

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that YASELIS TOOHEY

Located At 50 PAYSON ST

Job ID: 2012-03-3630-CH OF USE

CBL: 066A-B-009-001

has permission to Legalize 1 DU, from 2 to 3 units, no construction work approved
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 4/27/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3630-CH OF USE

Located At: 50 PAYSON ST

CBL: 066A- B-009-001

Conditions of Approval:

Zoning

1. With the issuance of this building 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.

Fire

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. All outstanding code violations shall be corrected prior to final inspection.

Building

1. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
2. This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection and the issuance of the Certificate of Occupancy.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke and carbon monoxide detection shall be per City Ordinance Chapter 10 and NFPA 101

Department of Planning & Urban Development

Marge Schmuckal
Zoning Administrator

Gregory A. Mitchell
Acting Director

Entered 3/28/12 (B)

RT



2012-03-3630-COU

CITY OF PORTLAND

Application for Legalization of Nonconforming Dwelling Units

Section 14-391 - In effect March 24, 2004

Location/Address of Legalization: 50 Payson St APT Portland ME 04102	
Tax Assessor's Chart/Block/Lot: 066A' B' 009	
Owner: Yaelis J. Toohy	Telephone: 207-632-5823
Contact Name, address & telephone (if different than above):	Cost of Work: \$
Fee: \$ 300 + 75 = 375	
(\$300 per legalized unit & \$75 per C of O)	
Requested # of Units to be legalized: 1	Total bldg. units:
Current # of Legal D.U.: 2	3
Attach evidence that each requested unit to be legalized existed as of 04/01/95. See Attached	
LIST evidence that you are submitting: Assessor's record 1990 - 2 units Dept. of Building Inspections City of Portland Maine	
Attach evidence that the current owner/applicant neither constructed NOR established the non-conforming dwelling units to be legalized. see attached	
LIST evidence that you are submitting: deed Nov 18-2011 - refers deed from August 5, 1997 Book 13248 page 154 when purchased property w/ husband John Toohy	
I hereby certify that I am the Owner of Record of the above property, or that the Owner of Record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.	
Signature of Applicant: Yaelis J. Toohy Date: 3-28-12	
This is NOT a permit; you may NOT commence ANY work until the permit is issued.	

RECEIVED
RECEIVED
MAR 28 2012
Dept. of Building Inspections
City of Portland Maine





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: 50 Payson St 66A-B-009

Notices to owners of properties situated within 300 feet sent on: Gavrilovich 3/30/12, mailed out 4/2/12

City Housing Ordinance compliance given on: 4/4/12 received: approved w/ conditions from Dan 4/4/12.

City NFPA compliance given on: 4/4/12 received: approved w/ conditions from John 4/8/12.

Received any letters within 10 days from notices sent? _____

Unit(s) existed prior to April 1, 1995? Assessor's record from 1990.

Unit(s) shown to be established by different owner? deed shows current owner 1st purchased property in 1997 w/ ex husband

Site plan included: yes

Floor plans included? yes

Is ZBA action required? no no has occurred as of 4/17/12.



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: 50 Payson St

66A-B-009

Owner: Yaelis Tooley

Address of Owner: 50 Payson St, Portland ME 04102 Telephone: 207-632-5823

Applicant information if different than above:

Current number of legal units: 2 (two)

Number of units to be legalized: 1 (one)

PH: 3 (three)

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

Approved
~~Disapproved~~ see attached List

Signature: Don Miller

Date: 4-4-12

Memorandum

To: File

From: Don McPherson, CEO

Date: 4-4-2012

Subject: Housing Inspection: 50 Payson St

Present: Electrical Inspector Brian LaFlamme, Fire Inspector John Martell, Owner Yaselis Toohey and Handyman were present.

Bldg fail provide:

Throughout:
Continuous handrails.

