



# Certificate of Occupancy

SECTION

32 ELLSWORTH ST

CBL 054 C005001

Issued to Beh. Redevelopment Lic

Date of Issue 03/31/2009

This is to certify that the building, premises, or part thereof, at the above location, built & altered & changed as to structure under Building Permit No. 08-1432, has had final inspection, has been found to conform substantially to the requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, as indicated or otherwise, as indicated below.

NUMBER OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

3 Residential Dwelling Units  
Use Group R2  
Type 5B  
IBC 2003

Limiting Conditions:

none

This certificate supersedes  
certificate issued

Approved:

*Miranda A. Cottino*  
Inspector

BAN 2009

*[Signature]*  
Inspector of Buildings

This certificate identifies lawful use of building or premises, and ceases to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lease for one dollar.

17 Chestnut Street  
Portland, Maine 04101

**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

11/1 20 05

Organization BEH Underdevelopment LLC

Address 32 Ellsworth

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (11) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (12) \_\_\_\_\_

Other Specification of new performing unit.

CEL: 51.C.005

Check #: 101

Total Collected \$ 300.00

**No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by: Rene Duffin

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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

Please Read Application And Notes. If Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 081432

This is to certify that BEH REDEVELOPMENT LLC  
has permission to Legalization of one Non-Conforming Unit  
AT 32 ELLSWORTH ST E.C. 054 C005001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is used-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

PERMIT ISSUED

Fire Dept. Chris Clark

Health Dept. DEC 19 2008

Appeal Board

Other

Department Name  
CITY OF PORTLAND

*[Signature]* 12/19/08

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

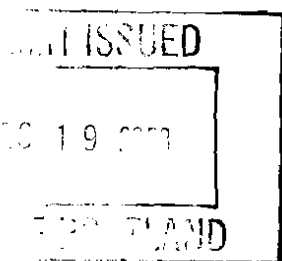
# SCANNED

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

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

Permit No: 08-1432		Issue Date:		CBI: 054 C005001	
Location of Construction: 32 ELLSWORTH ST		Owner Name: BEH REDEVELOPMENT LLC		Owner Address: 17 CHESTNUT ST	
Business Name:		Contractor Name:		Contractor Address:	
Lessee/Buyer's Name		Phone:		Permit Type: Legalization of Non-Conforming Units	
Past Use: 2 Legal Unit Residential (connected to permit for house)		Proposed Use: 3 Legal Unit Residential - Legalization of one Non-Conforming Unit		Permit Fee: \$300.00	
				Cost of Work: \$0.00	
				CEO District: 2	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-2 Type: SB	
Proposed Project Description: Legalization of one Non-Conforming Unit		Signature: <i>Craig Cass</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:		Date:	

Permit Taken By: lmd		Date Applied For: 11/06/2008		<b>Zoning Approval</b>	
<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> <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"/>		<p>Zoning Appeal</p> <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	
		<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Date: _____	



**CERTIFICATION**

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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

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

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

<b>Permit No:</b> 08-1432	<b>Date Applied For:</b> 11/06/2008	<b>CBL:</b> 054 C005001
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<b>Location of Construction:</b> 32 ELLSWORTH ST	<b>Owner Name:</b> BEH REDEVELOPMENT LLC	<b>Owner Address:</b> 17 CHESTNUT ST	<b>Phone:</b> 207-772-6005
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Legalization of Non-Conforming Units	

<b>Proposed Use:</b> 3 Legal Unit Residential - Legalization of one Non-Conforming Unit	<b>Proposed Project Description:</b> Legalization of one Non-Conforming Unit
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 12/17/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) With the issuance of this permit and the certificate of occupancy, this property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 12/19/2008
<b>Note:</b> construction and renovations approved under permits # 08-1526 and 08-1396			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 12/17/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			
2) The fire alarm system shall comply with NFPA 72			
3) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance			
4) All construction shall comply with NFPA 101			

<b>Comments:</b>
12/8/2008-mes: Kevin Bunker is the point person for this property now. Kevin called about the status of the permit -
12/8/2008-amachado: No notices from abutters were received during the 10 day period.
12/8/2008-amachado: Gave another lifesafety form to Captain Cass and gave Housing Code sheet to Tammy. Jon Rioux received the first housing code sheet on 11/7/08.
12/9/2008-amachado: Received Lifesafety compliance sheet from Captain Cass. It is approved with conditions.
12/17/2008-amachado: Received housing code sheet from Mike Collins.
11/7/2008-amachado: Application is complete. Gave notice to neighbors sheet to Gayle. Gave housing form to Jon Rioux. Gave Life-Safety form to Captain Cass.

