP5 - Canopy Only
- CP7 - Canopy, Serv. Sta. (economy)
- CP8 - Canopy, Serv. Sta. (average)
- CP9 - Canopy, Serv. Sta. (good)

BUILDING OTHER FEATURES / ATTACHED IMPROVEMENTS - STRUCTURE CODES

L1 - Elev. Elect. Freight	LD1 - Ldg. Dock, Stl. or Conc.	DL1 - Dock Level Floors	SF1 - Store Front, Wd. Frame
L2 - Elev. Elect. Pass.	LD2 - Ldg. Dock, Wood	OD1 - 0 H Doors, Wd or Mtl	SF2 - Store Front, Av. Mtl.
L3 - Elev. Hyd. Freight	LD3 - Ldg. Dock, Inter.	OD2 - 0 H Doors, Rolling Stl.	SF3 - Store Front, Elaborate
L4 - Elev. Hyd. Pass.	LD4 - Truck or Train Well, Interior	EE1 - Enclosed Entry	MS1 - Miscellaneous Structure

TOTAL OTHER IMPROVEMENTS



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

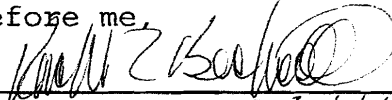
MAINE REAL ESTATE TAX PAID

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 F. Jensen~~ Rachel L. Bachard
Attorney at Law

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



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 / 120-122 Park Street</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>A</u> Lot# <u>11</u>	Owner: <u>Sarah Webber</u> Address: <u>21 Old Fort Road</u> <u>Cape Elizabeth, ME 04107</u>	Telephone: <u>799-6965</u> <u>838-9686</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>		
<small>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.</small>		
Signature of applicant: <u>Sarah O. Webber</u>		Date: <u>5/27/04</u>
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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Witness

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

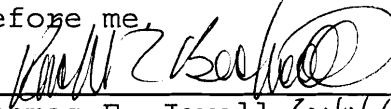
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Before me,



~~Thomas F. Jouski~~ Rachel L. Bachard
Attorney at Law

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

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..

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 1 ST 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	MACKAY 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

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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 PORTLAND & WESTBROOK C/O	141 PLEASANT ST PORTLAND, ME 04101	141 PLEASANT ST	1
039 D009001	HELLENIC ORTHODOX PORTLAND & WESTBROOK C/O	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

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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	STREET DANA B	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

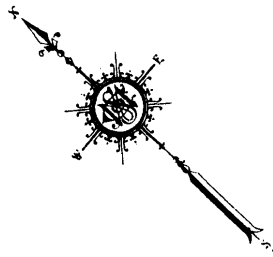
CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
045 B031006	MCARTOR LINDA J	11 SPRUCE DR SOUTHPORT , ME 04576	150 SPRING ST	1
045 B031007	SHELLER THOMAS E	45 BEACON ST PORTLAND , ME 04103	150 SPRING ST	1
045 B031008	GREEN VIRGINIA	PO BOX 6539 PORTLAND, ME 04102	150 SPRING ST	1
045 B031009	DOYLE DENNIS P	150 SPRING ST #9 PORTLAND, ME 04101	150 SPRING ST	1
045 B031010	OKADA KEI	101 MONMOUGH ST # 506 BROOKLINE, MA 02446	150 SPRING ST	1
045 B031011	PATTERSON JAMES F	8111 SHIP ST # 502 CHARLOTTE , NC 28269	150 SPRING ST	1
045 B031012	MUMFORD T TAZEWELL	150 SPRING ST # 12-13 PORTLAND, ME 04101	150 SPRING ST	1
045 B031014	SHERMAN SCOTT	150 SPRING ST # 14 PORTLAND, ME 04101	150 SPRING ST	1
045 B031015	FRARY JOSEPH P	5 A7S BOX 3167 PHILIPINES ,	150 SPRING ST	1
045 B031016	MARSHALL COURTNEY A & BEVERLY S MARSHALL JTS	148 SPRING ST # 16 PORTLAND, ME 04101	150 SPRING ST	1
045 B031017	STRICKLER CELIA E & RICHARD K NORRIS JTS	150 SPRING ST # 17 PORTLAND, ME 04101	150 SPRING ST	1
045 B034001	LAPLANTE CECILE	114 PARK ST PORTLAND , ME 04101	96 PARK ST	0
045 B034002	TOOTHAKER CRANDALL	PO BOX 4271 PORTLAND, ME 04101	96 PARK ST	0
045 B034003	COUGHLIN D MICHAEL & SARAH J SCRIBNER COUGHLIN	102 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 B034004	PLUMB PETER S & PAMELA P JTS	104 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 B034005	STREET DANA	110 PARK AVE PORTLAND, ME 04101	96 PARK ST	0
045 B034006	ZIAGOS CHRISTOPHER & JOSEPH A TACKA	100 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 B034007	BRUNSTAD DONNA	98 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 B034008	FITZPATRICK EDWIN & JUNE JTS	106 PARK ST PORTLAND, ME 04101	96 PARK ST	0
045 B034010	NORRIS ROBERT E & MAUREEN C NORRIS JTS	306 DELANO PARK CAPE ELIZABETH , ME 04107	96 PARK ST	0
045 B036001	DOERING RALPH H JR & JUDITH C DOERING TRS	18 MT VERNON ST #1 BOSTON, MA 02108	154 SPRING ST	0
045 B040001	DOERING RALPH H JR & JUDITH C TRS	18 MT VERNON ST #1 BOSTON, MA 02108	101 STATE ST	0
045 B041001	MAINE COLLEGE OF ART	97 SPRING ST PORTLAND, ME 04101	115 STATE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 110