Electrical fail provide:

1st floor:
Boxes for wiring
Recessed lights need proper trim and light bulbs



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: 50 Payson St. 66A-B-009

Owner: Yasetis Toobey

Address of Owner: 50 Payson St, Portland ME 04102 Telephone: 207-632-5823

Applicant information if different than above:

Current number of legal units: 2 (two)

Number of units to be legalized: 1 (one)
total : 3 (three)

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

Fire Prevention approved. There are a list of noted violation which owner will submit an approved plan of action for compliance. Owner agrees to this condition

Signature: FF John Martell Date: 4/5/12

50 Payson St.

PORTLAND FIRE DEPARTMENT
Prepared: 4/05/12, 12:37:37
Program: FP950L

Violations
Listing

Page 1

Inspection Information:

Inspection date . . : 4/04/12
Inspection type . . : CITY LICENSE INSPECTION
Inspector 1 name . . : JOHN R. MARTELL
Inspecting station . : Fire HQ
Inspecting shift . . : Staff 10 hrs
Inspecting apparatus: C41

RECEIVED

APR - 5 2012

Dept. of Building Inspections
City of Portland Maine

Property Information:

Property number . . : 234843
Property name . . . : MULTI FAMILY
Address : 0050 PAYSON ST, PORTLAND ME
Phone number . . . : 000-002-2222

**** VIOLATIONS ****

Violation number . . : 1
Violation class . . . : FIRE DOORS
Violation type . . . : 1-HOUR FIRE DOORS ASSEMBLIES REQUIRED
Location : 1 HR FIRE DOORS FOR ALL UNITS AND BASMENT
WITH SELF CLOSING HINGES
Compliance date . . : 5/07/12
Compliance remedy . : Per City Ordinance

Violation number . . : 2
Violation class . . . : APARTMENT BUILDINGS
Violation type . . . : HARDWIRED SMOKE DETECTORS WITH BATTERY BACK UP REQ
UIRED IN EACH SLEEPING ROOM.
Code reference . . . : 10-3
Location : ALL UNITS IN EACH BEDROOM REQUIRE
PHOTO ELECTRIC SMOKE ALARMS
Compliance date . . : 5/07/12
Compliance remedy . : Per City Ordinance

Violation number . . : 3
Violation class . . . : APARTMENT BUILDINGS
Violation type . . . : HARDWIRED CARBON MONOXIDE ALARMS WITH BATTERY BACK
UP REQUIRED WITH IN EACH DWELLING UNIT ON EACH LE
VEL. INSTALLATION MUST COMPLY WITH NFPA 720.
Code reference . . . : 10-3
Location : IN EACH UNIT COMMON AREA OUTSIDE OF BEDROOMS
Compliance date . . : 5/07/12
Compliance remedy . : Per City Ordinance

Violation number . . : 4
Violation class . . . : APARTMENT BUILDINGS
Violation type . . . : LABEL UNIT DOORS
Location : NUMBER EACH UNIT ON FRONT DOOR WHEN FIRE
DOORS HAVE BEEN INSTALLED
Compliance date . . : 5/07/12
Compliance remedy . : Per City Ordinance

Prepared: 4/05/12, 12:37:37

Listing

Program: FP950L

Violation number . . : 4 (Continued)

Violation number . . : 5
Violation class . . : HEATING EQUIPMENT
Violation type . . : BOILER PROTECTION REQUIRED
Location : SPRINKLER HEAD OVER EACH BOILER IN BASEMENT
Compliance date . . : 5/07/12
Compliance remedy . : Per City Ordinance

Gayle Guertin - 50 Payson St. Legalization of non conforming unit

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 4/2/2012 9:41 AM
Subject: 50 Payson St. Legalization of non conforming unit
CC: Gayle Guertin

Howdy,

Sent out the notices as of 4-2-12.