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY)**

**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.**

  X   **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.**

Mark Engel  
Signature of Applicant/Designee

12-19-08  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

## BUILDING PERMIT INSPECTION PROCEDURES

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

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



# PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

## LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 32 Ellsworth Street 54-C-005

Notices to owners of properties situated within 300 feet sent on: given to Gayle 7/12/08, mailed 11/12/08

City Housing Ordinance compliance given on: 11/7/08 to Jan Rios received: 12/17/08 from Mike Collins  
*2nd given 12/18/08 to Tammy approved*

City NFPA compliance given on: 11/7/08 to Capt. Cass received: 12/19/08 from Greg - approved  
*2nd given 12/18/08 to Capt. Cass w/condition*

Received any letters within 10 days from notices sent? no

Unit(s) existed prior to April 1, 1995? Housing inspection report - April 13, 1987 - talks about Apts 1, 3, 4 & 5

Unit(s) shown to be established by different owner? yes deed - August 18, 2008  
*owner's*

Site plan included? yes

Floor plans included? yes

Is ZBA action required? no

*Permit # 08-1524  
08-1396*





given on 11/7/08  
Sivengam 12/8/08

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: 32 Ellsworth St.

Owner: BEH Redevelopment LLC (Peter Bass)

Address of Owner: 17 Chestnut St, Portland ME 04101 Telephone: 772-6005

Applicant information if different than above:

Current number of legal units: two (2)

Number of units to be legalized: one (1)

total: three (3)

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

Structure shall comply w/  
NFPA 101 'Existing Apartments'

Signature: Craig Cass

Date: 12-9-08



given on 11/7/08

**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:** 32 Ellsworth St 54-C-005

**Owner:** BEH Redevelopment LLC (Peter Bass)

**Address of Owner:** 17 Chestnut St Portland ME 04101 Telephone: 772-6005

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** two (2)

**Number of units to be legalized:** one (1)

three (3)

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

**Signature:** [Signature]

**Date:** 11/7/08

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 11/10/2008 12:38:43 PM  
**Subject:** legalization of non conforming units

The abutters notices for the following legalization of non-conforming dwelling units..... will be sent out on Wednesday, November 12, 2008.

Thanks Gayle

107 Pleasant Ave. CBL 131 L007

109 Pleasant Ave. CBL 131 L006

32 Ellsworth St. CBL 054 C005

56 Mellan St CBL 048 F025

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

**TO RESIDENTS AND PROPERTY OWNERS** *given on 11/07/08*  
**IN THE VICINITY OF**

**Issues:** BEH Redevelopment LLC, owners of the property located at 32 Ellsworth Street, have submitted an application to legalize *one* existing non-conforming dwelling unit for a total of *three* dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

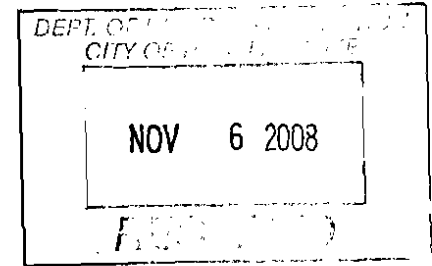
**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



### CITY OF PORTLAND

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

Location/Address of Legalization:	
Tax Assessor's Chart, Block & Lot Chart# 54 Block# C Lot# 5	Owner: BEH REDEVELOPMENT LLC Telephone: 772-6005 Address: 17 Chestnut St., PORTLAND
Contact name, address & telephone if different than above: PETER BASS	Cost of Work: \$ See Building Permit Fee: \$ 300.00  \$300 per legalized unit & \$75 per C of O
Current # of legal D.U. <u>2</u>	Requested # of units To be legalized: <u>1</u> Total bldg. units: <u>3</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Housing Inspection Report 4/13/1987</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 for property DATED 8/18/08</u>	
<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: <u>[Signature]</u> MANAGER - BEH REDEVELOPMENT LLC	Date: <u>11/6/08</u>
<b>This is NOT a permit, you may not commence ANY work until the permit is issued.</b>	



DEVELOPERS  
COLLABORATIVE

11/5/08

Anne Machado and Marge Schmuckle  
City of Portland Zoning Administrators  
Portland, Maine

Dear Ann and Marge,

Attached is our Application For Legalization of a Nonconforming Dwelling Unit for the third unit at 32 Ellsworth St. (Map 54 -C-5 ) You have determined that this is a legal 2 unit building. The existing use is 5 units. Included in the application is an inspection report found in the microfiche file and dated June 13, 1987 showing that the extra units were in existence prior to 4/1/1995 and satisfying 3.a. of the required submissions. The dated deed satisfies required submission 3.c. that the applicant did not construct nor establish the units. It is our intention to discontinue the 2 obvious nonconforming units and incorporate them onto two units that will encompass the entire first and entire second floor. We will keep the third floor unit with improvements and this is the unit this application addresses to legalize.