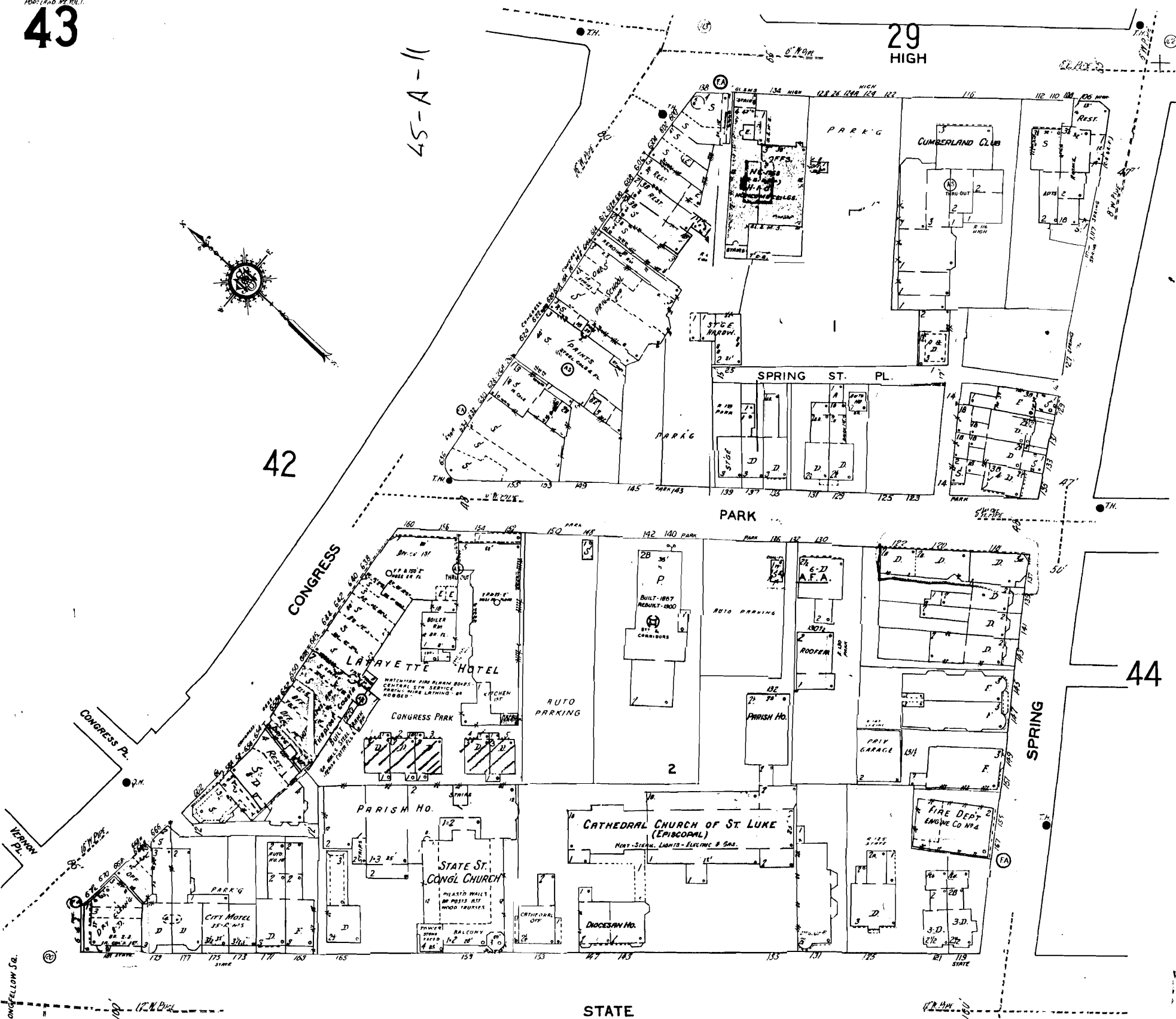
45-A-11

29 HIGH

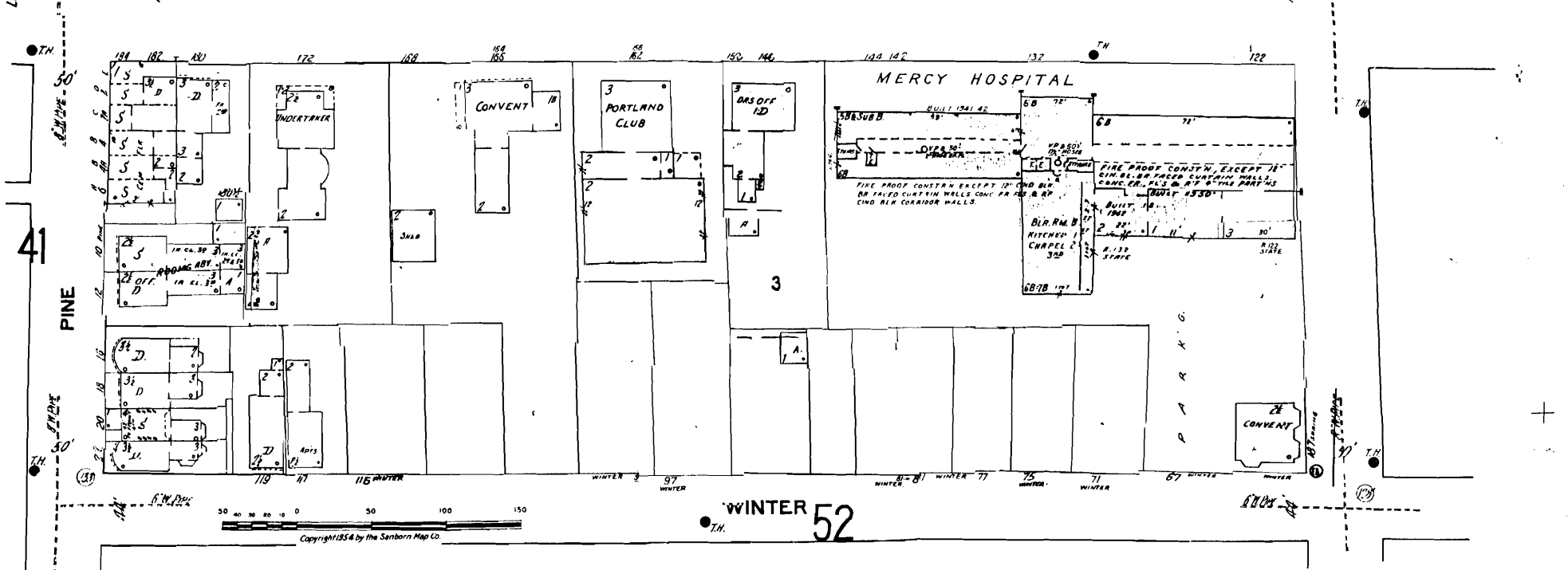


42

44



STATE



WINTER 52

PARK STREET

SPRING STREET

UNIT 1

TOTAL AREA:
990.0 SQ FT

KITCHEN

CEILING 9'-10"

LIVING ROOM

CEILING 9'-10"

BEDROOM

STORAGE

CLO

LCE

BATHROOM

TUB

CE
TO
BASEMENT

STAIRS CE

HALL
CE

REF

COUNTER

STOVE

HALF WALL

CLO

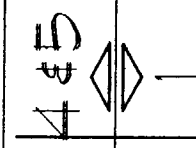
CLO

CLO

CLO

ENTRY
CE

PORCH



1.5'

P 2'

EN

MATCH LINE

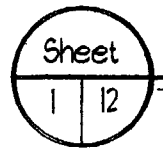
LEGEND:

CLO = Closet

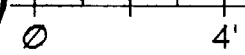
LCE = Limited Common Element

CE = Common Element

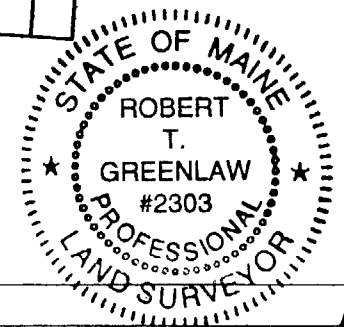
— = Unit Delimiter Line



UNIT 1 FLOOR PLAN



SCALE: 1/4" = 1'-0"

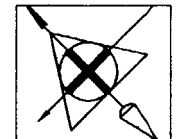
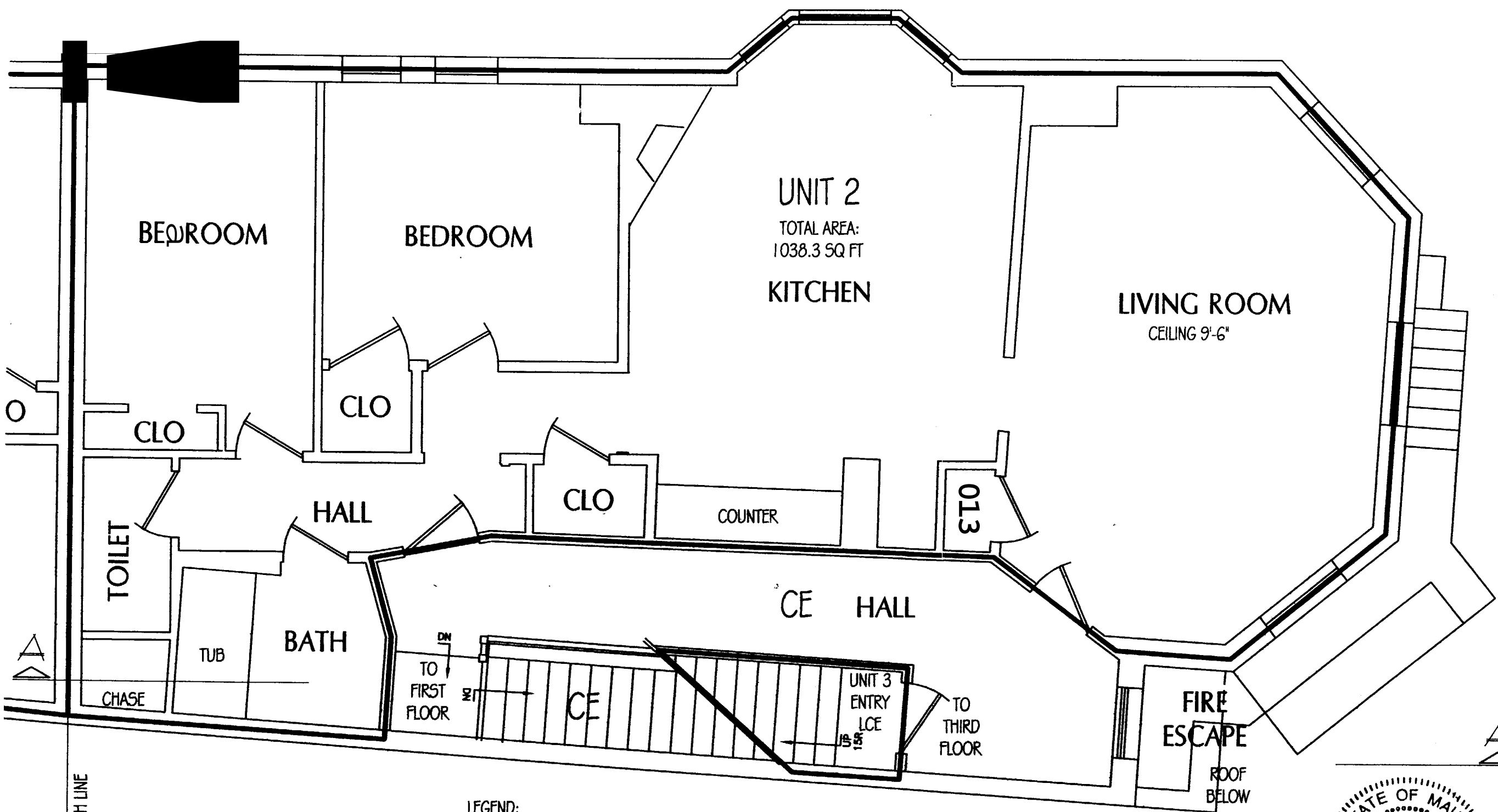


