

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING PERMITS SECTION

PERMIT

Permit Number: 500189
CITY OF PORTLAND
JUN 15 2005
PERMIT ISSUED

This is to certify that MAINE MEDICAL CENTER William & Sons, Inc.
has permission to Vacant Land for new space for MMC/ Demolition structure
AT 13 CHARLES ST 053 G001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is laid or closed-in. **HEAR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. APL CREG 6-2-05
Health Dept. _____
Appeal Board _____
Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0689	Issue Date: JUN 15 2005	CBL: 053 G001001
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Location of Construction: 13 CHARLES ST	Owner Name: MAINE MEDICAL CENTER	Owner Address: 22 BRAMHALL ST	Phone:
Business Name:	Contractor Name: William Berry & Sons, Inc.	Contractor Address: 99 Conifer Hill Drive Danvers	Phone: 2032236026
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone:

Past Use: Commercial	Proposed Use: Vacant Land for new space for MMC/ Demolition of structure	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Vacant Land for new space for MMC/ Demolition of structure		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>DEMO ONLY</i> Type: <i>6/13/05</i>	

Signature: *Carl L...* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/02/2005	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>Date: <i>NTA</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 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>Date: _____</p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

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 initialzing 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 053 600 Building Permit #:

050689

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0689	Date Applied For: 06/02/2005	CBL: 053 G001001
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Location of Construction: 13 CHARLES ST	Owner Name: MAINE MEDICAL CENTER	Owner Address: 22 BRAMHALL ST	Phone:
Business Name:	Contractor Name: William Berry & Sons, Inc.	Contractor Address: 99 Conifer Hill Drive Danvers	Phone (203) 223-6026
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Vacant Land for new space for MMC/ Demolition of structure	Proposed Project Description: Vacant Land for new space for MMC/ Demolition of structure
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Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 06/13/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Per Alex's attached email			

Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 06/02/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Maintain access to area fire hydrants at all times			
2) Maintain access for fire apperatiuous at all times			

Dept: Fire	Status:	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

Mike Nugent - Re: MMC permit requests

From: Alex Jaegerman
To: Eric Labelle; Henry Dunn; Mike Nugent ; Penny Littell ; rseeley@gpcog.org; Sarah Hopkins ; Todd Merkle
Date: 6/3/2005 11:32 AM
Subject: Re: MMC permit requests
CC: Gary Wood; Jay Reynolds; Lee Urban

Mike, Hank, et. al.:

With the exception of Gilman street, I am approving the work described in Hank's letter to begin, as soon as all other departments are ready to sign off. I just spoke to Todd Merkle about some utility matters, and told him Planning is OK for MMC to proceed.

We will advise about the Gilman Street improvements after our meeting Monday.

MMC is beginning work to pull the performance guarantees together.

Alex.

I would attach the letter, but it is a pdf. I believe all but Todd have a copy.

Alexander Jaegerman, AICP
 Planning Division Director
 389 Congress Street, Suite 400
 Portland, ME 04101

Phone: (207)874-8724

>>> "Henry Dunn" <DUNNH@mmc.org> 06/03/2005 9:31:52 AM >>>
 Mike and Alex,
 Here is the revised letter. Please let me know if you need anything.
 Thanks again.
 Hank

>>> "Mike Nugent " <MJN@portlandmaine.gov> 06/02/05 4:22 PM >>>
 Sounds like all is coming together!!! thanks everyone.

I just called Hank and left a message (request) for an updated letter outlining, in specific terms, what will be done.

>>> Eric Labelle 6/2/2005 4:12:45 PM >>>

Penny, Bill Clark, and I will be meeting with Hank Dunn on Monday to discuss the land exchange on Guilman Street. We will then need to craft a Memorandum of Understanding for the all the land exchange and street vacations to go to the Council. The reason for the MOU is the street vacations will be sequenced in coordination with the construction.