This application is submitted in conjunction with a building permit application for renovations to all three units. The floor plans show existing conditions, demolition required and new floor plans. We believe that the third unit, as well as the exiting legal units, will comply with life safety-fire prevention code and the City's Housing Code when the renovations are complete. It is our expectation that, as stated in #5 of the required submissions, that the unit will "be able to comply with the city's housing code" and that the permit will be granted on the basis of an approved building permit and renovation plans. Certificate of occupancy will be given when all renovations are completed to approved plans and inspected. This is an expensive redevelopment and we need to know the City's code requirements up front so that we don't wind up with surprises at the end of the project and unexpected expenses that make the cost of the extra unit unmanageable. We hope that your review of the building permit plans and if necessary an initial inspection of the unit will give us all the information we need for a successful project. Please contact me if the procedure is different from the expectations I have stated. Thank you.

Peter Bass

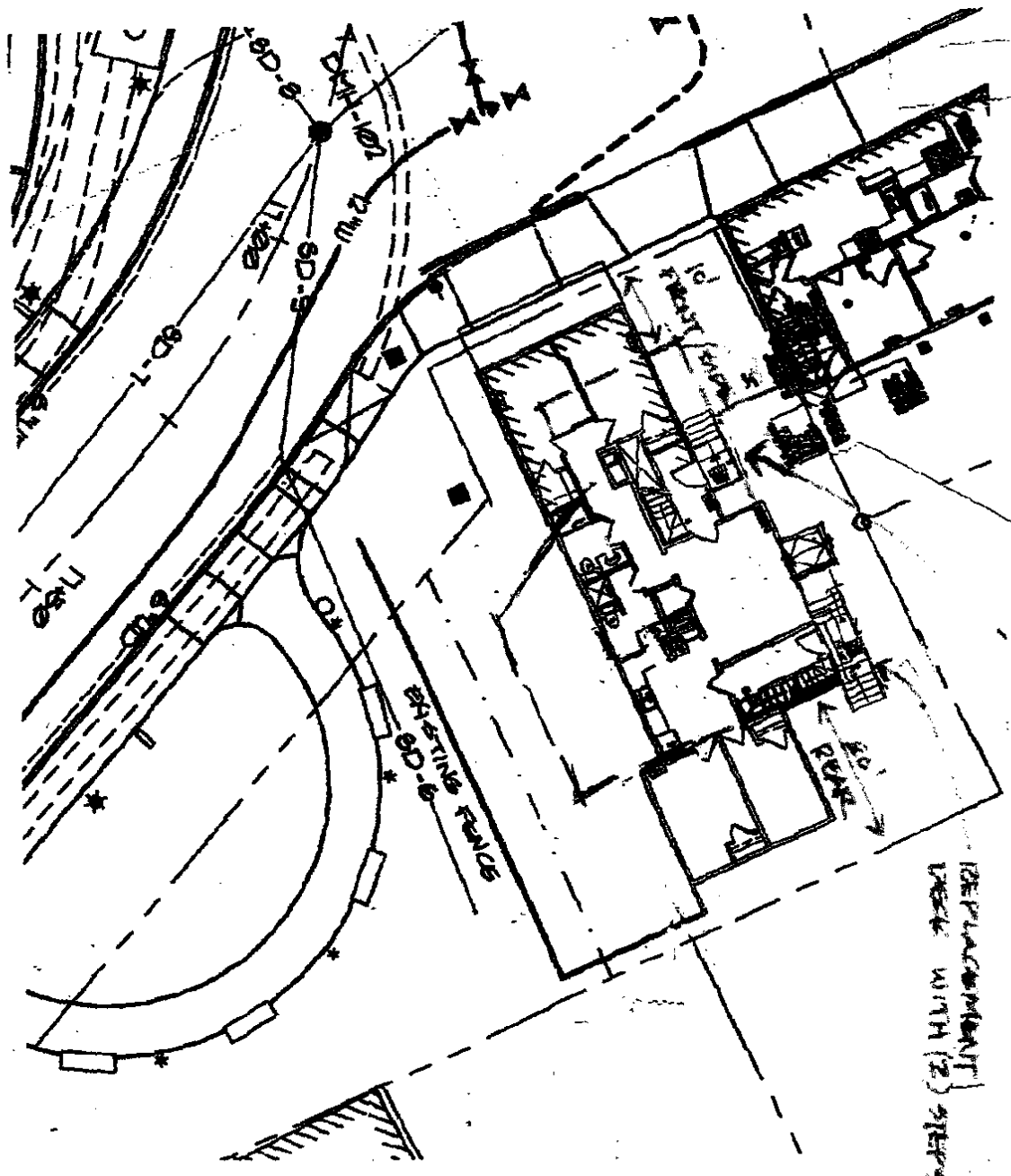
(207) 772-7673

Fax (207) 253-5183

17 Chestnut Street / Portland, ME 04101

[www.developerscollaborative.com](http://www.developerscollaborative.com)