1. RECORD OWNER OF PARCEL: WEBBER ENTERPRISES, INC. BOOK 16787
PAGE 026 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

REVISED:

ISSUE DATE
FINAL 06/16/2004

Robert T. Greenlaw



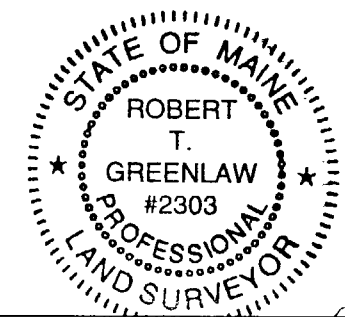
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, ME 04101
 207.774.2855
 fax: 761.2010
 backbayboundary@cs.com

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 BOUNDARY, INC.

PARK SPRING CONDOMINIUM ASSOCIATION
 137 SPRING STREET
 PORTLAND, MAINE

LEGEND:
 CLO = Closet
 LCE = Limited Common Element
 CE = Common Element
 — = Unit Delimiter Line

Sheet 2 | 12
UNIT 2 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

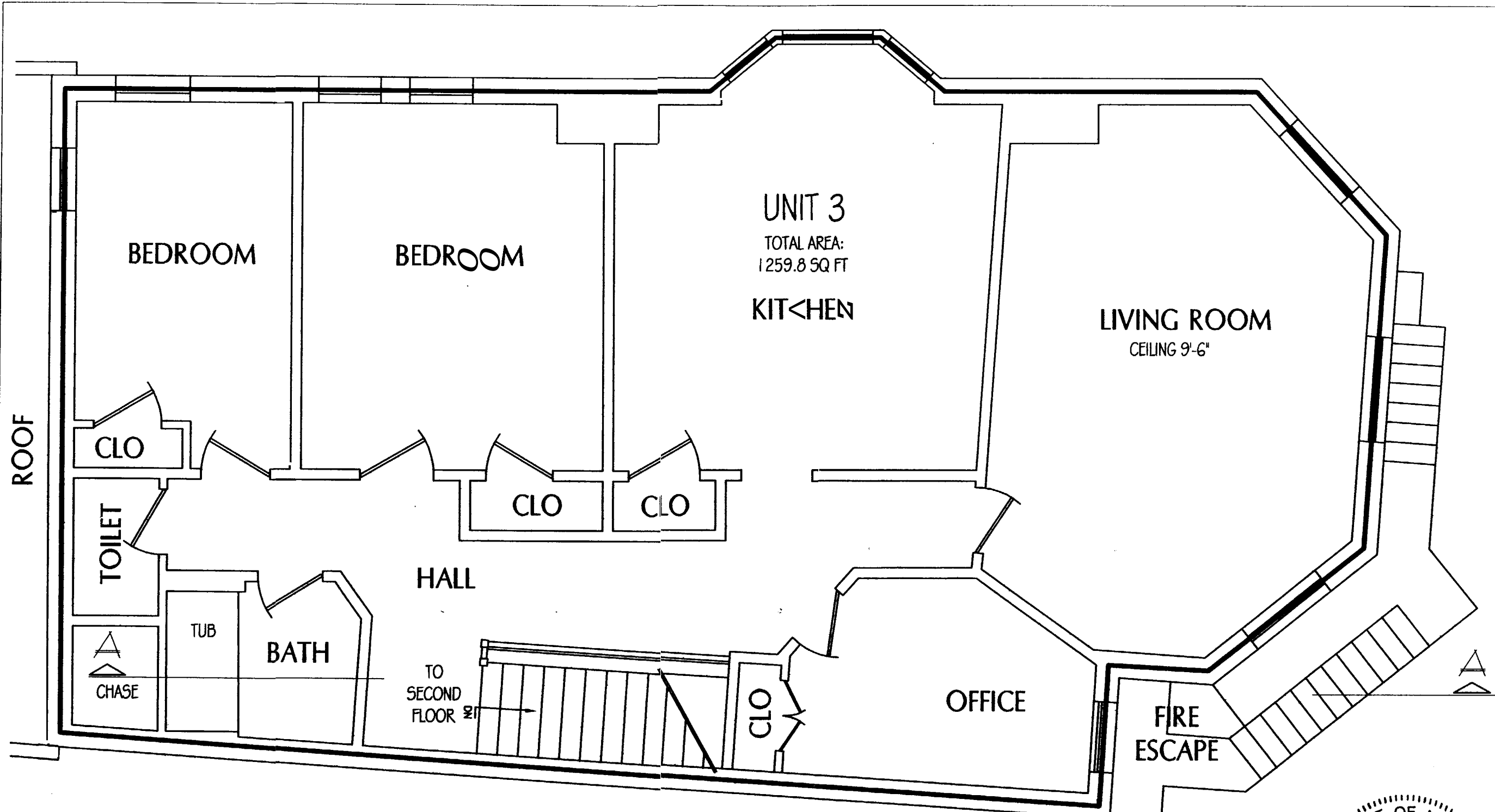


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 PAGE 026 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

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2004024
 ISSUE DATE
 FEB 16 2004

gha...

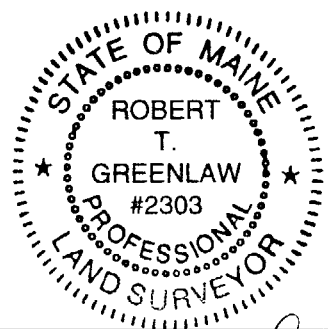


UNIT 3
 TOTAL AREA:
 1259.8 SQ FT
 KITCHEN

LIVING ROOM
 CEILING 9'-6"

LEGEND:
 CLO = Closet
 LCE = Limited Common Element
 CE = Common Element
 — = Unit Delimiter Line