Gayle

IMPORTANT NOTICE FROM CITY OF PORTLAND

Yaselis Toohey, owner of the property located at 50 Payson 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 may be permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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 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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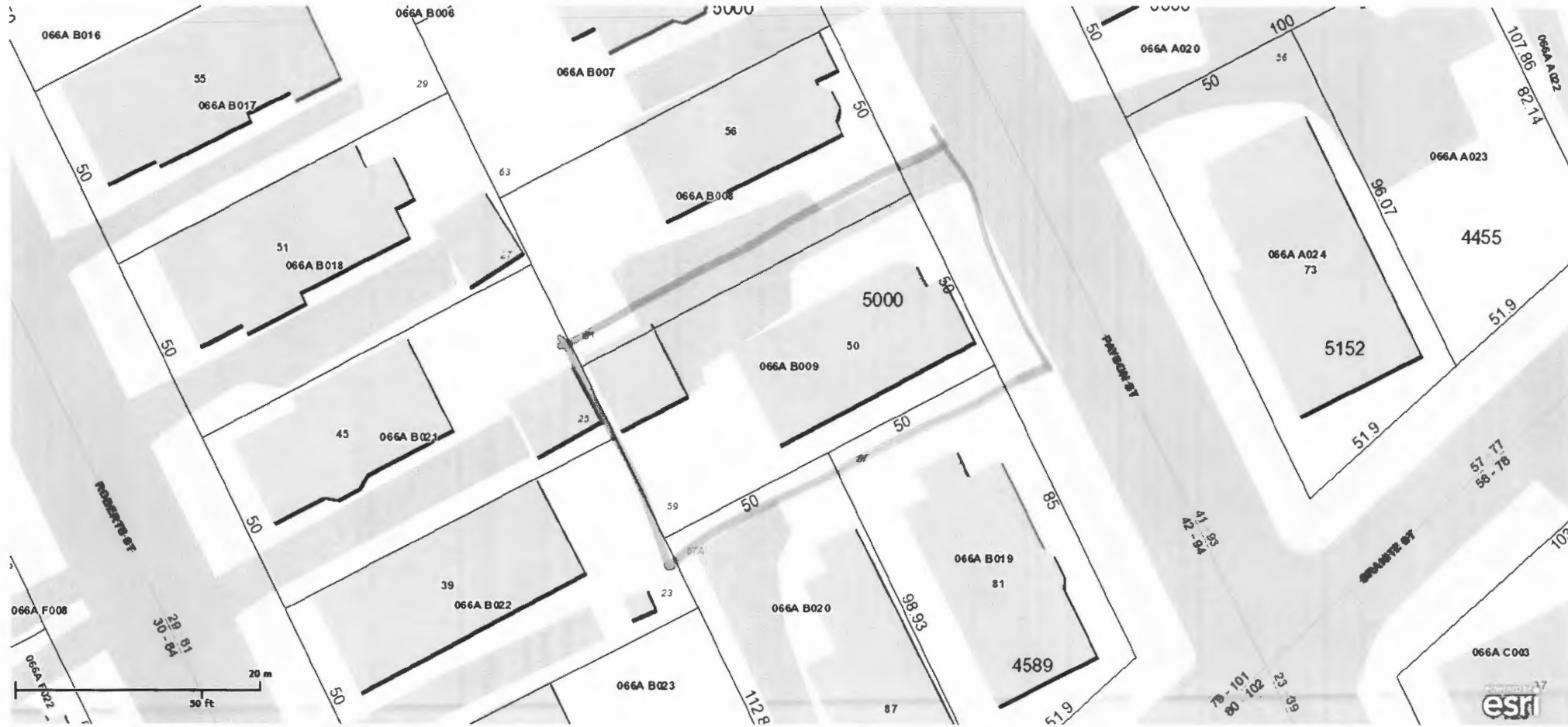
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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ACKLEY KIMBERLY S	53 WATERHOUSE RD GORHAM , ME 04038	58 ROBERTS ST	3
	AGGARWAL NIRUPAMA	105 BROAD ARROW TRAIL YARMOUTH, ME 04096	73 GRANITE ST	5
	ANDREOZZI ROCCO J IV	46 ROBERTS ST PORTLAND, ME 04102	46 ROBERTS ST	2
	ARKALA LLC	3 MCGILL FERN RD STANDISH, ME 04084	39 ROBERTS ST	2
	AYER NANCY I	33 ROBERTS ST # 2 PORTLAND, ME 04102	33 ROBERTS ST	3
	BAUER DAVID E	443 ST JOHN ST PORTLAND , ME 04102	443 ST JOHN ST	1
	BERRY CHRIS A	76 PAYSON ST PORTLAND, ME 04102	74 PAYSON ST	1
	BINGHAM R DEAN	55 ROBERTS ST PORTLAND , ME 04102	55 ROBERTS ST	2
	BOUTON MATTHEW J	50 ROBERTS ST PORTLAND , ME 04102	50 ROBERTS ST	1
	BRUZEK OLIVIA M & PATRICK O LABRECK ETALS JTS	29 PAYSON ST PORTLAND, ME 04102	29 PAYSON ST	2
	BUBIER MARK D	63 PAYSON ST # 1 PORTLAND , ME 04102	63 PAYSON ST CONDO 1	2
	CALLAN CHRISTOOPHER J & SUZANNE A WINIECKI JTS	66 PAYSON RD PORTLAND, ME 04102	66 PAYSON ST	1
	CAMPBELL STACEY C	PO BOX 163 CASTINE , ME 04421	37 PAYSON ST	3
	CARPENTER AARON BUCKLEY & AGNIESZKA CARPENTER JTS	68 ROBERTS ST PORTLAND, ME 04102	68 ROBERTS ST	3
	CORBIN JEFFREY P	47 REVERE ST PORTLAND, ME 04103	81 GRANITE ST	3
	DEXTER ANNE MAYRE	8 DEANE ST PORTLAND , ME 04102	8 DEANE ST	2
	DIGHTON DAVID E	54 ROBERTS ST PORTLAND, ME 04102	54 ROBERTS ST	2
	DIGHTON DAVID E & CAROL A PAPCIAK	52 ROBERTS ST PORTLAND , ME 04102	52 ROBERTS ST	1