NOV 12 2008



SITE PLAN  
1" = 20'-0"



32 Ellsworth Street

REPLACEMENT DECK  
WITH 4 STEPS

REPLACEMENT DECK  
WITH 12 STEPS

REVISED 11-10-08  
REVISED 11-4-08  
10-31-08



© COPYRIGHT  
2008

**B.E.H Redevelopment Housing**  
32 Ellsworth Street  
Portland, ME 04101

NO.	00010
PROJECT	
ISSUE	
DATE	10-31-08

OP: 10

HOUSING INSPECTION REPORT

OWNER: Kathy Kane

LOCATION: 32 Ellsworth St. 54-C-5

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: April 13, 1987

EXPIRES: June 13, 1987

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC.(S)</u>
1. EXTERIOR FIRST FLOOR REAR - porch - missing railings.	108-8
* 2. INTERIOR FIRST FLOOR, APT. #1 - BATHROOM - extension cord.	113-5
* 3. INTERIOR FIRST FLOOR, APT. #1 - REAR BEDROOM - ceiling - missing light.	113-5
4. INTERIOR SECOND FLOOR, APT. #3 & #4 - FRONT & REAR - windows - missing storm and screens.	108-3
* 5. INTERIOR THIRD FLOOR, APT. #5 - KITCHEN - ceiling - leaking.	108-2
6. INTERIOR THIRD FLOOR, APT. #5 - KITCHEN - ceiling - inoperative smoke detector.	25 MRSA - 2464
7. INTERIOR THIRD FLOOR, APT. #5 - KITCHEN & LIVING ROOM - missing outlet cover.	113
8. INTERIOR CELLAR - stairs - missing railing.	108-2
9. INTERIOR CELLAR - furnace - flammable materials.	109-4

\*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.



QUITCLAIM DEED  
(Statutory Short Form)

KNOW ALL BY THESE PRESENTS, MMC REALTY CORP., a Maine nonprofit corporation with a place of business in Portland, Maine, having a mailing address of 22 Bramhall Street, Portland, Maine 04102, for full value and consideration paid, hereby grants to BEH REDEVELOPMENT LLC, a Maine limited liability company with a place of business in Portland, Maine, and mailing address of c/o Developers Collaborative, 17 Chestnut Street, Portland, Maine 04101, with QUITCLAIM COVENANTS, a certain lot or parcel of land with any buildings or improvements thereon situated at 32 Ellsworth Street, in the City of Portland, County of Cumberland, Maine, as more particularly bounded and described in Exhibit A attached hereto.

IN WITNESS WHEREOF, JOHN E HEYE, in his/her capacity as TREASURER of MMC REALTY CORP., has hereunto set his/her hand this 18<sup>th</sup> day of August, 2008.

WITNESS:

MMC REALTY CORP.

Joy Harmon

By John E. Heye  
Name: John E. Heye  
Title: Treasurer

STATE OF MAINE  
COUNTY OF CUMBERLAND

August 18, 2008

Then personally appeared before me the above-named JOHN HEYE in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of MMC REALTY CORP.

Donna Joyce McGrew  
Notary Public/Attorney-at-Law  
Print Name: DONNA JOYCE MCGREW  
My Commission Expires: SEPTEMBER 13, 2012

## Exhibit A

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Ellsworth Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southeasterly side line of Ellsworth Street at the westerly corner of land conveyed by Frances E. Waldron to Frank H. Morrill et al by deed dated May 5, 1908 and recorded in the Cumberland County Registry of Deeds in Book 821, Page 460; thence southwesterly by the southeasterly side line of Ellsworth Street, thirty-seven (37) feet, more or less, to the northerly corner of land now or formerly of Edna F. Kane; thence southeasterly at right angles with Ellsworth Street and by said Kane land, seventy-four and five tenths (74.5) feet to the westerly corner of land conveyed by Lyman W. Austin et al to James J. Kearns et al by deed dated October 14, 1952 and recorded in said Registry of Deeds in Book 2103, Page 481; thence northeasterly parallel with Ellsworth Street and by said Kearns land, thirty-eight and five tenths (38.5) feet, more or less, to the southwesterly side line of land formerly of Thomas Clark; thence northwesterly by said Clark land to the southerly corner of said Morrill land, thence northwesterly by said Morrill land, forty (40) feet, more or less, to the point of beginning.

This conveyance is made subject, however, to the rights conveyed by Frances E. Waldron to Frank H. Morrill et al in a Warranty Deed dated May 5, 1908 and recorded in the Cumberland County Registry of Deeds in Book 821, Page 460 to maintain the then existing projection of the top finish of the southwesterly end of the dwelling house therein conveyed over the line of the land hereby conveyed.