MMC will also need to address the traffic, permits, and street occupancies. Scheduling of work, review of utility and sidewalk design was part of the conditions of approval.

Eric

>>> Sarah Hopkins 6/2/2005 3:46:10 PM >>>

We should also review the conditions of approval and figure out how resolution of those items fit into the schedule.
 -sarah

>>> Alex Jaegerman 06/02/2005 3:22:19 PM >>>

From the perspective of site plan and Planning Board review, they are all approved except for the facade elevation of the new garage/ retail space. They can proceed with all parts of the project, except for the new garage it is ok for excavation, foundation and utility work only until the facade design is approved.

That said, we need to identify all the usual performance guarantee/ building permit requirements necessary.

I am in favor of expediting where possible to help them get a jump on construction activity this season. To that end, we can approve site clearance, demolition, and related early work, while the performance guarantee is in process. We should get an updated letter from Hank detailing those items you list below, and I will sign off on them tomorrow.

The Gilman Street layout has to go to the City Council along with the other street discontinuance and layout items.

Rick Seeley will prepare a request for Council item on those, which can be on the City Council agenda of June 20. I believe they are one reading items, so they can be acted upon that night, possibly on the consent agenda.

If anyone has a different notion, let me know asap.

Alex.

>>> Mike Nugent 06/02/2005 2:40:49 PM >>>

I met with Hank Dunn and their construction person this morning. Here is what they've outlined as a schedule for the initial phases.

Hank expressed a real sense of urgency with regard to the widening and regrading of the Gilman St. Hairpin turn. They would like to have permission to do this as soon as possible. Hank advised that there are land transfers "from the City to the City" that need to happen for this.

They have applied for the Demo of the Crescent St. Properties, the St. John St. Property and the Charles St. property. They would like to commence this work on or about 6/13/05.

A construction trailer is being proposed on the vacant parcel on the corner of Charles and Ellsworth. They would like to install this structure on or about 6/13/05.

They would like to commence site work including grading, relocation of infrastructure, removal of retaining structures etc. as early as Monday 6/6/05. It is Hank's feeling that this is allowable pursuant to Condition # 8 of their approval.

What are your feeling about these requests?

All Purpose Building Permit Application for Demolition of A Structure

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: 13 Charles Street, Portland, ME		
Total Square Footage of Proposed Structure 41832 SF	Square Footage of Lot 33,106 SF	
Tax Assessor's Chart, Block & Lot Chart# 53 Block# G Lot# 1	Owner: Maine Medical Center 22 Bramhall Street Portland, ME 04102	Telephone: 207.662.2013
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Henry Dunn 22 Bramhall Street Portland, ME 04102 207.662.2013	Cost Of Work: \$ _____ Fee: \$ _____
Current use: _____		
If the location is currently vacant, what was prior use: <u>Multi-use Office/ Rehabilitation Center</u>		
Approximately how long has it been vacant: <u>9 Months</u>		
Project description: Demolition of existing structure		
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>William A. Berry & Son, Inc., 99 Conifer Hill Drive, Danvers, MA 01923</u> Phone: <u>978.774.1057</u>		
Whom should we contact when the permit is ready: <u>Jason Lansberry</u>		
Mailing address: <u>William A. Berry & Son, Inc., c/o Maine Medical Center (Mail Box 113),</u> <u>22 Bramhall Street, Portland, ME 04102-3175</u> Phone: 203.223.6026		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date:
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This is not a permit. you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit. please inquire with support staff

City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 13 Charles Street

Owner: Maine Medical Center

Structure Type: Mixed-use Office/Rehab Facility

Contractor: William A. Berry & Son, Inc.

UTILITY APPROVALS

NUMBER

CONTACT NAME/DATE CONTACTED

Central Maine Power

1-800-750-4000

JOHN CRABTREE / 3-29-05 SITEWALK

Verizon

1-800-941-9900

CORIN McDONNELL / 4-15-05 MTG

Northern Utilities

797-8002 ext 6241

RICK BOLLMAN / 4-1-05 MTG

Portland Water District

761-8310

FRANK MEADER / 5/12/05 MTG

Time Warner Cable Co.