	DILLON BRIAN D & LUCY B JTS	23 PINELAKE DR BUFFALO, NY 14221	56 PAYSON ST	3
	DILLON BRIAN D & LUCY B DILLON JTS	45 ROBERTS ST PORTLAND , ME 04102	45 ROBERTS ST	2
	DOHERTY JULIE A	42 ROBERTS ST PORTLAND, ME 04102	42 ROBERTS ST	1
	DUFFEY AARON P	61 PAYSON ST PORTLAND, ME 04102	59 PAYSON ST	2
	EYLER CAROLYN S	451 ST JOHN ST PORTLAND , ME 04102	451 ST JOHN ST	2
	FERNALD SETH W & MIRANDA FERNALD JTS	45 MAPLE AVE SCARBOROUGH , ME 04074	23 ROBERTS ST	3
	GALLAGHER FRANCIS J KW VET & NANCY L JTS	67 PAYSON ST PORTLAND, ME 04102	67 PAYSON ST UNIT 3	2
	GOLDSTEIN INA R	56 ROBERTS ST PORTLAND , ME 04102	56 ROBERTS ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	GRANT BENJAMIN K & CATHERINE G GAYNOR JTS	70 PAYSON ST PORTLAND, ME 04102	70 PAYSON ST	1
	GREEN COLEMAN F & PAULETTE C GREEN JTS	80 PAYSON ST PORTLAND, ME 04102	80 PAYSON ST	1
	HALL BRYAN J & DEBORAH J BURNS-HALL JTS	66 GRANITE ST PORTLAND, ME 04102	66 GRANITE ST	1
	HANSCOME ROBERT G	84 GRANITE ST PORTLAND, ME 04102	84 GRANITE ST	3
	HAYDEN SHELLY M & NATHANIEL W HUNT JTS	755 HALLOWELL RD POWNA, ME 04069	88 GRANITE ST	3
	HOOP KATRINA	54 ROBERTS ST PORTLAND, ME 04102	54 ROBERTS ST	1
	KAYNOR EDWARD D & LESLIE M JTS	53 PAYSON ST APT 2 PORTLAND, ME 04102	53 PAYSON ST	4
	KAYNOR EDWARD D & LESLIE M KAYNOR JTS	55 PAYSON ST # 1 PORTLAND, ME 04102	55 PAYSON ST UNIT 551	1
	KIRBY KYLE N	20 DEANE ST PORTLAND, ME 04102	20 DEANE ST	1
	KULL CHRISTOPHER W & ANDREA S KULL JTS	38 TORREY ST PORTLAND, ME 04103	39 ROBERTS ST	3
	LAPINE CRAIG A & MARJORIE NICOLE CHAISON JTS	59 ROBERTS ST PORTLAND, ME 04102	59 ROBERTS ST	2
	LAYUG EDUARDO S JR & GINA S LAYUG JTS	427 ST JOHN ST PORTLAND, ME 04102	427 ST JOHN ST	1
	LERCH CHARLES F	73 PAYSON ST PORTLAND, ME 04102	73 PAYSON ST	2
	LITROCAPES NANCY	33 PAYSON ST PORTLAND, ME 04102	31 PAYSON ST	3
