

DIVESTITURE

TO BE SOLD BY MAINE MEDICAL CENTER

■	A1	19 BRAMHALL ST	PRESENTLY OFFICES
	A2	23 BRAMHALL ST	PRESENTLY OFFICES
	A3	25 BRAMHALL ST	PRESENTLY OFFICES
■	A4	31 BRAMHALL ST	PRESENTLY RESIDENTIAL
	A5	15 CRESCENT ST	PRESENTLY RESIDENTIAL
	A6	25 CRESCENT ST	PRESENTLY RESIDENTIAL
	A7	25 ELLSWORTH ST	PRESENTLY RESIDENTIAL
	A8	32 ELLSWORTH ST	PRESENTLY RESIDENTIAL
	A9	20 HILL ST	PRESENTLY RESIDENTIAL

(CONTRACT ZONE AGREEMENT, Paragraph 10)

HOUSING REPLACEMENT

TO BE DEMOLISHED FOR THE NEW PARKING GARAGE

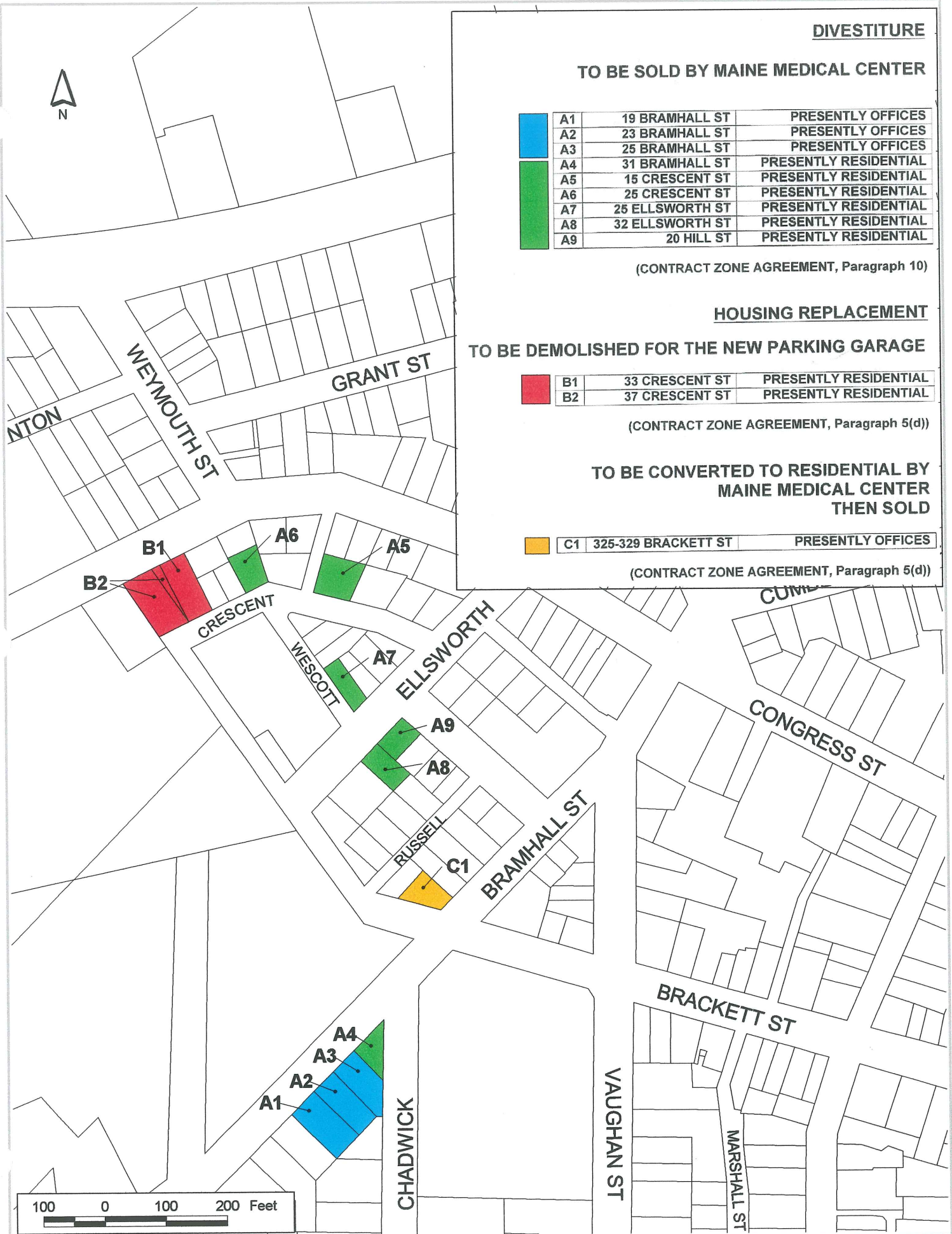
■	B1	33 CRESCENT ST	PRESENTLY RESIDENTIAL
	B2	37 CRESCENT ST	PRESENTLY RESIDENTIAL

(CONTRACT ZONE AGREEMENT, Paragraph 5(d))

TO BE CONVERTED TO RESIDENTIAL BY MAINE MEDICAL CENTER THEN SOLD

■	C1	325-329 BRACKETT ST	PRESENTLY OFFICES
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(CONTRACT ZONE AGREEMENT, Paragraph 5(d))



DIVESTITURE

TO BE SOLD BY MAINE MEDICAL CENTER

A1	19 BRAMHALL ST	PRESENTLY OFFICES
A2	23 BRAMHALL ST	PRESENTLY OFFICES
A3	25 BRAMHALL ST	PRESENTLY OFFICES
A4	31 BRAMHALL ST	PRESENTLY RESIDENTIAL
A5	15 CRESCENT ST	PRESENTLY RESIDENTIAL
A6	25 CRESCENT ST	PRESENTLY RESIDENTIAL
A7	25 ELLSWORTH ST	PRESENTLY RESIDENTIAL
A8	32 ELLSWORTH ST	PRESENTLY RESIDENTIAL
A9	20 HILL ST	PRESENTLY RESIDENTIAL

(CONTRACT ZONE AGREEMENT, Paragraph 10)