Sheet 3 | 12
 UNIT 3 FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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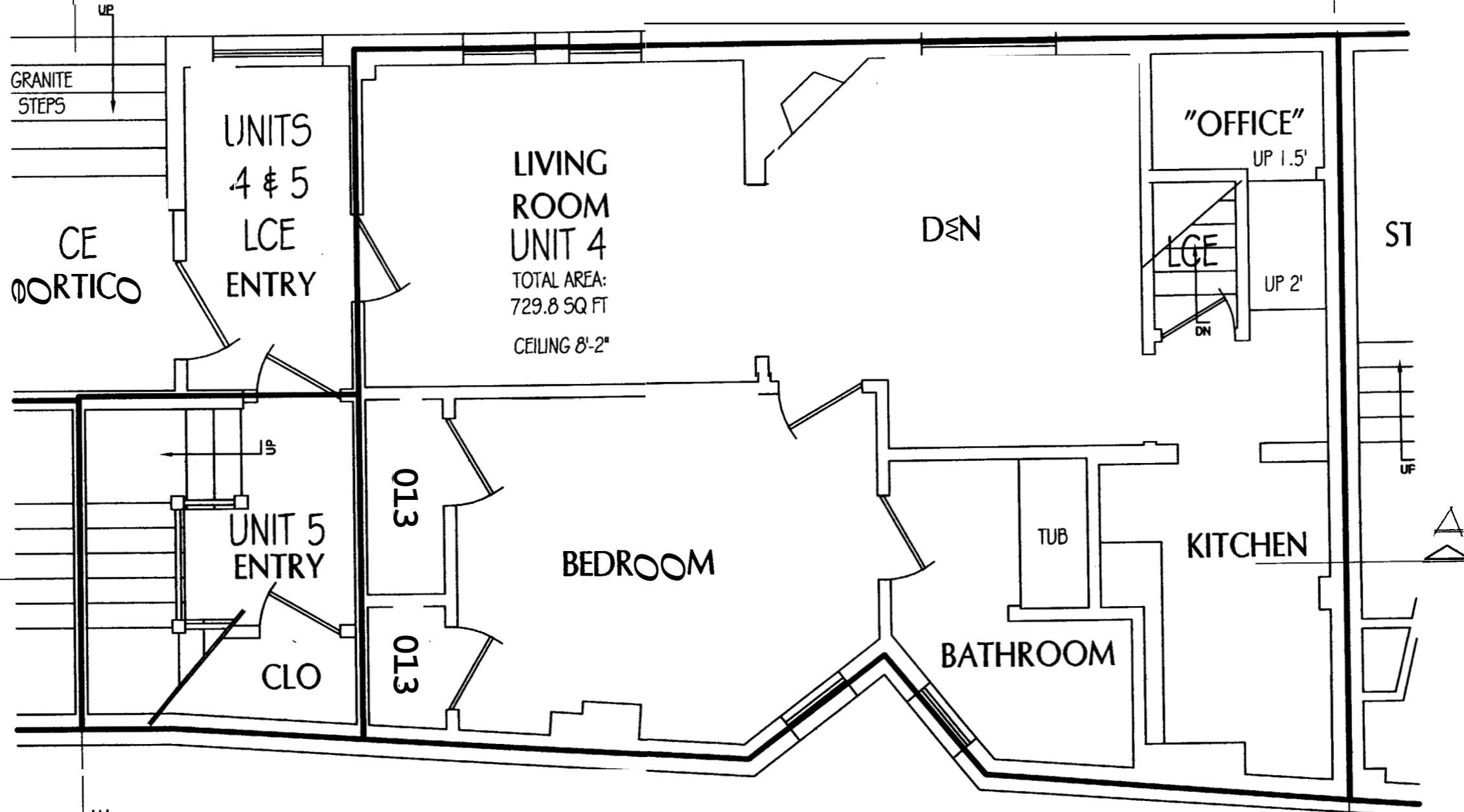
REVISED:

Handwritten signature

PARK SPRING CONDOMINIUM ASSOCIATION
 137 SPRING STREET
 PORTLAND, MAINE

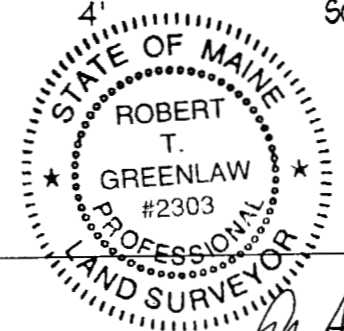
JOB: 2004024
 ISSUE DATE: 06/12/2004

PARK STREET



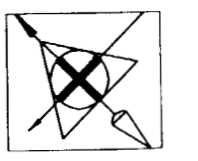
- LEGEND:
 CLO = Closet
 STO = Storage
 LCE = Limited Common Element
 CE = Common Element
 — = Unit Delimiter Line

Sheet 4 | 12
UNIT 4 FLOOR PLAN
 SCALE: 1/4" = 1'-0"



Handwritten signature

REVISED: _____



BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, ME 04101
 207.774.2855
 fax: 761.2010
 backbayboundary@cs.com

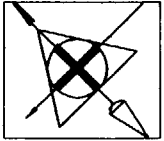
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PORTLAND, MAINE

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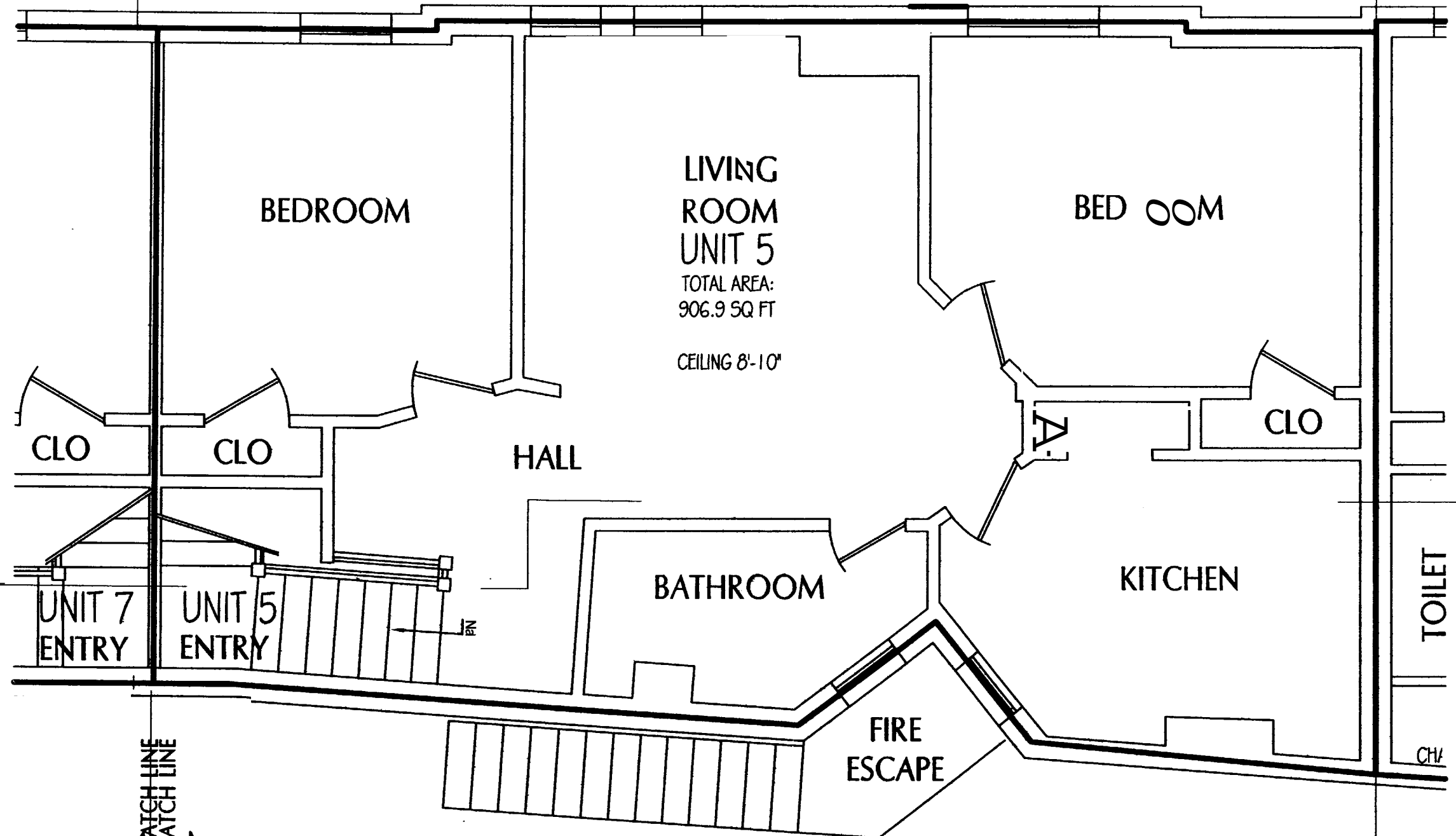
ISSUE DATE
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LIVING ROOM
 UNIT 5
 TOTAL AREA:
 906.9 SQ FT
 CEILING 8'-10"

CLO

CLO

HALL

BED ROOM

CLO

UNIT 7
ENTRY

UNIT 5
ENTRY

BATHROOM

KITCHEN

TOILET

FIRE
ESCAPE

MATCH LINE

MATCH LINE

LEGEND:
 CLO = Closet
 LCE = Limited Common Element
 CE = Common Element
 — = Unit Delimiter Line