	LOWELL PENNY JERRY ALYCE	36 ROBERTS ST PORTLAND, ME 04102	36 ROBERTS ST	2
	MACDOWELL PAUL TRUSTEE	72 ROBERTS ST PORTLAND, ME 04102	72 ROBERTS ST	2
	MARANAN JULIE E	58 PAYSON ST # 1 PORTLAND, ME 04102	58 PAYSON ST UNIT 1	1
	MARION LORRAINE B	62 ROBERTS ST PORTLAND, ME 04102	62 ROBERTS ST	2
	MCILWAIN TAMMY L & MICHAEL L COYNE	10 DEANE ST PORTLAND, ME 04102	10 DEANE ST	1
	MOHR STEPHEN B & TATYANNA SEREDIN JTS	60 PAYSON ST # 2 PORTLAND, ME 04102	60 PAYSON ST UNIT 2	1
	NADEAU SUSAN M	64 PAYSON ST PORTLAND, ME 04102	64 PAYSON ST	3
	NEY JOHN M III	131 BEACON ST # 1 PORTLAND, ME 04103	61 ROBERTS ST	3
	NIKKI RAE LLC	65 ROBERTS ST PORTLAND, ME 04102	65 ROBERTS ST	2
	PALMER LEROY	85 GRANITE ST PORTLAND, ME 04102	87 GRANITE ST	3
	PECK MATTHEW F & KIMBERLY K PECK JTS	40 ROBERTS ST PORTLAND, ME 04102	40 ROBERTS ST	2
	PETERSON MAIER SARAH & JEFFREY PETERSON JTS	53 PAYSON ST # 2 PORTLAND, ME 04102	53 PAYSON ST UNIT 532	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	POKRANT FAMILY LLC	3 LANTERN LN LYNNFIELD, MA 01940	71 ROBERTS ST	3
	REYNOLDS TODD & KAREN HEERY JTS	439 ST JOHN ST PORTLAND, ME 04102	439 ST JOHN ST	2
	SAMPRAKOS KRISTEN S & EDWARD P SAMPRAKOS JTS	55 PAYSON ST # 2 PORTLAND, ME 04102	55 PAYSON ST UNIT 552	1
	SEELY JOSEPH F SR	53 ROBERTS ST PORTLAND, ME 04102	51 ROBERTS ST	3
	SILVERBACK LLC	7 EDGEFIELD RD GORHAM, ME 04038	10 DEANE ST	3
	SPAULDING JAMES G & JEAN SPAULDING JTS	53 PAYSON ST # 1 PORTLAND, ME 04102	53 PAYSON ST UNIT 531	1
	SULLIVAN JANE	61 GRANITE ST PORTLAND, ME 04102	GRANITE ST	0
	SULLIVAN JANE	61 GRANITE ST PORTLAND, ME 04102	61 GRANITE ST	1
	TOOHEY YASELIS J	50 PAYSON ST PORTLAND, ME 04102	50 PAYSON ST	2
	WINSLOW CARLETON	51-A BURNHAM ST PORTLAND, ME 04102	435 ST JOHN ST	1
	YOUNG FLORENCE A	34 DEANE ST PORTLAND, ME 04102	DEANE ST	0
	YOUNG FLORENCE A	34 DEANE ST PORTLAND, ME 04102	34 DEANE ST	1