Being the same premises conveyed to MMC Realty Corp. by Quitclaim Deed dated March 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16145, Page 275.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
053 D007001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	22 BRAMHALL ST	11
053 E008001	PORTER J FREEMAN	15 BALLARD ST SOUTH PORTLAND, ME 04106	19 CRESCENT ST	6
053 F001001	MH REALTY LLC	818 CONGRESS ST PORTLAND, ME 04102	832 CONGRESS ST	1
053 F006001	MAINE MEDICAL CENTER	335 BRIGHTON AVE PORTLAND, ME 04102	15 CRESCENT ST	3
053 F007001	KELLY PETER W III & MARY A JTS	PO BOX 617 PORTLAND, ME 04104	9 CRESCENT ST	3
053 F008001	ELLIS FAVOR	1 CRESCENT ST PORTLAND, ME 04102	3 CRESCENT ST	3
053 F009001	KELLY LAURENCE A	5 CRESCENT ST # 4 PORTLAND, ME 04102	5 CRESCENT ST	4
053 H001001	FISK KENNETT H	43 SPINNAKER LN FALMOUTH, MA 02540	9 WESCOTT ST	10
053 H002001	BEH REDEVELOPMENT LLC	17 CHESTNUT ST PORTLAND, ME 04101	25 ELLSWORTH ST	1
053 H003001	CASCIO STEPHEN & CHRISTINE F CASCIO JTS	23 ELLSWORTH ST PORTLAND, ME 04102	23 ELLSWORTH ST	4
053 H004001	19 ELLSWORTH STREET LLC	20 STROUDWATER RD PORTLAND, ME 04102	19 ELLSWORTH ST	2
053 H005001	2 CRESCENT STREET LLC	20 STROUDWATER RD PORTLAND, ME 04102	2 CRESCENT ST	2
054 A001001	MH REALTY LLC	818 CONGRESS ST PORTLAND, ME 04102	818 CONGRESS ST	48
054 A003001	814 CONGRESS STREET LLC	PO BOX 7225 PORTLAND, ME 04112	814 CONGRESS ST	4
054 A004001	JONCYN PROPERTIES LLC	168 SHAKER RD GRAY, ME 04039	812 CONGRESS ST	5
054 A005001	810 CONGRESS STREET LLC	PO BOX 7225 PORTLAND, ME 04112	810 CONGRESS ST	2
054 B001001	12 ELLSWORTH STREET LLC	PO BOX 7225 PORTLAND, ME 04112	12 ELLSWORTH ST	3
054 B002001	ROWE ARTHUR III	220 BRUCE HILL RD CUMBERLAND CENTER, ME 04021	19 HILL ST	5
054 B003001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	16 BRAMHALL PL	1
054 B004001	17 HILL STREET LLC	PO BOX 7225 PORTLAND, ME 04112	17 HILL ST	8
054 B005001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	14 BRAMHALL PL	1
054 B006001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	66 BRAMHALL ST	1
054 B006011	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	66 BRAMHALL ST	1
054 B006021	MMC REALTY CORP	22 BRAMHALL ST PORTLAND, ME 04102	66 BRAMHALL ST	1
054 B006022	MMC REALTY CORP	22 BRAMHALL ST PORTLAND, ME 04102	66 BRAMHALL ST	1
054 B0060B1	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	66 BRAMHALL ST	1
054 B007001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	10 BRAMHALL PL	1
054 C001001	BEH REDEVELOPMENT LLC	17 CHESTNUT ST PORTLAND, ME 04101	20 HILL ST	2
054 C002001	HOLLAND NATHAN	18 HILL ST # 1 PORTLAND, ME 04102	18 HILL ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
054 C002002	HOLLAND NATHAN	18 HILL ST # 1 PORTLAND, ME 04102	18 HILL ST	1
054 C002003	HOLLAND NATHAN	18 HILL ST PORTLAND, ME 04102	18 HILL ST	1
054 C002004	HOLLAND JESSICA	18 HILL ST # 4 PORTLAND, ME 04102	18 HILL ST	1
054 C003001	BEAN MATTHEW	14 HILL ST PORTLAND, ME 04102	14 HILL ST	3
054 C004001	ROBERTSON RODNEY T JR & DIANE D ROBERTSON JTS	1 RUSSELL ST PORTLAND, ME 04102	1 RUSSELL ST	1
054 C005001	BEH REDEVELOPMENT LLC	17 CHESTNUT ST PORTLAND, ME 04101	32 ELLSWORTH ST	5
054 C006001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	34 ELLSWORTH ST	1
054 C007001	ROSENBLUM JEFFREY L	18 PERRY ST # 3 CAMBRIDGE, MA 02139	7 RUSSELL ST	2
054 C008001	WILHOITE PAULA	9 RUSSELL ST PORTLAND, ME 04102	9 RUSSELL ST	2
054 C009001	FRIEDLAND MICHAEL J	422 PREBLE ST SOUTH PORTLAND, ME 04106	11 RUSSELL ST	3
054 C010001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	40 ELLSWORTH ST	1
054 C012001	SOULE JUNE C	71 PLYMOUTH ST PORTLAND, ME 04103	15 RUSSELL ST	2
054 D001001	66 BRAMHALL REALTY LLC	119 GANNETT DR SOUTH PORTLAND, ME 04106	4 RUSSELL ST	1
054 D002001	SHERIFF MORRIS ANDREW & DAVID A SHERIFF	PO BOX 156 YARMOUTH, ME 04096	4 HILL ST	16
054 D003001	TAMIR SHAWN	52 BRAMHALL ST PORTLAND, ME 04102	52 BRAMHALL ST	3
054 D004001	GILES MARTHA H	48 BRAMHALL ST # 1 PORTLAND, ME 04102	48 BRAMHALL ST	1
054 D004002	KINGSTON CARLA A	48 BRAMHALL ST # 2 PORTLAND, ME 04102	48 BRAMHALL ST	1
054 D004003	MOSES KELLY M	48 BRAMHALL ST # 3 PORTLAND, ME 04102	48 BRAMHALL ST	1
054 D005001	YENTSCH CARLTON	46 BRAMHALL ST PORTLAND, ME 04102	46 BRAMHALL ST	3
054 D006001	BEH REDEVELOPMENT LLC	17 CHESTNUT ST PORTLAND, ME 04101	331 BRACKETT ST	1
054 D007001	BEH REDEVELOPMENT LLC	17 CHESTNUT ST PORTLAND, ME 04101	325 BRACKETT ST	1
054 E001001	SCOTT RANDALL T	18 B ST SOUTH PORTLAND, ME 04106	59 BRAMHALL ST	9
054 E002001	FEINSTEIN BRUCE E & JESSICA S FEINSTEIN JTS	55 BRAMHALL ST PORTLAND, ME 04102	55 BRAMHALL ST	1
054 E003001	WITHERELL LAYNE VN VET & JUDITH WITHERELL JTS	53 BRAMHALL ST PORTLAND, ME 04102	53 BRAMHALL ST	1
054 E004001	STEVENS RICHARD S VN VET & KATHLEEN R JTS	260 VAUGHAN ST PORTLAND, ME 04102	260 VAUGHAN ST	1
054 E006001	COURTOIS LELAND B	55 MONTROSE AVE PORTLAND, ME 04103	258 VAUGHAN ST	3
054 E009001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	47 BRAMHALL ST	1
054 I001001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	308 BRACKETT ST	1