HOUSING REPLACEMENT

TO BE DEMOLISHED FOR THE NEW PARKING GARAGE

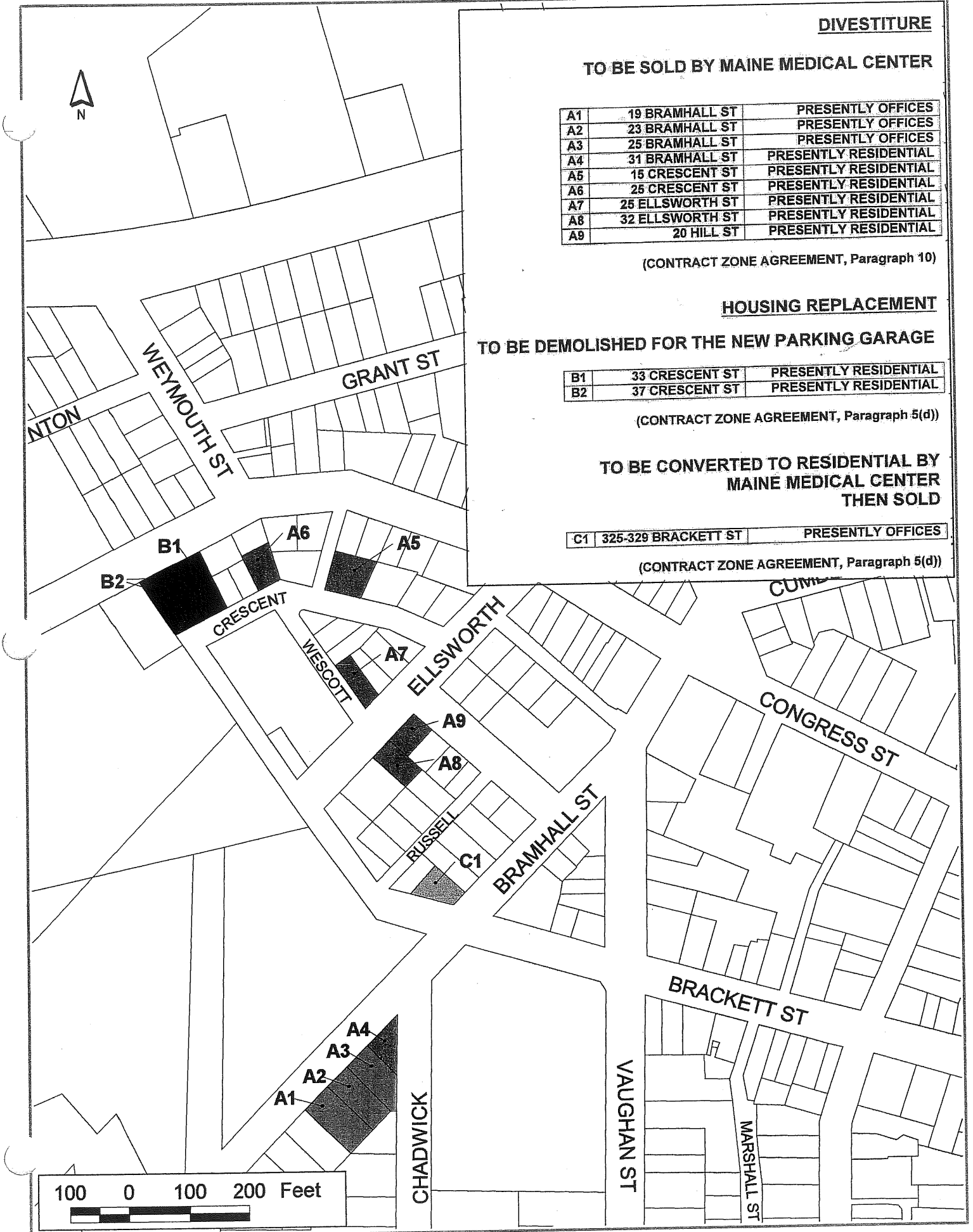
B1	33 CRESCENT ST	PRESENTLY RESIDENTIAL
B2	37 CRESCENT ST	PRESENTLY RESIDENTIAL

(CONTRACT ZONE AGREEMENT, Paragraph 5(d))

**TO BE CONVERTED TO RESIDENTIAL BY
MAINE MEDICAL CENTER
THEN SOLD**

C1	325-329 BRACKETT ST	PRESENTLY OFFICES
----	---------------------	-------------------

(CONTRACT ZONE AGREEMENT, Paragraph 5(d))



TO BE SOLD BY MAINE MEDICAL CENTER

A1	19 BRAMHALL ST	PRESENTLY OFFICES
A2	23 BRAMHALL ST	PRESENTLY OFFICES
A3	25 BRAMHALL ST	PRESENTLY OFFICES
A4	31 BRAMHALL ST	PRESENTLY RESIDENTIAL
A5	15 CRESCENT ST	PRESENTLY RESIDENTIAL
A6	25 CRESCENT ST	PRESENTLY RESIDENTIAL
A7	25 ELLSWORTH ST	PRESENTLY RESIDENTIAL
A8	32 ELLSWORTH ST	PRESENTLY RESIDENTIAL
A9	20 HILL ST	PRESENTLY RESIDENTIAL

(CONTRACT ZONE AGREEMENT, Paragraph 10)

TO BE DEMOLISHED FOR THE NEW PARKING GARAGE

B1	33 CRESCENT ST
B2	37 CRESCENT ST

CONTRACT ZONE AGREEMENT, Paragraph 5(d)

**TO BE CONVERTED TO RESIDENTIAL BY
MAINE MEDICAL CENTER
THEN SOLD**

C1	325-329 BRACKETT ST
----	---------------------

CONTRACT ZONE AGREEMENT, Paragraph 5(d)

TO BE SOLD BY MAINE MEDICAL CENTER

**19 BRAMHALL ST
23 BRAMHALL ST
25 BRAMHALL ST
31 BRAMHALL ST
15 CRESCENT ST
25 CRESCENT ST
25 ELLSWORTH ST
32 ELLSWORTH ST
20 HILL ST**

(CONTRACT ZONE AGREEMENT, Paragraph 10)

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	063 A004001
Location	19 BRAMHALL ST
Land Use	OFFICE & BUSINESS SERVICE
Owner Address	MMC REALTY CORP 22 BRAMHALL ST PORTLAND ME 04102
Book/Page	8009/257
Legal	63-A-4 BRAMHALL ST 17-19 5687 S F

Valuation Information

Land	Building	Total
\$35,490	\$166,850	\$202,340

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	5302	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.131	5302		MIXED RES/COMM	VARIOUS DRS OFFICES

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1566	UNFINISHED RES BSMT
1	01/01	1566	CONVERTED OFFICE
1	02/02	1578	CONVERTED OFFICE
1	03/03	592	SUPPORT AREA

Height	Walls	Heating	A/C
8			
10	FRAME	HOT AIR	
10	FRAME	HOT AIR	
8	FRAME	HOT AIR	

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	OPEN AREA - MOTEL/APARTMENT	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1975	ASPHALT PARKING	2700	1

Sales Information

Date	Type	Price	Book/Page
12/01/1997	LAND + BLDING		13504-076

Picture and Sketch

[Picture](#)

[Sketch](#)

[Tax Map](#)

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New Search!