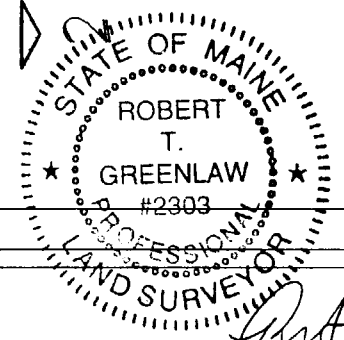
Sheet
 5 | 12

UNIT 5 FLOOR PLAN

0 4'

SCALE: 1/4" = 1'-0"

REVISED:



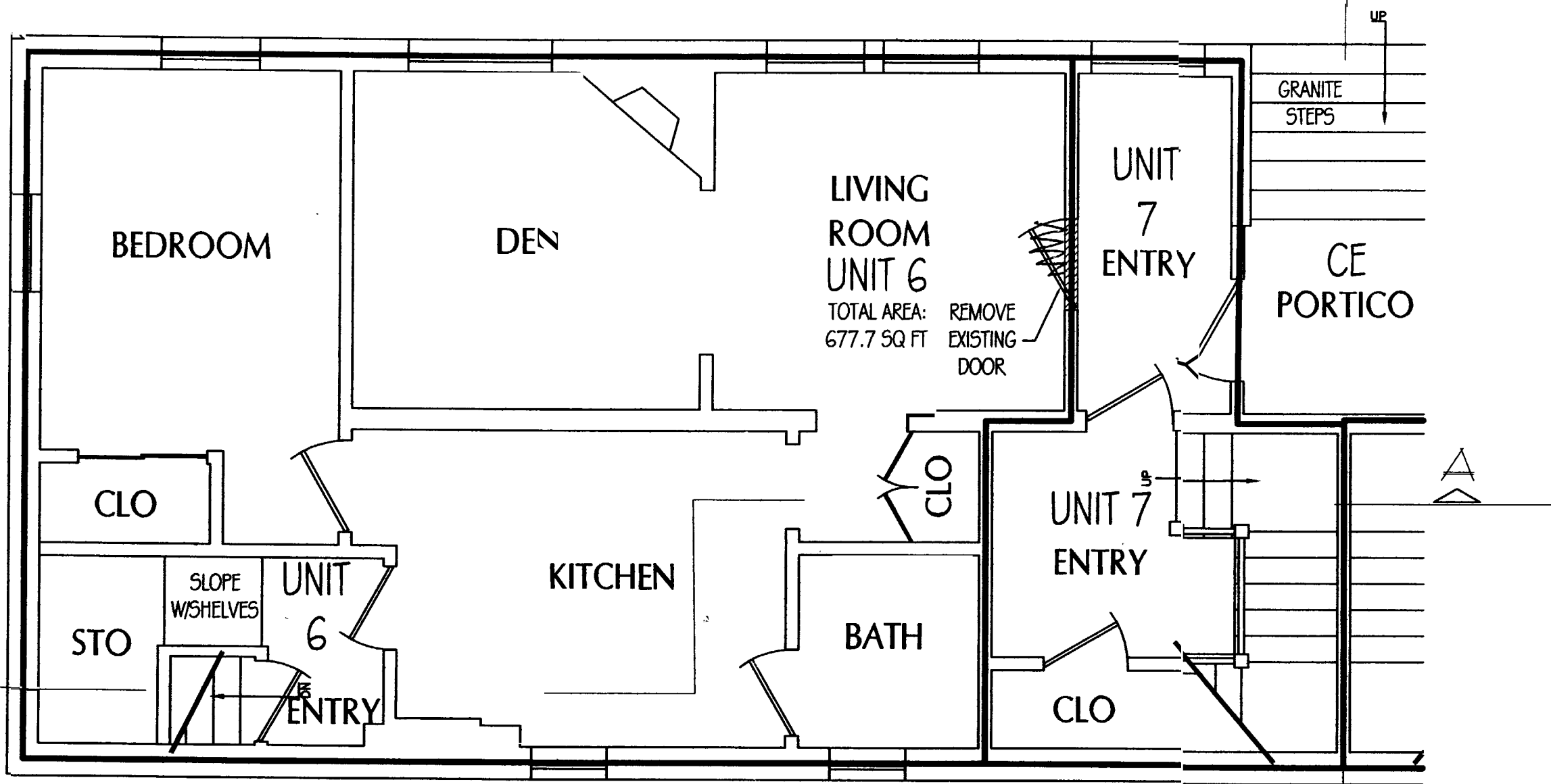
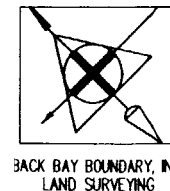
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 137 SPRING STREET
 PORTLAND, MAINE

JOB:
 2004024

ISSUE DATE
 FINAL 06/02/04

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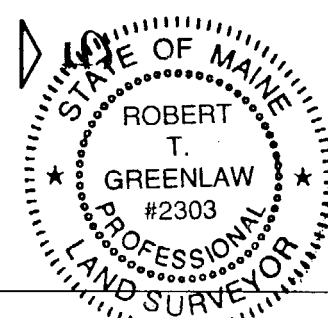
PARK STREET



LEGEND:
 CLO = Closet
 LCE = Limited Common Element
 CE = Common Element
 — = Unit Delimiter Line

Sheet 6 | 12
UNIT 6 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

MATCH LINE



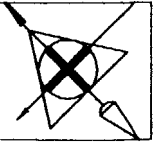
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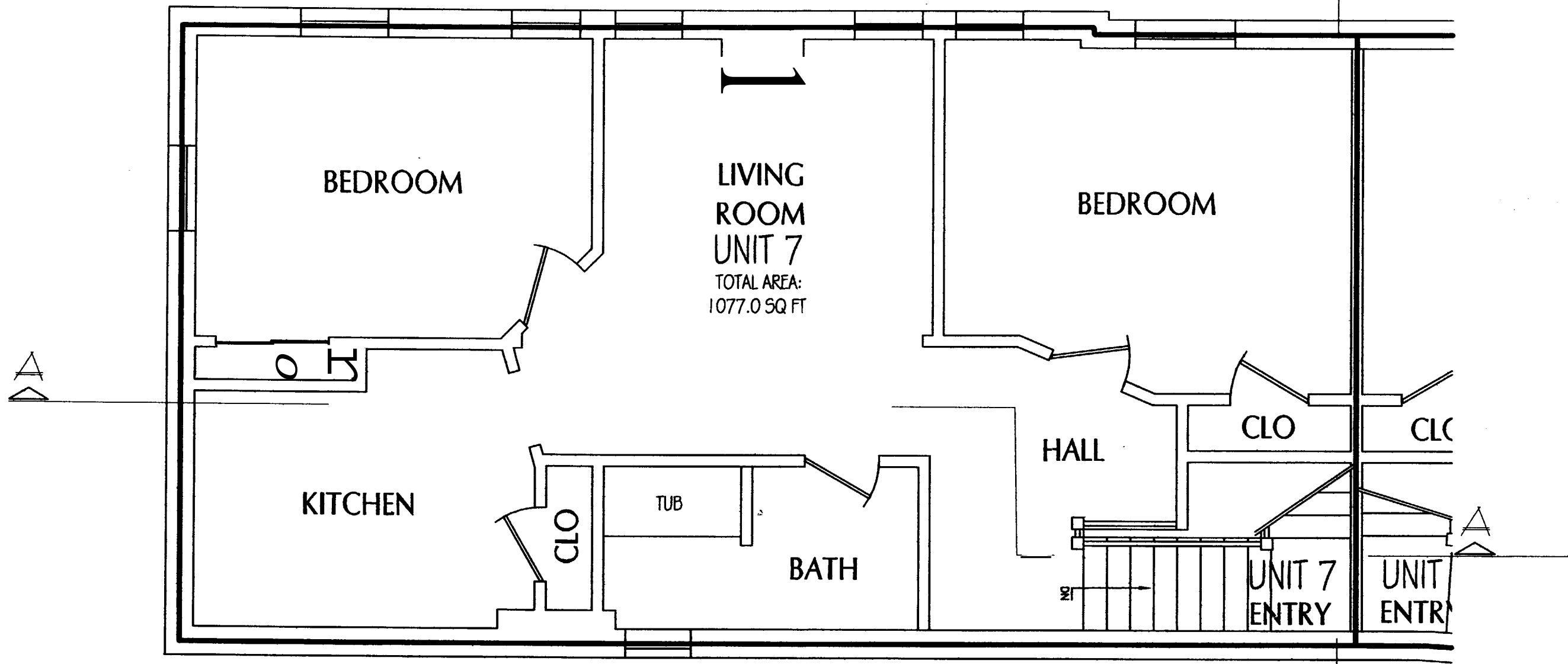
2004024
 ISSUE DATE
 FINAL 06/16/2004