11/10/2008

SITE PLAN APPLICATION ID: 1458 32 ELLSWORTH ST

10:51 AM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	57	UNITS	204	

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 32 ELLSWORTH STREET**

**Issues:** Beh Redevelopment Llc , owner of the property located at 32 Ellsworth Street, has submitted an application to legalize one (1) existing non-conforming dwelling unit for a total of three (3) dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration 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 8:00am to 4:00pm weekdays.

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# Protection Professionals

207-775-5755

## Fire Alarm System - Record of Completion

Name of Protected Property: \_\_\_\_\_  
 Address: 32 Ellsworth St, Portland, ME  
 Representative of protected property (name/phone): \_\_\_\_\_  
 Authority having jurisdiction: Portland Fire Department  
 Address/telephone number: \_\_\_\_\_

Installer	Organization name/phone	Representative name/phone
Supplier	<u>Pickrell Electric, Inc</u>	_____
Service organization	<u>Protection Professionals</u>	_____
Location of record (as-built) drawings	<u>Protection Professionals</u>	_____
Location of owners manual	_____	_____
Location of test reports	_____	_____

A contract, dated \_\_\_\_\_, for test and inspection in accordance with NFPA standard(s)  
 Contract No.(s) \_\_\_\_\_ Effective date: \_\_\_\_\_ Expiration date: \_\_\_\_\_

### System Software

(a) Operating System Software Revision Level(s): \_\_\_\_\_  
 (b) Application Software Revision Level(s): \_\_\_\_\_  
 (c) Revision Completed by: \_\_\_\_\_

### 1. Type(s) of System or Service

(name)

(firm)

**NFPA 72, Chapter 8 Local**

If alarm is transmitted to location(s) off premises, list where received: \_\_\_\_\_

**NFPA 72, Chapter 8 Remote Station**

Telephone Numbers of the organization receiving the alarm:

Alarm: \_\_\_\_\_

Supervisory: \_\_\_\_\_

Trouble: \_\_\_\_\_

If alarms are retransmitted to public fire service communications center or others, indicate location and telephone number of the organization receiving alarm: \_\_\_\_\_

**NFPA 72, Chapter 8 - Proprietary**

Alarm: 1-800-932-3822

Supervisory: 1-800-932-3822

Trouble: 1-800-932-3822

If alarms are retransmitted to public fire service communications center or others, indicate location and telephone number of the organization receiving alarm: \_\_\_\_\_

Indicate how alarm is retransmitted: \_\_\_\_\_

# Protection Professionals

207-775-5755

 NFPA 72, Chapter 8 - Central Station

The Prime Contractor:

Central Station Location:

Means of transmission of signals from the protected premises to the central station:

 McCulloh Multiplex One-Way Radio Digital Alarm Communicator Two-Way Radio Others: \_\_\_\_\_

Means of transmission of alarms to the public fire service communications center:

(a) \_\_\_\_\_

(b) \_\_\_\_\_

System Location: \_\_\_\_\_

 NFPA 72, Chapter 9 - Auxiliary

Indicate type of connection: Local energy: \_\_\_\_\_ Shunt: \_\_\_\_\_ Parallel telephone: \_\_\_\_\_

Location and telephone number for receipt of signals: \_\_\_\_\_

## 2. Record of System Installation

(Fill out after installation is complete and wiring checked for options, shorts, ground faults, and improper branching, but prior to conducting operational acceptance tests).

This system has been installed in accordance with the NFPA standards as shown below, was inspected by BY 20 N  
DAVIS on 3/31/09, includes the devices shown in 5 and 6, and has been in service since \_\_\_\_\_.

 NFPA 72 Chapters 1 2 3 4 5 6 7 8 (circle all that apply) NFPA 70, National Electrical Code, Article 760 Manufacturer's Instructions Other (specify): \_\_\_\_\_

Signed: \_\_\_\_\_

Date: 3/31/09Organization: Protection Professionals

## 3. Record of System Operation

All operational features and functions of this system were tested by \_\_\_\_\_ on \_\_\_\_\_, and found to be operating properly in accordance with the requirements of:

 NFPA 72 Chapters 1 2 3 4 5 6 7 8 (circle all that apply) NFPA 70, National Electrical Code, Article 760 Manufacturer's Instructions Other: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: 3/31/09Organization: Protection Professionals

## 4. Signaling Line Circuits

Quantity and class of signaling line circuits connected to system (see NFPA 72, Table 8.61)

Quantity: \_\_\_\_\_

Style: \_\_\_\_\_

Class: \_\_\_\_\_



# Protection Professionals

207-775-5755

## 5. Alarm-Initiating Devices and Circuits

Quantity and class of Initiating device circuits connected to system (see NFPA 72, Table 6.5)

Quantity: 4 Style: B Class: B

### MANUAL

(a) Manual Stations Noncoded 4 Transmitters \_\_\_\_\_ Coded \_\_\_\_\_ Addressable \_\_\_\_\_

(b) Combination Manual Fire Alarm and Guard's Tour Coded Stations \_\_\_\_\_

### AUTOMATIC

Coverage: Complete: \_\_\_\_\_ Partial: \_\_\_\_\_

Selective: \_\_\_\_\_ Nonrequired: \_\_\_\_\_

(a) Smoke Detectors Ion \_\_\_\_\_ Photo 4 Addressable \_\_\_\_\_

(b) Duct Detectors Ion \_\_\_\_\_ Photo \_\_\_\_\_ Addressable \_\_\_\_\_

(c) Heat Detectors FT 2 RR \_\_\_\_\_ FT/RR \_\_\_\_\_ Addressable \_\_\_\_\_

(d) Sprinkler waterflow indicators: Transmitters \_\_\_\_\_ Noncoded \_\_\_\_\_ Coded \_\_\_\_\_ Addressable \_\_\_\_\_

(e) The alarm verification feature is: disabled \_\_\_\_\_ enabled \_\_\_\_\_ changed from \_\_\_\_\_ to \_\_\_\_\_ seconds.

(f) Other (list): \_\_\_\_\_

## 6. Supervisory Signal-Initiating Devices and Circuits

### GUARD'S TOUR

(a) \_\_\_\_\_ Coded Stations

(b) \_\_\_\_\_ Noncoded Stations

(c) \_\_\_\_\_ Compulsory guard tour system comprised of \_\_\_\_\_ transmitters stations & intermediate stations

NOTE: Combination devices recorded under 4(b) and 5(a).