Treasury Division

Room 102

This page contains Tax Roll Information as of April 1, 2004.
To do another search, press the **New Search** button at the bottom of the screen.

TAX ACCT ID 9998

Property Valuation Information

LAND VALUE	\$35,490.00
BUILDING VALUE	\$166,850.00
NET TAXABLE - REAL ESTATE	\$202,340.00
TAX AMOUNT	\$5,368.08

New Search!

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Current Owner Information

Card Number	1 of 1
Parcel ID	063 A003001
Location	23 BRAMHALL ST
Land Use	FIVE TO TEN FAMILY
Owner Address	MMC REALTY CORP 22 BRAMHALL ST PORTLAND ME 04102
Book/Page	16145/280
Legal	63-A-3 BRAMHALL ST 21-23 4653 SF

Valuation Information

Land	Building	Total
\$46,410	\$277,410	\$323,820

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	8	8008	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.107	8008		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2286	SUPPORT AREA
1	01/01	2302	APARTMENT
1	02/02	2302	APARTMENT
1	03/03	1118	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
1	PORCH - ENCL	1
2	PORCH - COVERED	1
2	PORCH - COVERED	1
3	PORCH - COVERED UPPER	1
2	SPRINKLER - WET	1

Land Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Sales Information

Date	Type	Price	Book/Page
03/30/2001	LAND + BLDING		16145-280

12/18/1997

LAND + BLDING

13504-078

Picture and Sketch

[Picture](#)

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TAX ACCT ID 9996

Property Valuation Information

LAND VALUE	\$46,410.00
BUILDING VALUE	\$277,410.00
NET TAXABLE - REAL ESTATE	\$323,820.00
TAX AMOUNT	\$8,590.94

New Search!

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Current Owner Information

Card Number	1 of 1
Parcel ID	063 A002001
Location	25 BRAMHALL ST
Land Use	BENEVOLENT & CHARITABLE
Owner Address	MMC REALTY CORP 22 BRAMHALL ST PORTLAND ME 04102
Book/Page	8009/263
Legal	63-A-2 BRAMHALL ST 25- 27 CHADWICK ST 152-154 4613SF

Valuation Information

Land	Building	Total
\$33,920	\$206,740	\$240,660

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	5049	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.106	5049		MIXED RES/COMM	GENERAL ADMIN OFFICE

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1505	CONVERTED OFFICE
1	01/01	1505	CONVERTED OFFICE
1	02/02	1457	CONVERTED OFFICE
1	A1/A1	1457	CONVERTED OFFICE

Height	Walls	Heating	A/C
8		HOT AIR	NONE
9	FRAME	HOT AIR	
9	FRAME	HOT AIR	
4	FRAME	HOT AIR	

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - OPEN	1
1	PORCH - ENCL	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1965	GARAGE FRAME	528	1

Sales Information

Date	Type	Price	Book/Page
12/01/1997	LAND + BLDING		13504-080

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TAX ACCT ID 9994

Property Valuation Information

LAND VALUE	\$33,920.00
BUILDING VALUE	\$206,740.00
HOSPITALS	(\$240,660.00)
NET TAXABLE - REAL ESTATE	\$0.00
TAX AMOUNT	\$0.00

New Search!

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Current Owner Information

Card Number	1 of 1
Parcel ID	063 A001001
Location	29 BRAMHALL ST
Land Use	BENEVOLENT & CHARITABLE
Owner Address	MMC REALTY CORP 22 BRAMHALL ST PORTLAND ME 04102
Book/Page	8009/269
Legal	63-A-1 BRAMHALL ST 29-33 CHADWICK ST 156-162 2498SF

Valuation Information

Land	Building	Total
\$30,870	\$88,200	\$119,070

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	4028	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.057	4028		MIXED RES/COMM	MAINE MEDICAL CTR

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1007	MULTI-USE STORAGE
1	01/01	1007	CONVERTED OFFICE
1	02/02	1007	CONVERTED OFFICE
1	A1/A1	1007	CONVERTED OFFICE

Height	Walls	Heating	A/C
8			
9	FRAME	HOT AIR	
9	FRAME	HOT AIR	
9	FRAME	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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Sales Information

Date	Type	Price	Book/Page
12/01/1997	LAND + BLDING		13504-082

Picture and Sketch

Picture

Sketch

Tax Map

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TAX ACCT ID 9992

Property Valuation Information

LAND VALUE	\$30,870.00
BUILDING VALUE	\$88,200.00
HOSPITALS	(\$119,070.00)
NET TAXABLE - REAL ESTATE	\$0.00
TAX AMOUNT	\$0.00

New Search!

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	053 F006001
Location	15 CRESCENT ST
Land Use	THREE FAMILY
Owner Address	MAINE MEDICAL CENTER 335 BRIGHTON AVE PORTLAND ME 04102
Book/Page	18032/68
Legal	53-F-6 CRESCENT ST 13-15 4275 SF

Valuation Information

Land	Building	Total
\$33,500	\$72,870	\$106,370

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1879	Old Style	2	2651	0.098	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	3		8	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

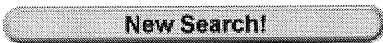
Date	Type	Price	Book/Page
09/01/2002	LAND + BLDING	\$1,450,000	18032-68
06/28/2000	LAND + BLDING		15563-336
05/01/1998	LAND + BLDING	\$125,000	13840-320
05/01/1995	LAND + BLDING	\$87,000	11934-208

Picture and Sketch

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TAX ACCT ID 8182

Property Valuation Information

LAND VALUE	\$33,500.00
BUILDING VALUE	\$72,870.00
NET TAXABLE - REAL ESTATE	\$106,370.00
TAX AMOUNT	\$2,822.00

New Search!

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Current Owner Information

Card Number	1 of 1
Parcel ID	053 E005001
Location	25 CRESCENT ST
Land Use	FIVE TO TEN FAMILY
Owner Address	MAINE MEDICAL CENTER 335 BRIGHTON AVE PORTLAND ME 04102
Book/Page	18032/68
Legal	53-E-5 CRESCENT ST 25 3013 SF

Valuation Information

Land	Building	Total
\$31,610	\$117,070	\$148,680

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	8	5158	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.069	5158		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	714	UNFINISHED RES BSMT
1	B1/B1	494	APARTMENT
1	01/01	1208	APARTMENT
1	02/02	1208	APARTMENT
1	03/03	1010	APARTMENT
1	04/04	524	APARTMENT
	Height	Walls	Heating
	6		A/C
	6		HOT AIR
	9	FRAME	HOT AIR
	9	FRAME	HOT AIR
	9	FRAME	HOT AIR
	8	FRAME	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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Sales Information

Date	Type	Price	Book/Page
09/01/2002	LAND + BLDING	\$1,450,000	18032-68

08/06/1999	LAND + BLDING	\$147,500	14959-063
05/01/1999	LAND + BLDING	\$450,000	
05/01/1992	LAND + BLDING	\$97,000	10072-017

Picture and Sketch

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[Sketch](#)

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To do another search, press the **New Search** button at the bottom of the screen.