Robert T. Greenlaw



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LAND SURVEYING
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PORTLAND, ME 04101
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backbayboundary@cs.com

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LIVING ROOM
UNIT 7
TOTAL AREA:
1077.0 SQ FT

BEDROOM

BEDROOM

KITCHEN

BATH

HALL

CLO

CLC

UNIT 7
ENTRY

UNIT
ENTRY

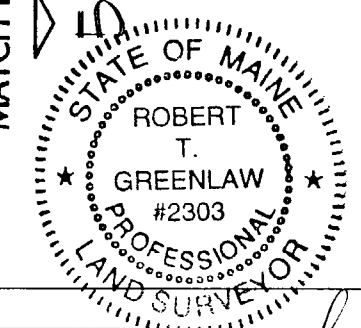
<GEND:
CLO = Closet
LCE = Limited Common Element
CE = Common Element
— = Unit Delimiter Line

Sheet
7 | 12

UNIT 7 FLOOR PLAN

SCALE: 1/4" = 1'-0"

MATCH LINE



PARK SPRING CONDOMINIUM ASSOCIATION
137 SPRING STREET
PORTLAND, MAINE

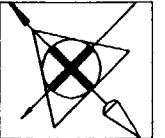
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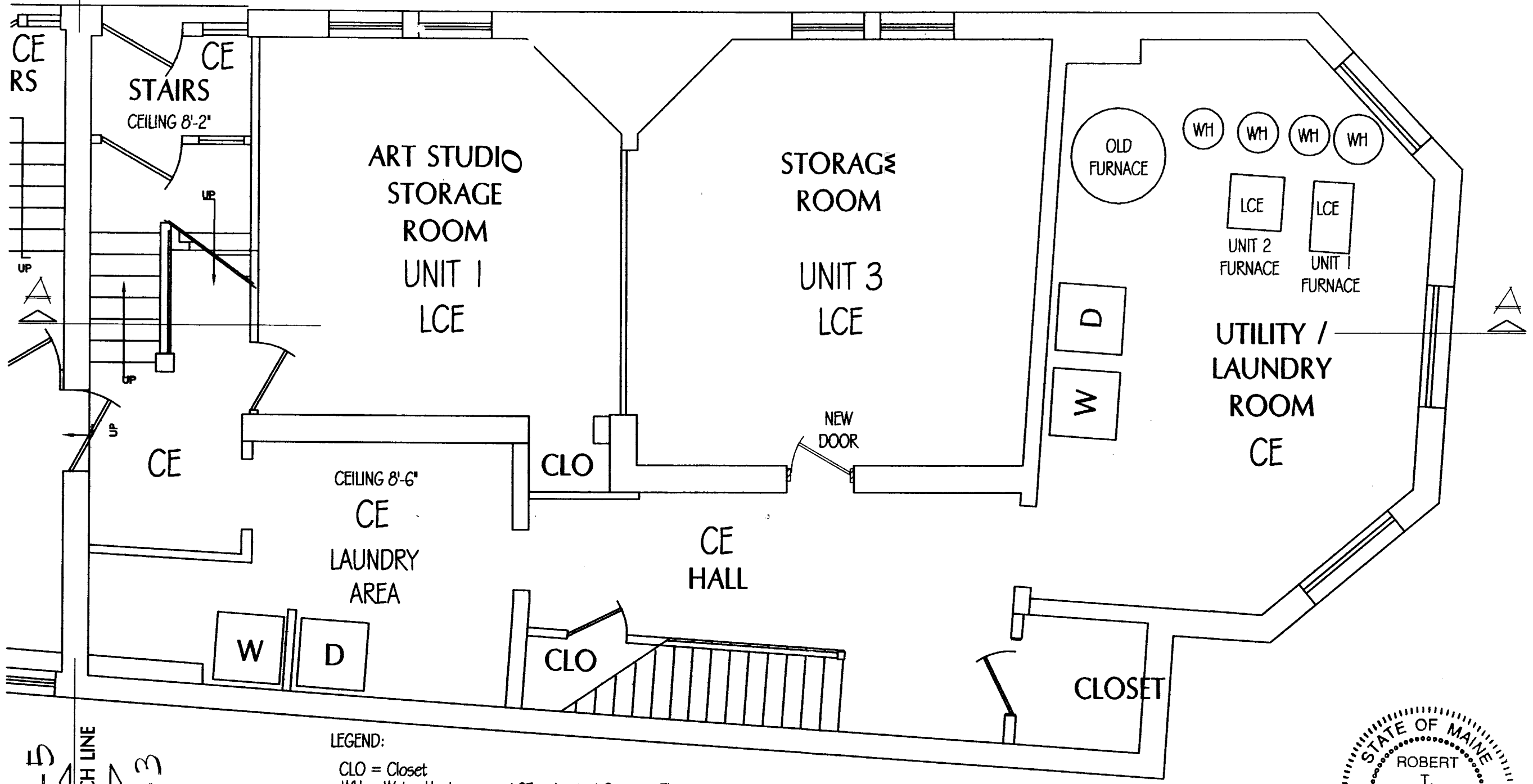
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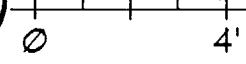
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 137 SPRING STREET
 PORTLAND, MAINE



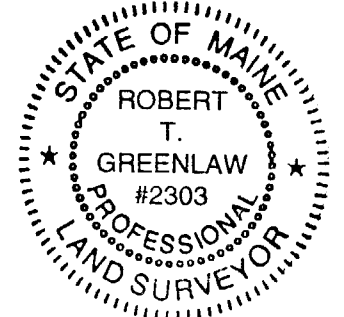
LEGEND:
 CLO = Closet
 WH = Water Heater
 W = Washer
 D = Dryer
 LCE = Limited Common Element
 CE = Common Element
 — = Unit Delimiter Line

Sheet
 8 | 12

UNIT 1-3 BASEMENT PLAN



SCALE: 1/4" = 1'-0"