### SPRINKLER SYSTEM

(a) \_\_\_\_\_ Valve Supervisory Switches

(b) \_\_\_\_\_ Building Temperature Points

(c) \_\_\_\_\_ Site Water Temperature Points

(d) \_\_\_\_\_ Site Water Supply Level Points

### Electric Fire Pump:

(e) \_\_\_\_\_ Fire Pump Power

(f) \_\_\_\_\_ Fire Pump Running

(g) \_\_\_\_\_ Phase Reversal

### Engine-Driven Fire Pump:

(h) \_\_\_\_\_ Selector in Auto Position

(i) \_\_\_\_\_ Engine or Control Panel Trouble

(j) \_\_\_\_\_ Fire Pump Running

### Engine-Driven Generator:

(k) \_\_\_\_\_ Selector in Auto Position

(l) \_\_\_\_\_ Control Panel Trouble

(m) \_\_\_\_\_ Transfer Switches

(n) \_\_\_\_\_ Engine Running

Other Supervisory Function(s): \_\_\_\_\_

# Protection Professionals

207-775-5755

## 7. Annunciator(s)

Number: 1 Type: LCD Location: Front Entrance

## 8. Alarm Notification Appliances and Circuits

NFPA 72, Chapter 6 - Emergency Voice/Alarm Service

Quantity of voice/alarm channels: \_\_\_\_\_ Single: \_\_\_\_\_ Multiple: \_\_\_\_\_

Quantity of speakers installed: \_\_\_\_\_ Quantity of speaker zones: \_\_\_\_\_

Quantity of telephones or telephone jacks included in system: \_\_\_\_\_

Quantity and class of notification appliance circuits connected to the system:

(see NFPA 72, Table 6.7) Quantity: 1 Style: Y Class: B

Types and quantities of alarm indicating appliances installed:

- (a) Bells \_\_\_\_\_ With Visible \_\_\_\_\_
- (b) Speakers \_\_\_\_\_ With Visible \_\_\_\_\_
- (c) Horns 4 With Visible 4
- (d) Chimes \_\_\_\_\_ With Visible \_\_\_\_\_
- (e) Other: \_\_\_\_\_ With Visible \_\_\_\_\_
- (f) Visual appliance with out audible: \_\_\_\_\_

## 9. System Power Supplies

(a) Fire Alarm Control Unit: Nominal Voltage: 120 Current Rating: 3  
Overcurrent Protection: Type: CB Current Rating: 20 Location: Basement

(b) Secondary (Standby):

Storage Battery: 7-12V Amp-Hour Rating: 7

Calculated capacity to drive system, in hours: 24

Engine-driven generator dedicated to fire alarm system: \_\_\_\_\_

Location of fuel storage: \_\_\_\_\_

(c) Emergency or Standby System used as backup to Primary Power Supply, instead of using Secondary Power Supply: \_\_\_\_\_

Emergency System described in NFPA 70, Article 700 \_\_\_\_\_

## 10. Comments:

Frequency of routine tests and inspections, if other than in accordance with the referred NFPA standards: \_\_\_\_\_

System deviations from the referenced NFPA standard(s) are: \_\_\_\_\_

[Signature] \_\_\_\_\_ 3/31/09  
(signed) for installation contractor/supplier (title) (date)

\_\_\_\_\_  
(signed) for central station or alarm service company (title) (date)

Upon completion of the system satisfactory tests witnessed if required by the authority having jurisdiction:

\_\_\_\_\_  
(signed) representative of the authority having jurisdiction (title) (date)

December 5, 2008

**2006 NFPA/ IBC CODE REVIEW**

*54-C-5*

Re: BEH Housing  
32 Ellsworth St  
Portland, Maine

OCCUPANCY: R-2, Existing 3 Unit Apartment Building-  
Option 2 protected by an existing complete  
automatic fire detection and notification  
system.

HEIGHT: 3 Story

CONSTRUCTION TYPE: 5B

FIRE RATING: Tenant Separations 1 Hour  
Exit Access Corridors 1 Hour  
Chase Spaces 1 Hour blocking/floor

EXIT WIDTH 36" total

EXISTING STAIRS 8" R, 9" T, 6'-8" headroom, 36" width,  
winders min 6" width 12" from narrowest  
point- all existing = 8, 9 or 10", guard 30"

NEW STAIR 2<sup>ND</sup> TO 3<sup>RD</sup> REAR 8" R, 9" T, 6'-8" headroom, 36" width,  
Replacement can not meet new stair  
requirements due to existing space and  
construction limitations.

TRAVEL DISTANCE TO EXITS Option 2- 125' max

WALL AND CEILING FINISH Class B- Option 2

EGRESS FLOOR FINISH Class II- Option 2

HAZARDOUS AREA PROTECTION Boiler- sprinklered with residential head

SPRINKLER PROTECTION WAIVER All other requirements are met