TAX ACCT ID 8170

Property Valuation Information

LAND VALUE	\$31,610.00
BUILDING VALUE	\$117,070.00
NET TAXABLE - REAL ESTATE	\$148,680.00
TAX AMOUNT	\$3,944.48

New Search!

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Current Owner Information

Card Number	1 of 1
Parcel ID	053 H002001
Location	25 ELLSWORTH ST
Land Use	BENEVOLENT & CHARITABLE
Owner Address	MAINE MEDICAL CENTER 22 BRAMHALL ST PORTLAND ME 04102
Book/Page	13115/237
Legal	53-H-2 ELLSWORTH ST 25-27 WESCOTT ST 1-7 2522 SF

Valuation Information

Land	Building	Total
\$30,870	\$49,980	\$80,850

Property Information

Year Built 1864	Style old style	Story Height 1.5	Sq. Ft. 1288	Total Acres 0.058		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/01/1997	LAND + BLDING	\$69,300	13115-237
06/01/1994	LAND + BLDING	\$80,000	11505-088

Picture and Sketch

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TAX ACCT ID 8196

Property Valuation Information

LAND VALUE	\$30,870.00
BUILDING VALUE	\$49,980.00
HOSPITALS	(\$80,850.00)
NET TAXABLE - REAL ESTATE	\$0.00
TAX AMOUNT	\$0.00

New Search!

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Current Owner Information

Card Number	1 of 1
Parcel ID	054 C005001
Location	32 ELLSWORTH ST
Land Use	FIVE TO TEN FAMILY
Owner Address	MMC REALTY CORP 22 BRAMHALL ST PORTLAND ME 04102
Book/Page	16145/275
Legal	54-C-5 ELLSWORTH ST 30-32 2800 SF

Valuation Information

Land	Building	Total
\$31,290	\$97,550	\$128,840

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	5	4399	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.064	4399		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1308	UNFINISHED RES BSMT
1	01/01	1308	APARTMENT
1	02/02	1308	APARTMENT
1	03/03	475	APARTMENT

Height	Walls	Heating	A/C
6			
9	FRAME	HOT AIR	
9	FRAME	HOT AIR	
8	FRAME	HOT AIR	

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - OPEN	2

Card Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Sales Information

Date	Type	Price	Book/Page
03/30/2001	LAND + BLDING		16145-275

11/10/1999

LAND + BLDING

\$150,000

15163-205

Picture and Sketch

[Picture](#)

[Sketch](#)

[Tax Map](#)

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Treasury Division

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TAX ACCT ID 8258

Property Valuation Information

LAND VALUE	\$31,290.00
BUILDING VALUE	\$97,550.00
NET TAXABLE - REAL ESTATE	\$128,840.00
TAX AMOUNT	\$3,418.14

New Search!

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Current Owner Information

Card Number	1 of 1
Parcel ID	054 C001001
Location	20 HILL ST
Land Use	BENEVOLENT & CHARITABLE
Owner Address	MMC REALTY CORP 22 BRAMHALL ST PORTLAND ME 04102
Book/Page	8009/260
Legal	54-C-1 HILL ST 20 ELLSWORTH ST 26-28 2400 SF

Valuation Information

Land	Building	Total
\$30,660	\$95,030	\$125,690

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1910	Old Style	2	3110	0.055	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
6	2		10	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	10X18	D	P

Sales Information

Date	Type	Price	Book/Page
12/01/1997	LAND + BLDING		13504-086

Picture and Sketch

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bottom of the screen.

TAX ACCT ID 8250

Property Valuation Information

LAND VALUE	\$30,660.00
BUILDING VALUE	\$95,030.00
HOSPITALS	(\$125,690.00)
NET TAXABLE - REAL ESTATE	\$0.00
TAX AMOUNT	\$0.00

New Search!

TO BE DEMOLISHED FOR THE NEW PARKING GARAGE

**33 CRESCENT ST
37 CRESCENT ST**

CONTRACT ZONE AGREEMENT, Paragraph 5(d)

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	053 E002001
Location	33 CRESCENT ST
Land Use	BENEVOLENT & CHARITABLE
Owner Address	MAINE MEDICAL CENTER 335 BRIGHTON AVE PORTLAND ME 04102
Book/Page	18032/68
Legal	53-E-2 CRESCENT ST 31-33 CONGRESS ST 872 4532 SF

Valuation Information

Land	Building	Total
\$33,810	\$65,940	\$99,750

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1890	Old Style	2	2682	0.104	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	3		11	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
09/01/2002	LAND + BLDING	\$1,450,000	18032-68
06/30/2000	LAND + BLDING	\$85,000	15569-208
06/01/1994	LAND + BLDING	\$60,000	11514-012

Picture and Sketch

Picture	Sketch	Tax Map
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TAX ACCT ID 8164

Property Valuation Information

LAND VALUE	\$33,810.00
BUILDING VALUE	\$65,940.00
HOSPITALS	(\$99,750.00)
NET TAXABLE - REAL ESTATE	\$0.00
TAX AMOUNT	\$0.00

New Search!

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	053 E001001
Location	37 CRESCENT ST
Land Use	BENEVOLENT & CHARITABLE
Owner Address	MAINE MEDICAL CENTER 335 BRIGHTON AVE PORTLAND ME 04102
Book/Page	18032/68
Legal	53-E-1-10-13 CRESCENT ST 35-37 CONGRESS ST 874-878 6456 SF

Valuation Information

Land	Building	Total
\$36,650	\$97,860	\$134,510

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	5	4211	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.148	4211		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	955	UNFINISHED RES BSMT
1	01/01	973	APARTMENT
1	02/02	1038	APARTMENT
1	03/03	885	APARTMENT
1	04/04	360	APARTMENT

Height	Walls	Heating	A/C
6			
9	BRICK/STONE	UNIT HEAT	
9	FRAME	UNIT HEAT	
9	FRAME	UNIT HEAT	
8	FRAME	UNIT HEAT	

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

Sales Information

Date	Type	Price	Book/Page
09/01/2002	LAND + BLDING	\$1,450,000	18032-68

04/01/2002
01/01/1997

LAND + BLDING
LAND + BLDING

\$125,000

17505-181
12911-154

Picture and Sketch

[Picture](#)

[Sketch](#)

[Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

[**New Search!**](#)



Treasury Division

Room 102

This page contains Tax Roll Information as of April 1, 2004.
To do another search, press the **New Search** button at the
bottom of the screen.