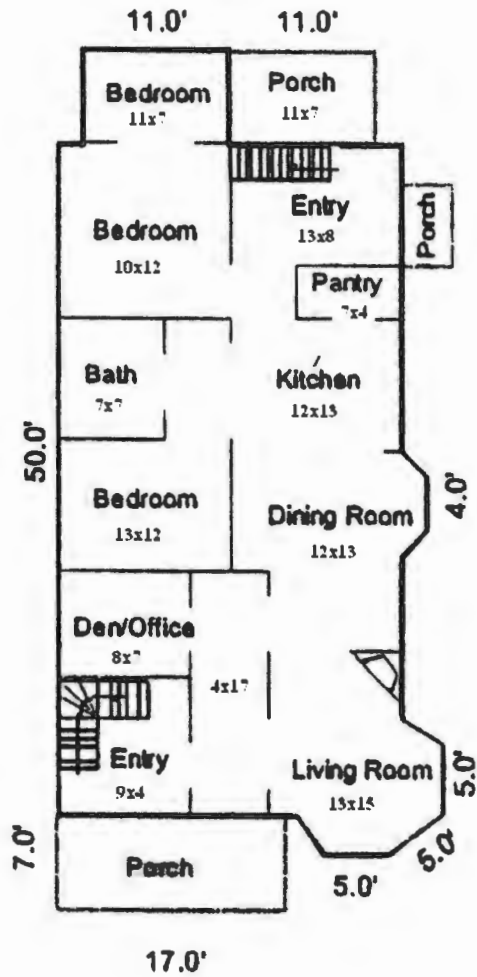
50 Payson St



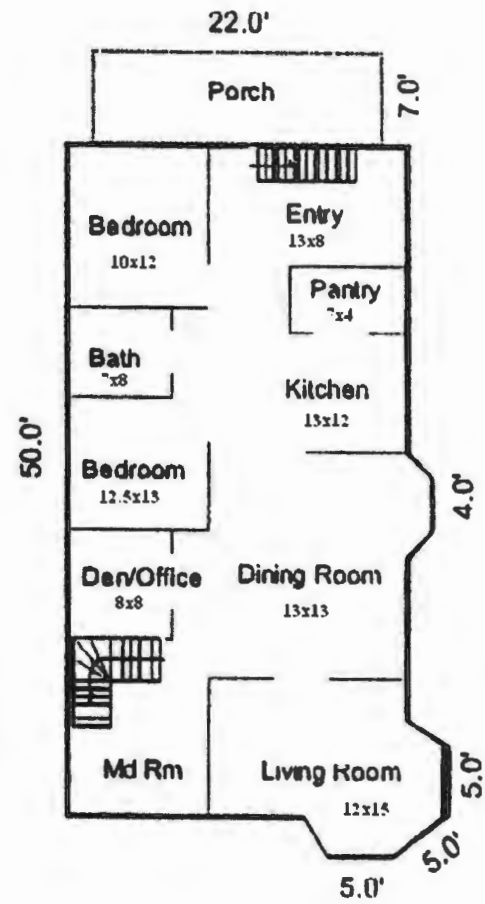
Copyright 2011 Esri. All rights reserved. Thu Mar 29 2012 03:47:58 PM.

Shows shared driveway.