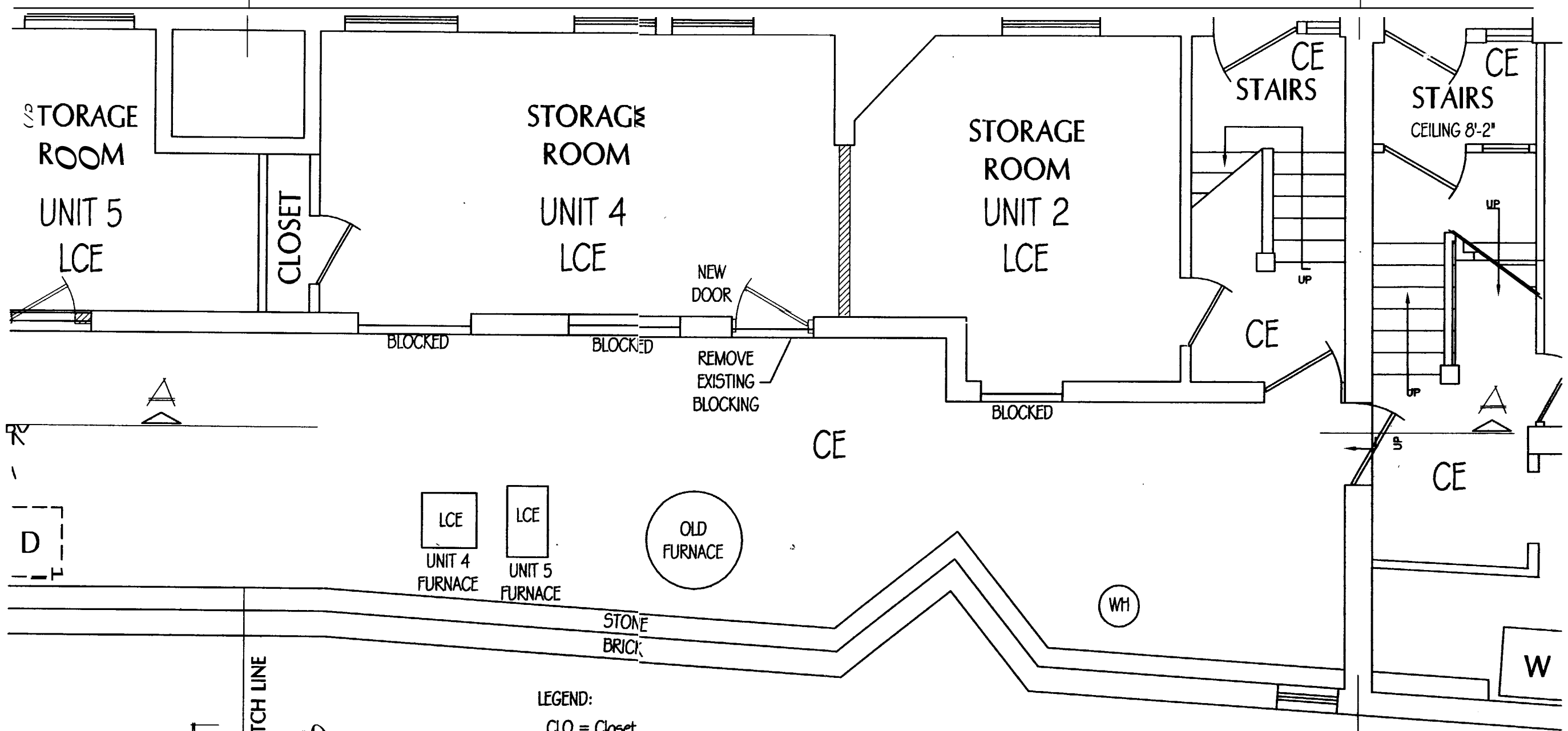
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6-7
MATCH LINE
4-5

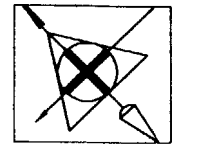
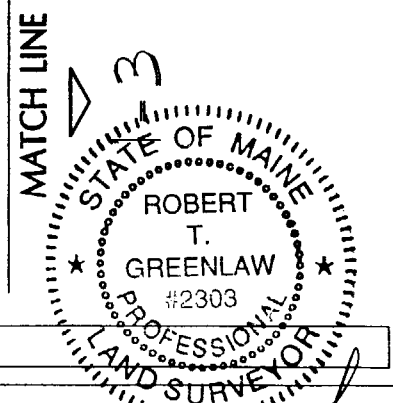
- LEGEND:
- CLO = Closet
 - WH = Water Heater
 - W = Washer
 - D = Dryer
 - LCE = Limited Common Element
 - CE = Common Element
 - = Unit Delimiter Line

Sheet
9 | 12

UNIT 4&5 BASEMENT PLAN

SCALE: 1/4" = 1'-0"

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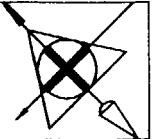
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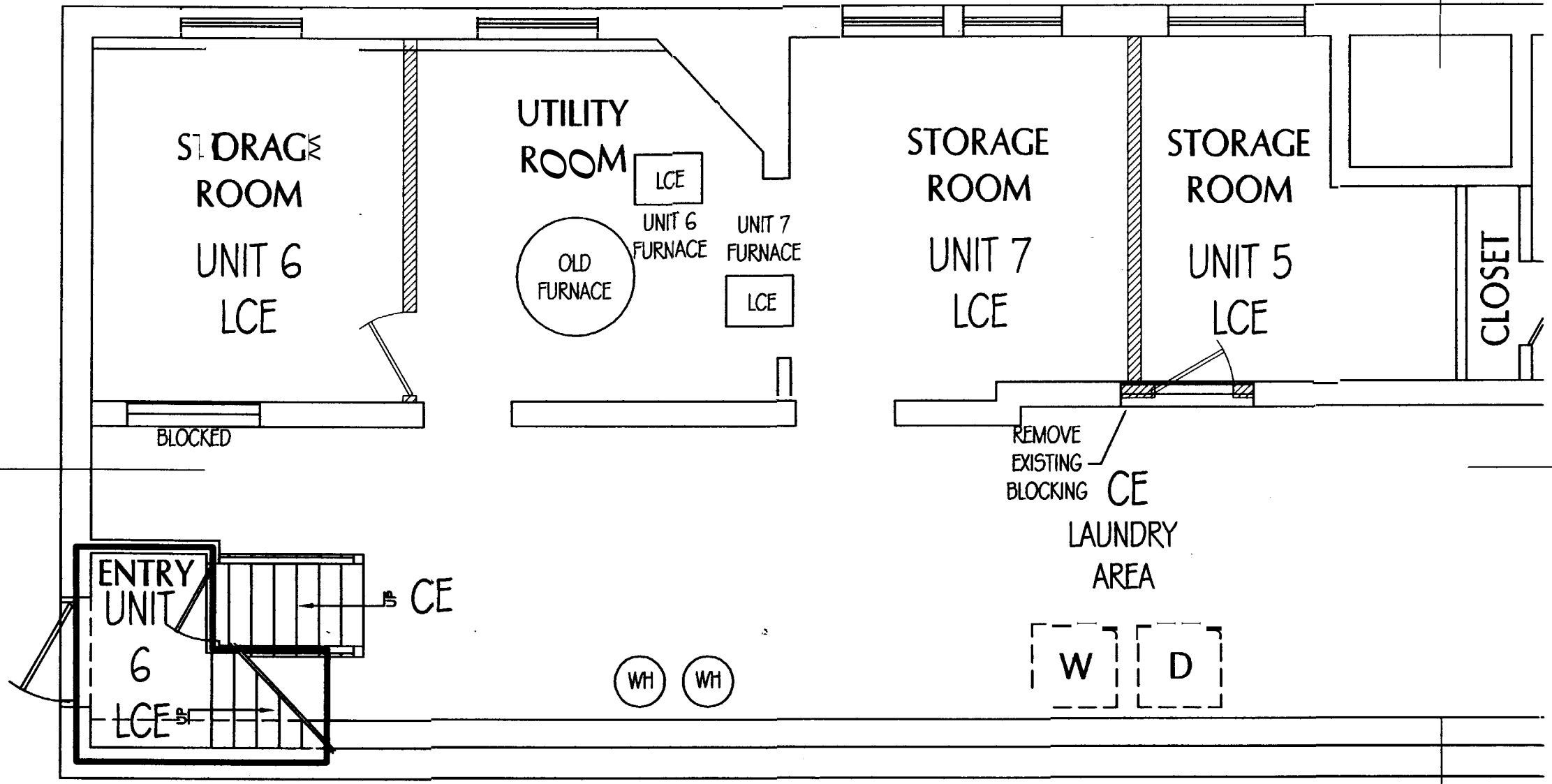
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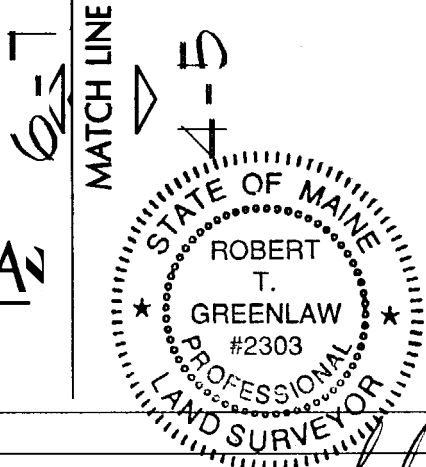
LEGEND:
 W = Washer
 WH = Water Heater
 CLO = Closet
 D = Dryer
 LCE = Limited Common Element
 CE = Common Element
 ——— = Unit Delimiter Line

Sheet
 10 | 12

UNT 6&7 BASEMENT PL A



SCALE: 1/4" = 1'-0"



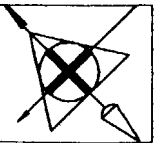
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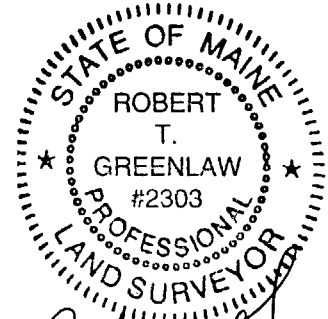


ROOF HEIGHT @ PARK ST. 39.1'
 3RD FLOOR
 2ND FLOOR CEILING
 2ND FLOOR
 1ST FLOOR CEILING
 1ST FLOOR
 BASEMENT CEILING
 GROUND LEVEL 103.6'
 BASEMENT FLOOR

T.F.E. 128.7'
 S.F.E. 118.3'
 F.F.E. 107.3'
 GROUND LEVEL 101.5' APPROXIMATE GROUND LINE B.F.E. 97.6'

LEGEND:
 LCE = Limited Common Element
 CE = Common Element
 --- Unit Boundary Line

NOTE: FIRST FLOOR ELEVATION (F.F.E): 107.3'
 BASED ON STATION POINT 1 DATUM 100' ASSUMED.