TAX ACCT ID 8162

Property Valuation Information

LAND VALUE	\$36,650.00
BUILDING VALUE	\$97,860.00
HOSPITALS	(\$134,510.00)
NET TAXABLE - REAL ESTATE	\$0.00
TAX AMOUNT	\$0.00

New Search!

**TO BE CONVERTED TO RESIDENTIAL BY
MAINE MEDICAL CENTER
THEN SOLD**

325-329 BRACKETT ST

CONTRACT ZONE AGREEMENT, Paragraph 5(d)

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	054 D007001
Location	325 BRACKETT ST
Land Use	BENEVOLENT & CHARITABLE
 Owner Address	 MMC REALTY CORP 22 BRAMHALL ST PORTLAND ME 04102
 Book/Page	 8309/5
Legal	54-D-7 BRACKETT ST 325-329 BRAMHALL ST 2882SF

Valuation Information

Land	Building	Total
\$31,400	\$100,690	\$132,090

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	4550	1
 Total Acres	 Total Buildings	 Sq. Ft.	 Structure Type	 Building Name
0.066	4550		MIXED RES/COMM	UNOCCUPIED

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1619	UNFINISHED RES BSMT
1	01/01	1619	CONVERTED OFFICE
1	02/02	1312	CONVERTED OFFICE
 Height	 Walls	 Heating	 A/C
8			
9	FRAME	NONE	
8	FRAME	NONE	

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	PORCH - ENCL	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1960	FENCE CHAIN	200	1

Sales Information

Date	Type	Price	Book/Page
12/01/1997	LAND + BLDING		13504-084

Picture and Sketch

[Picture](#)

[Sketch](#)

[Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

[New Search!](#)



Treasury Division

Room 102

This page contains Tax Roll Information as of April 1, 2004.
To do another search, press the **New Search** button at the bottom of the screen.

TAX ACCT ID 8284

Property Valuation Information

LAND VALUE	\$31,400.00
BUILDING VALUE	\$100,690.00
HOSPITALS	(\$132,090.00)
NET TAXABLE - REAL ESTATE	\$0.00
TAX AMOUNT	\$0.00

New Search!

TO BE SOLD BY MAINE MEDICAL CENTER																				
ADDRESS	CHAR	BLOCK	LOT	ZONE	HST_PRES	LAND SQ F	CONFORMING_LOT	BUDG SQ FT	LAND VALUE	BUDG VALUE	TOTAL VALUE	CURRENT USE	PERMITTED USE	ADDL_DUS_PERM	ADDL_RUS_PERM	ADDL_DUS_POSS	ADDL_RUS_POSS	LOW_EST_TAXES	HIGH_EST_TAXES	
19 BIRMANHALL ST	63	A	4	R-6		5697	YES	5702	\$35,490	\$166,850	\$202,340									
23 BIRMANHALL ST	63	A	3	R-6		4653	YES													
25 BIRMANHALL ST	63	A	2	R-6		4613	YES													
31 BIRMANHALL ST	63	A	6	R-6		2098	NO						1 DU, 5 RU 8 DU							
25 CRESCENT ST	53	E	5	R-6		3013	NO													
25 ELSWORTH ST	54	H	2	R-6		2622	NO													
32 ELSWORTH ST	54	C	5	R-6		2800	NO													
20 HILL ST	54	C	1	R-6		2400	NO													
TO BE DEMOLISHED FOR THE NEW PARKING GARAGE																				
ADDRESS	CHAR	BLOCK	LOT	ZONE	HST_PRES	LAND SQ F	CONFORMING_LOT	BUDG SQ FT	LAND VALUE	BUDG VALUE	TOTAL VALUE	CURRENT USE	PERMITTED USE	ADDL_DUS_PERM	ADDL_RUS_PERM	ADDL_DUS_POSS	ADDL_RUS_POSS	LOW_EST_TAXES	HIGH_EST_TAXES	
33 CRESCENT ST	53	E	2	R-6		4522	YES													
37 CRESCENT ST	53	E	110/13	R-6		6499	YES													
TO BE CONVERTED TO RESIDENTIAL BY MAINE MEDICAL CENTER THEN SOLD																				
ADDRESS	CHAR	BLOCK	LOT	ZONE	HST_PRES	LAND SQ F	CONFORMING_LOT	BUDG SQ FT	LAND VALUE	BUDG VALUE	TOTAL VALUE	CURRENT USE	PERMITTED USE	ADDL_DUS_PERM	ADDL_RUS_PERM	ADDL_DUS_POSS	ADDL_RUS_POSS	LOW_EST_TAXES	HIGH_EST_TAXES	
25329 BRACKETT ST	54	D	7	R-6		2882	NO	4950						(0.12)	(0.12)	(0.12)	(0.12)			
													(FROM MICRO FICHE)							
														(0.12)	(0.12)	(0.12)	(0.12)			

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

R. G. Simonds Trust
C/O Gordon Simonds
104 West Street
Portland, ME 04102

November 15, 2000

RE: 15 Crescent St., 053-F-006, R-6 requirements

Dear Gordon,

Please note that a recent inspection of your property at 15 Crescent Street showed that 11 dwelling units have been established at this location. Our files show that only one (1) dwelling unit and 5 lodging rooms are presently legal. There has been a change of use without the benefit of proper permits or approvals as required under section 14-463. Our Zoning Ordinance clearly defines the difference between a dwelling unit and a rooming/lodging units with in the definitions section 14-47.

It will be necessary to bring your building into compliance with the requirements of the Portland Zoning Ordinance. You have 30 days from the date of this letter in which to bring this building into compliance. You have several options. First, you may remove the illegal units, and show us plans through a permit application of how the floor plans have changed and the rooming units have been restored within the building. We shall require detailed floor plans with dimensions, egresses indicated, and specific room layouts.