253-2222

GLENN RAYMOND / 3-29-05 PHONE

Dig Safe ***

1-888-344-7233

SEE ATTACHED TICKET / 4/6/05

***(After Call, There is a wait of 72 Business Hours before digging can begin) #20051507369

CITY APPROVALS

NUMBER

CONTACT NAME/DATE CONTACTED

DPW/ Traffic Division

874-8891

(L. Cole) 5/24/05 ; 6/1/05

DPW/ Forestry Division

874-~~8289~~ 8793

(J. Tarling) 6/1/05

DPW/ Sealed Drain Permit

874-8822

(C. Merritt) 6/1/05

Building Inspections (Insp. Req'd.)

874-8703

MIKE ALBERT 5/24/05

Historic Preservation

874-8726

DEB ANDREWS 6/1/05

Fire Dispatcher

874-8576

JESSE BELL 6/1/05

DEP - Environmental (Augusta)

287-2651

SANDY 6/1/05

U.S. EPA Region I - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

ADDITIONAL REQUIREMENTS:

- 1) **Written Notice to Adjoining Owners:** Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. **Provide a list of those notified and a copy of the notification sent with your completed application.**
- 2) **A Photo of the Structure(s) to be demolished must be submitted with your application.**
- 3) **Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.**

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: _____

Date: _____

Request Number	20051507369	Date	04/06/2005	Time	14:39:37
Start Date	04/25/2005	Start Time	07:00		
Location Info.	MAINE	PORTLAND	13 CHARLES ST		
Member Utility List					
Code	Abbreviation	Name			
MA	VERIZN	VERIZON			
ML	MCI	MCI			
MN	N.UTIL	NORTHERN UTILITIES - ME			
MR	CENPOW	CENTRAL MAINE POWER COMPANY			
PC	TIMCAB	TIME WARNER CABLE - NE DIVISION			
PD	PRTWAT	PORTLAND WATER DISTRICT			
PR	CTYPOR	PORTLAND WASTEWATER & SEWER			
ON	ONTARG	ON TARGET LOCATING			
RJ	VERIZN	VERIZON			

- There may be non member utilities in the area that you need to notify.
- Electric and other companies may not mark lines they don't own or maintain. You may want to contact them for more information.
- The excavator is responsible to maintain markings placed by member utilities...

[Create New](#)
[Create From Existing](#)
[Return To Menu](#)
[Return To Home](#)

November 22, 2004

21841
1.5.3

Hank Dunn, Project Manager
Facilities Development
Maine Medical Center
22 Bramhall Street
Portland, ME 04102

Re: D.E.P. Inspection/ 13 Charles Street

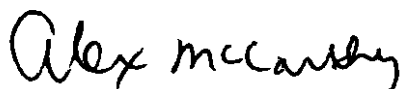
Dear Hank:

Attached, please find a copy of the D.E.P. Notice of Inspection for asbestos abatement activities on the interior of the building located on 13 Charles Street. The inspection included review of work practices, engineering controls and pertinent contractor and consultant paperwork.

In addition, the state inspector conducted a post visual inspection of the third floor work area. This activity includes a touch inspection of surfaces which have been abated and of which I have deemed clean. As the form indicates no violations were found.

As always, if you have any questions please call.