Robert T. Greenlaw

Sheet 11 | 12

BUILDING SECTION A-A

0 10'-8"

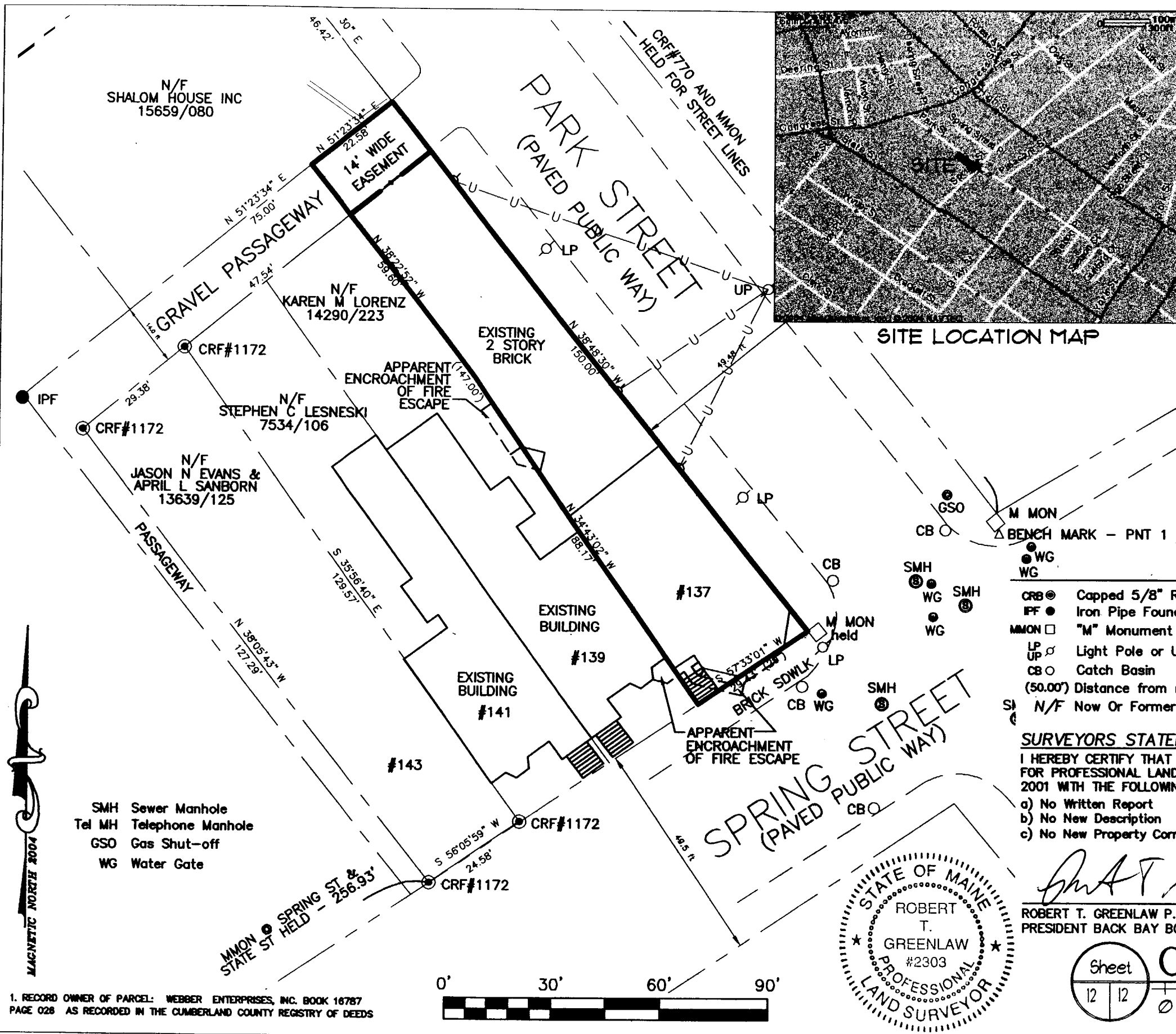
SCALE: 3/32' = 1'-0'

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PARK SPRING CONDOMINIUM ASSOCIATION
137 SPRING STREET
PORTLAND, MAINE

JOB: 2004024

ISSUE DATE: FINAL 06/16/2004



SITE LOCATION MAP

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: WEBBER ENTERPRISES, INC. BOOK 16787 PAGE 026 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 6/7/2004, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 24/33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 3697.06 SQ. FT., 0.08 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) STANDARD BOUNDARY SURVEY AND CONDOMINIUM CONVERSION ON PARK STREET, PORTLAND, ME, NORTHEAST CIVIL SOLUTIONS, FEB 15, 2001, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 201 PAGE 73.
 - b.) CITY OF PORTLAND ASSESSORS PLAN NO 45 BLOCK A LOT 11, RETRACED 12-51.
5. ZONING: D-3 ZONE
6. THIS PLAN IS MADE FOR THE PURPOSES OF VERIFYING THE LOCATION OF THE BUILDINGS IN RELATION TO ZONING SETBACKS AND IS TO BE USED BY THE CLIENT AND LOCAL ZONING OFFICIALS ONLY.
7. FIRST FLOOR ELEVATION BASED ON STATION POINT 1 AT NE CORNER OF SPRING & PARK STREETS ASSUMED ELEVATION 100.00 FT.

LEGEND

CRF ●	Capped 5/8" Rebar Found	— U —	Overhead Utility
IPF ●	Iron Pipe Found	- - -	Abutter Line
M/MON □	"M" Monument Found	—	Property Line
LP ○	Light Pole or Utility Pole	- - -	Street Line
CB ○	Catch Basin	- - -	Edge of traveled way
(50.00')	Distance from reference plan	- - -	Setback Line
N/F	Now Or Formerly		

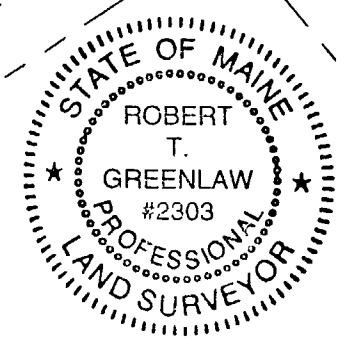
SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) No Written Report
- b) No New Description
- c) No New Property Corners Set

Robert T. Greenlaw
 DATE: JUNE 16, 2004

ROBERT T. GREENLAW P.L.S., #2303
 PRESIDENT BACK BAY BOUNDARY, INC.



Sheet 12 | 12

CONDOMINIUM PLAT

SCALE: 1" = 30'

1. RECORD OWNER OF PARCEL: WEBBER ENTERPRISES, INC. BOOK 16787 PAGE 026 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

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PARK SPRING CONDOMINIUM ASSOCIATION
 137 SPRING STREET
 PORTLAND, MAINE

2004024

ISSUE DATE
 FINAL 06/16/2004

**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.

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

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FOR MORE INFORMATION

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GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT INSP. DATE 8/31/01

RECEIVED FROM Terry N. Snow, P.A.
ADDRESS 137 Spring St.

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
1	Determination Fee -		50 00

CASH CHECK OTHER
CK# 11102

TOTAL 50 00

RECEIVED BY Chris Han