Secondly, you have the right to appeal to the Zoning Board of appeals to request a variance to allow the eleven units. The R-6 zone requires 1,000 sq. ft. of land area per dwelling unit (section 14 -139). Presently this land consists of 4,275 sq. ft. of land area. Please note that variance appeals are very difficult to have granted from the Zoning Board of Appeals. You have 30 days from the date of this letter in which to appeal. If you wish to exercise your right to appeal, please contact this office immediately for the required paperwork.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Mark Adelson, Neighborhood and Housing Services
Mike Nugent, Neighborhood and Housing Services
Jon Reed, Code Enforcement Officer
Corporation Counsel
File

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

July 20, 2000

Gordon D & Ruth G. Simonds
104 West St.
Portland, ME 04102

RE: 15 Crescent St.
CBL: 053 F006

Dear Property Owner

An evaluation of our Housing records for your property at the above location revealed that a housing reinspection is due from a 9/14/99 Letter of violation. This inspection will occur during the week of July 23rd to 28th, 2000.

I will arrange a mutually convenient time with you.

Sincerely,

Jon Reed
Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

November 15, 2000

Gordon D Simonds Trustee
104 West St
Portland, ME 04102

RE: 15 Crescent St
CBL: 053-F-00600101

Dear Gordon D Simonds Trustee: **Hand Delivered**

An evaluation of your property at 15 Crescent St on Aug-08-2000 revealed that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Sep-25-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Jon Reed @ 874-8702, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Jon Reed @ 874-8702
Code Enforcement Officer
/

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

September 16, 1999

Gordon D Simonds
104 West St
Portland, ME 04102

RE: 15 Crescent St
CBL: 053-F-00600101

Dear Mr. Simonds:

Certified Mail Receipt # Z 434 206 684

An evaluation of your property at 15 Crescent St on Sep-14-1999 revealed that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Oct-14-1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Tom Markley
Code Enforcement Officer
/sap

Fla

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

January 23, 2001

TO: Gary Wood, Corporation Counsel
FROM: Marge Schmuckal, Zoning Administrator
SUBJECT: Gordon Simonds letter dated 1/21/2001

Re: 15 Crescent St
53-F-6

Gary,

I am responding to your request for more information to help draft an agreement regarding the Gordon Simons properties.

I would first like to address item #3 from Mr. Simonds letter. The R-6 zone allows a lodging house as an allowable use. The minimum lot size for a lodging house is 4,500 sq. ft. The minimum land area per lodging house rooming unit is 250 sq. ft. The minimum rooming unit area (rooms themselves) for lodging rooms: 200 sq. ft. of combined rooming unit and common area for each rooming unit. The individual room shall be a minimum of 80 sq. ft. Parking requirements for lodging houses: 1 parking space for each five (5) rooming units. Any housing codes and building codes shall also be met.

Based on the lot size only, there are two properties that have the correct lot size to allow a change of use to a lodging house: 37 Crescent Street which has 6,456 sq. ft. and 33 Crescent Street which has 4,532 sq. ft. These two properties meet the first test of minimum lot size. They would also meet the test of land area required per rooming unit. I can not determine at this point as to compliance with minimum room size or as to minimum parking requirements. I would suggest that Mr. Simonds begin the change of use permit process on these two properties immediately.

Item #2, 25 Crescent Street: I am requesting the inspector Jon Reed to respond to this item (I gave him a copy of your request). It seems to me that if there is only a difference of one rooming unit between what is allowed and what is there, this property could be quickly legalized by reducing one of the rooming units. We would require a permit so that we could document how that extra unit is being absorbed by the rest of the units. This could be done immediately.

The remaining properties with illegal uses, 15 Crescent St., 48 Bramhall St., and 52 Bramhall St. come down to our basic, core disagreements with Mr. Simonds. It all comes down to what is a dwelling unit and what is a rooming unit. I believe that the ordinance does state some specific differences. Mr. Simonds is going to have to give notice to quite a few tenants in order to bring these buildings into compliance. We should work with Social Services on this part so that the tenants involved are not just thrown on the street. From what I understand from the inspector, there are not many structural changes needed, if any, to the building in order to bring them into compliance. It is more the method of Mr. Simonds approach to renting out "units". He personally puts rental ads in the paper for specific rooms (usually a bedroom and a delineated bathroom) and allows access to a shared kitchen. He also permits exterior door locks on these rental rooms. The original apartments could easily be rented out in the traditional and legal manner. So our time line would probably be longer on these buildings more to protect tenants than any time to physically change the building to bring it into compliance. I also do not know if there are any leases involved and what aspect our order has on those. Mr. Simonds has had 60 days of specific notice to give to any tenants and to the best of my knowledge, has done nothing in the way of changes to the building, nor any notification to the tenants.

Certainly any changes would need permits and plans. I want to thoroughly document what we all agreed on so that in the future, there are no unwanted changes.

I hope this helps you with you agreement task. If you need more from me, just let me know.

Cc: Penny Littell, Corporation Counsel
Mark Adelson, Neighborhood & Housing Services
Mike Nugent, Neighborhood & Housing Services
Jonathan Reed, Code Enforcement Officer
File

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

R. G. Simonds Trust
C/O Gordon Simonds
104 West Street
Portland, ME 04102

November 13, 2000

RE: 15 Crescent St., 053-F-006, R-6 requirements

Dear Gordon,

Please note that a recent inspection of your property at 15 Crescent Street showed that 11 dwelling units have been established at this location. Our files show that only one (1) dwelling unit and 5 lodging rooms are presently legal. There has been a change of use without the benefit of proper permits or approvals as required under section 14-463. Our Zoning Ordinance clearly defines the difference between a dwelling unit and a rooming/lodging units with in the definitions section 14-47.

It will be necessary to bring your building into compliance with the requirements of the Portland Zoning Ordinance. You have 30 days from the date of this letter in which to bring this building into compliance. You have several options. First, you may remove the illegal units, and show us plans through a permit application of how the floor plans have changed and the rooming units have been restored within the building. We shall require detailed floor plans with dimensions, egresses indicated, and specific room layouts.

Secondly, you have the right to appeal to the Zoning Board of appeals to request a variance to allow the eleven units. The R-6 zone requires 1,000 sq. ft. of land area per dwelling unit (section 14-139). Presently this land consists of 4,275 sq. ft. of land area. Please note that variance appeals are very difficult to have granted from the Zoning Board of Appeals. You have 30 days from the date of this letter in which to appeal. If you wish to exercise your right to appeal, please contact this office immediately for the required paperwork.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Mark Adelson, Neighborhood and Housing Services
Mike Nugent, Neighborhood and Housing Services
Jon Reed, Code Enforcement Officer
Corporation Counsel
File

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

January 13, 2000

Eugene C. D'Alesandro Sr
246 Eastern Prom
Portland, ME 04101

RE: 25 Crescent St
CBL: 053-E-00500101

Dear Mr. D'Alesandro:

Certified Mail Receipt # Z 564 696 353

An evaluation of your property at 25 Crescent St on Jan-07-2000 revealed that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Feb-14-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8706, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Marland Wing
Code Enforcement Officer

Nbw//

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

November 15, 2000

Gordon Simonds
104 West Street
Portland ME 04102

RE: 25 Crescent St
CBL: 053E00500101

Dear Gordon Simonds:

A re-inspection at the above noted property was made on Feb-17-2000.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated Jan-07-2000.