Sincerely,



Alex McCarthy
President

attachment



Maine Department of Environmental Protection

Lead & Asbestos Hazard Prevention Program

17 State House Station

Augusta, ME 04333-0017

Tel (207) 287-2651 FAX (207) 287-7826



Notice of Inspection

date: 11/22/04		time: 12:15pm	daily sequence #: 2	inspection code #
abatement/general/demol contractor name & address: RS Enterprises Brunh ME		owner/agent name & address: M MC		
facility/site location: 13 Charles St Portland ME		consultant/inspector name & address: McCarthy Environ full onsite		
reason for inspection: <input checked="" type="checkbox"/> Targeted by NAIS <input type="checkbox"/> Compliance Assistance <input type="checkbox"/> Targeted Lead <input type="checkbox"/> For-cause		inspection type: <input checked="" type="checkbox"/> Asbestos <input type="checkbox"/> Lead		inspection results: <input type="checkbox"/> Violations (See Below) <input checked="" type="checkbox"/> No Violations
remarks/violations: On site insp post abatement insp 3rd floor fibre clearing in containment 2nd floor all paperwork on site				
sample type/number collected: N/A				
Wayne AS-0218 AM 11/22/04				
recipient signature (owner agent/contractor agent/inspector) RS. <i>[Signature]</i>		recipient printed name		recipient title
consultant signature <i>Alex McCarthy</i>		consultant printed name Alex McCarthy		consultant title OWNER
DEP inspector signature <i>John A. Bucci</i>		DEP inspector printed name John A Bucci		



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 G001001
 Location [REDACTED]
 Land Use BENEVOLENT & CHARITABLE

Owner Address MAINE MEDICAL CENTER
 22 BRAMHALL ST
 PORTLAND ME 04102

Book/Page 13115/241
 Legal 53-G-1 CHARLES ST 9-21
 CRESCENT ST 24-32
 ELLSWORTH ST 31-37
 WESCOTT 2-18 33086 SF

Valuation Information

Land \$222,920 Building \$3,471,610 Total \$3,694,530

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1971	80	41832	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.76	41832		NURSING HOME	REHABILITATION HOSP

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	6651	MULTI-USE OFFICE
1	01/01	11447	NURSING HOME
1	02/02	11867	NURSING HOME
1	03/03	11867	NURSING HOME

Height	Walls	Heating	A/C
9		NONE	
9	BRICK/STONE	NONE	CENTRAL
9	BRICK/STONE	NONE	CENTRAL
9	BRICK/STONE	NONE	CENTRAL

Building Other Features

Line	Structure Type	Identical Units
2	ELEVATOR - ELEC. PASSENGER	2
3	BALCONY	2
2	PATIO - CONCRETE	2
2	ENCLOSED ENTRY	1
2	OPEN AREA - MOTEL/APARTMENT	1
2	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1989	ASPHALT PARKING	14000	1

Sales Information

Date	Type	Price	Book/Page
06/01/1997	LAND + BLDING	\$2,861,700	13115-241

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!](#)



**Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program**
17 State House Station, Augusta, Me 04333-0017
Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this Building Demolition Notification Form prior to demolition of any building except a single-family home

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is **not** required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also **not** required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.state.me.us/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found? yes no no inspection or survey required (post-1980 2-4 unit)

<i>property address:</i> 13 Charles Street Portland, ME 04102	<i>building description:</i> <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: <u>Multi-use office/Rehabilitation Center</u>
<i>asbestos survey performed by: (name & address)</i> McCarthy Environmental Services Windsor, ME 04363 <i>telephone: 207.549.5529</i>	<i>asbestos inspection performed by: (name of licensed Asbestos Consultant)</i> McCarthy Environmental Services <i>telephone: 978.549.5529</i>
<i>property owner: (name & address)</i> Maine Medical Center 22 Bramhall Street Portland, ME 04102 <i>telephone: 207.662.2013</i>	<i>demolition contractor: (name & address)</i> <u>Construction Manager</u> William A. Berry & Son, Inc. 99 Conifer Hill Drive Danvers, MA 01923 <i>Telephone: 978.774.1057</i>
<i>demolition start date: ASAP</i>	<i>demolition end date: 5/20/05</i>

Notification Submitted by: (please print)

Date Submitted