Thank you for your cooperation. If you have any questions, feel free to contact this office Tom Markley @ 874-8705.

Sincerely,

Tom Markley @ 874-8705
Code Enforcement Officer
Nbw/

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

November 15, 2000

Gordon Simonds
104 West Street
Portland, ME 04102

RE: 25 Crescent St
CBL: 053-E-00500101

HAND DELIVER

Dear Gordon Simonds:

An evaluation of your property at 25 Crescent St on Feb-17-2000 revealed that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Mar-09-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Tom Markley @ 874-8705, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Tom Markley @ 874-8705
Code Enforcement Officer

Nbw/

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

June 27, 2000

Gordon D. Simonds
104 West Street
Portland, Maine 04102

RE: 25 Crescent Street
CBL: 053-E-005

Hand Delivered

Dear Mr. Simonds,

An Evaluation of your property at 25 Crescent Street on June 26, 2000 revealed that the structure fails to comply with Chapter 6 Article V of the Housing Code of the City of Portland.

The violations are as follows:

See Attached

Based on that list, and pursuant to Section 6-120.(1)(2)(3), this office declares the dwelling units is unfit for human habitation. A re-inspection of the premises will occur on (date) at which time the dwelling units must be totally vacated and secured from vandalism. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code in Title 30-A M.R.S.A. ss 4452

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8696, if you wish to discuss the matter or have any questions.

Sincerely,

Marland Wing
Code Enforcement Officer

CC: Central File
ka

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

July 20, 2000

Gordon D & Ruth G. Simonds
104 West St.
Portland, ME 04102

RE: 25 Crescent St.
CBL: 053 E005

Dear Property Owner

An evaluation of our Housing records for your property at the above location revealed that the a housing reinspection is due on 7/27/00. This inspection will occur during the week of July 23rd to 28th, 2000. I will arrange a mutually convenient time with you.

Sincerely,

Jon Reed
Code Enforcement Officer

Inspection Services
Michael J. Nugent
Manager



Housing & Neighborhood Services
Mark B Adelson
Director

CITY OF PORTLAND

September 26, 2001

Gordon D. Simonds, Trustee
104 West Street
Portland, ME 04102

RE: 25 Crescent St., 053 E005, 15 Crescent St. 053 F006, 37 Crescent St. 053 E010,
33 Crescent St. 053 E002, 48 and 52 Bramhall St., 054 D003 & 4, 104 West St. 063 E002

Dear Mr. Simonds,

This letter is sent to you individually, as trustee and as a manager of the several properties described above.

Previous inspections of those properties (with the exception of 104 West Street which is now believed to also be in violation) revealed that they were being used as lodging houses. Their use as a lodging house, assuming such use is permitted under Portland's Land Use Code, was undertaken without obtaining permits, which would authorize such a use.

The purpose of this letter is to request permission to inspect all of the above properties in order to determine compliance with applicable City codes.

For that purpose, it is requested that a mutually agreeable inspection schedule be created which will permit the inspection to commence no later than the week beginning October 1st, 2001 and to be completed no later than October 9th, 2001. If either of the above deadlines cannot be met, than the City will seek an administrative search warrant pursuant to M.R.Civ. P. 80E.

Please contact this office at the number set below to confirm the dates on which the inspections will take place.

Sincerely,

Michael Nugent
Manager of Inspection Services

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1866	Date Applied For: 12/29/2004	CBL: 296 H012001
-----------------------	---------------------------------	---------------------

Location of Construction: 202 Warren Ave	Owner Name: Holmes Peter F	Owner Address: 12 Wildwood Ln	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: commercial change of use	Proposed Project Description: change of use from Telemarketing to Car Rental Office
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/30/2004
Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/05/2005
Note: **Ok to Issue:**

- 1) This is a Change of tenancy ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 01/05/2005
Note: **Ok to Issue:**

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1866	Date Applied For: 12/29/2004	CBL: 296 H012001
-----------------------	---------------------------------	---------------------

Location of Construction: 202 Warren Ave	Owner Name: Holmes Peter F	Owner Address: 12 Wildwood Ln	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: commercial change of use	Proposed Project Description: change of use from Telemarketing to Car Rental Office
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/30/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Separate permits shall be required for any new signage.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 01/05/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This is a Change of tenancy ONLY permit. It does NOT authorize any construction activities.			
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 01/05/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

November 15, 2000

Gordon Simonds
104 West Street
Portland ME 04102

RE: 25 Crescent St
CBL: 053E00500101

Dear Gordon Simonds:

A re-inspection at the above noted property was made on Feb-17-2000.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated Feb-17-2000.

This notice is intended to document that you have corrected the specific violations as previously noted. It is not intended to indicate compliance with other City regulations, it also does not imply that the structure or premises is violation free.

Thank you for your cooperation. If you have any questions, feel free to contact this office Marland Wing @ 874-8696.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Gordon D. Simonds, Trustee
104 West Street
Portland, ME 04102

November 15, 2000

RE: 25 Crescent St., 053-E-005, R-6 requirements

Dear Gordon,

Please note that a recent inspection of your property at 25 Crescent Street showed that there are 9 dwelling units established. Our files show that only eight (8) dwelling units are legal. There has been a change of use without the benefit of proper permits or approvals as required under section 14-463.

It will be necessary to bring your building into compliance with the requirements of the Portland Zoning Ordinance. You have 30 days from the date of this letter in which to bring this building into compliance. You have several options. First, you may remove the illegal unit, and show us plans through a permit application, indicating how the illegal unit is incorporated into the rest of the building. We shall require detailed floor plans with dimensions, egresses indicated, and specific room layouts.

Secondly, you have the right to appeal to the Zoning Board of Appeals to request a variance to allow the ninth unit. The R-6 zone requires 1,000 sq. ft of land area per dwelling units (section 14-139). Presently this land consists of 3,013 sq. ft. of land area. Please note that variance appeals are very difficult to have granted from the Zoning Board of Appeals. You have 30 days from the date of this letter in which to appeal. Please contact this office immediately for required paperwork concerning appeals if you wish to exercise your right to appeal.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

CC: Mark Adelson, Neighborhood and Housing Services
Mike Nugent, Neighborhood and Housing Services
Jon Reed, Code Enforcement Officer
Corporation Counsel
File

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0502	Issue Date: MAY 24 2001	CBL: 053 H002001
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Location of Construction: 25 Ellsworth St	Owner Name: Maine Medical Center	Owner Address: 22 Bramhall St Portland, Me 04101	Phone: 207-871-0111
Business Name: n/a	Contractor Name: North Shore Construction	Contractor Address: 17 City Point Road Portland	Phone: 2077662809
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Building Miscellaneous	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family: Build Temporary Steps @ Back Door. Call Herb Johnson at 650-2547.	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 3	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 503		

Proposed Project Description: Build Temporary Steps at Back Door.	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: _____ Date: _____	

Permit Taken By: jodinea	Date Applied For: 05/09/2001	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 5/10/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied to D.A. Date: 5/10/01
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PERMIT ISSUED WITH REQUIREMENTS 5/22/01

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 25 Ellsworth St.

Total Square Footage of Proposed Structure NA Square Footage of Lot -

Tax Assessor's Chart, Block & Lot Number
Chart# 53 Block# H Lot# 2
Owner: Maine Medical Center Realty
Telephone#: 871-0111

Lessee/Buyer's Name (If Applicable)
Owner's/Purchaser/Lessee Address:
Cost Of Work: \$ 500.00 Fee: \$ 30.00

Current use: S/F
If the location is currently vacant, what was prior use: Residential
Approximately how long has it been vacant: N.A.
Proposed use: Not Determined
Project description: Build Temporary Steps @ Back Door

Contractor's Name, Address & Telephone: North Shore Construction
Applicants Name, Address & Telephone: ~~Maine Medical Center Realty~~
HERB ROBINSON P.O. Box 2564 South Portland, ME 04116
Who should we contact when the permit is ready: HERB ROBINSON
Telephone: 650-2547
If you would like the permit mailed, what mailing address should we use: P.O. Box 2564
So. Portland 04116
Call + Mail when Ready
Rec'd By: CH

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PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

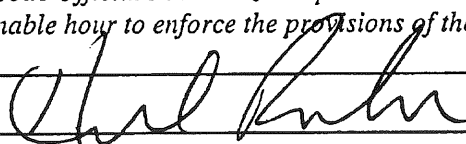
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:



Date:

5/8/01

BUILDING PERMIT REPORT

DATE: 10 May 2001 ADDRESS: 25 Ellsworth St. CBL: 053-H-002

REASON FOR PERMIT: To Construct Temp. rear steps

BUILDING OWNER: Maine Medical Center

PERMIT APPLICANT: CONTRACTOR North Shore Const.

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 500.00 PERMIT FEES: 36.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

P. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

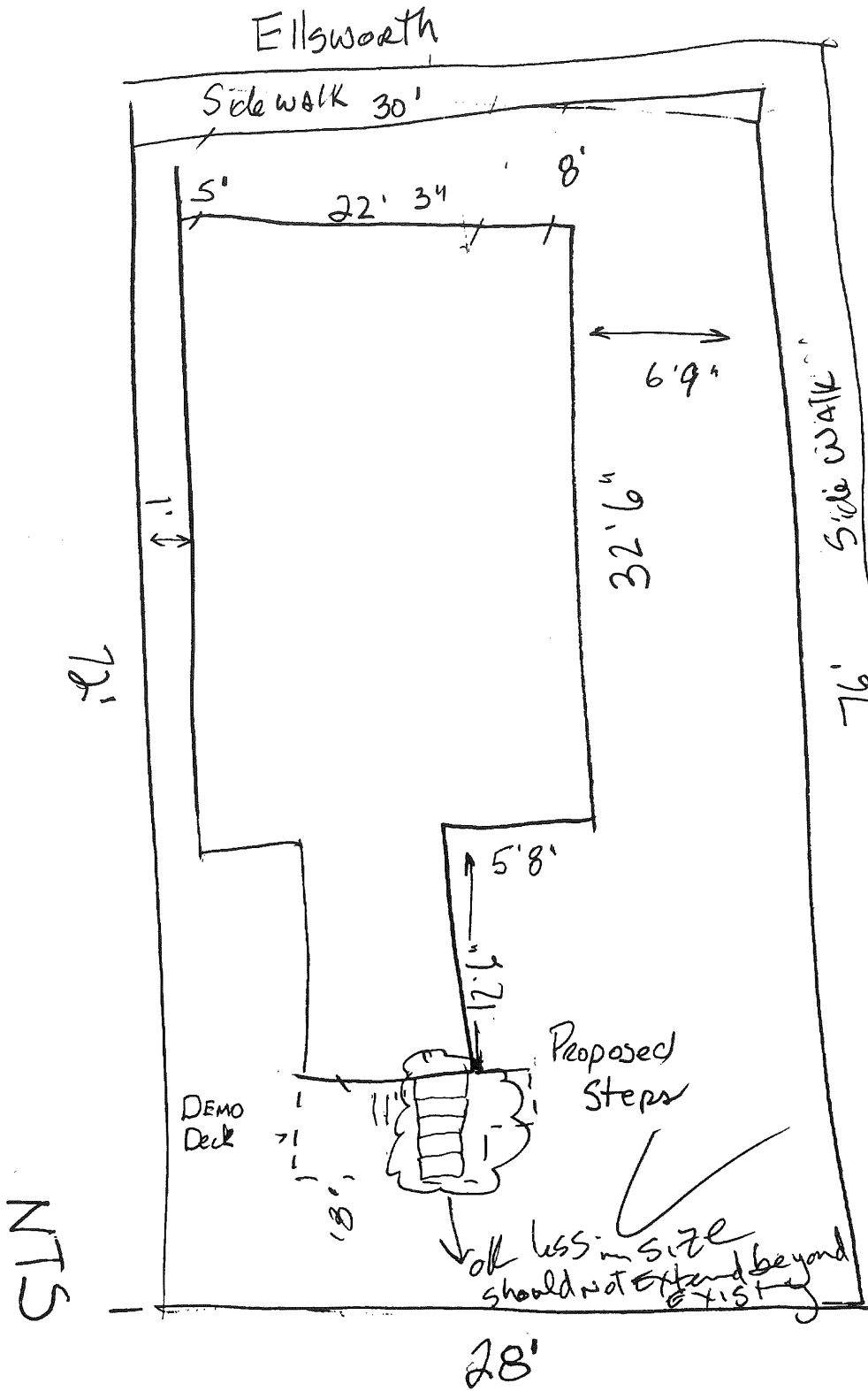
PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**



MATERIALS

2x KD Lumber

Tread + Riser
TO MEET Min. Resr
Code. Requ.

10" Tread 1 3/4" Riser

Railing on
Both Sides
TO MEET Code
Requ.