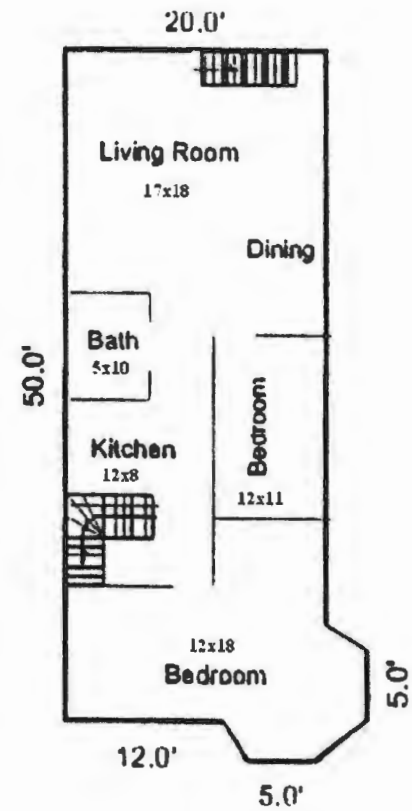
50 Payson Street
 Portland, Maine 04102



First Floor
 Unit 1



Second Floor
 Unit 2



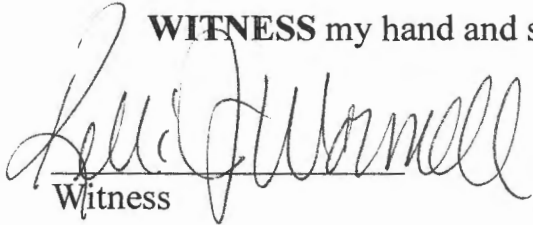
Third Floor
 Unit 3

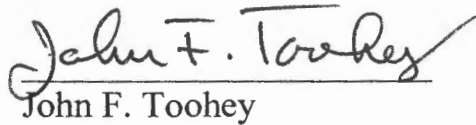
**QUITCLAIM DEED
WITH COVENANTS**

MAINE STATUTORY SHORT FORM

KNOW ALL PERSONS BY THESE PRESENTS, That JOHN F. TOOHEY, of Scarborough, County of Cumberland, State of Maine, as Grantor, for consideration paid, hereby relinquishing and conveying all rights in the attached described property, grant to ***YASELIS J. TOOHEY*** of Portland, County of Cumberland, State of Maine, whose mailing address is 50 Payson Street, Portland, Maine, with ***QUITCLAIM COVENANTS***, the real estate in Portland, County of Cumberland, State of Maine, described on the attached **EXHIBIT A**.

WITNESS my hand and seal this 18 day of November, 2011.


Witness

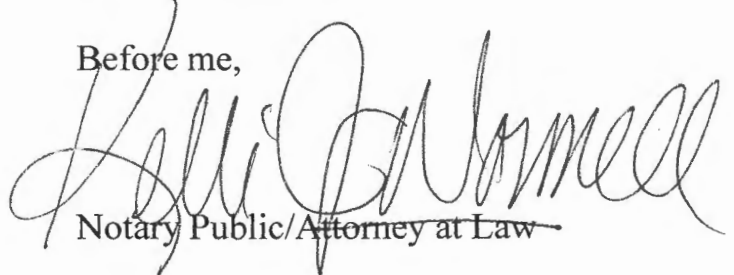

John F. Toohey

STATE OF MAINE
COUNTY OF CUMBERLAND

November 18, 2011

Personally appeared the above-named John Toohey, who on oath acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

KELLI J. WORMELL
Notary Public, Maine
My Commission Expires June 16, 2013

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Payson Street, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows: Beginning at a point in the westerly sideline of said Payson Street distant 135 feet northerly from the intersection of the westerly side line of said Payson Street with the northerly sideline of Granite Street; thence westerly at right angles with said Payson Street a distance of 100 feet; thence southerly parallel with said Payson Street a distance of 50 feet; thence easterly at right angles with said Payson Street a distance of 100 feet to the westerly side line of said Payson Street; thence northerly along the westerly side line of said Payson Street a distance of 50 feet to the point of beginning. Containing 5000 square feet and being lot lumbered 59 on a plan of City Land in the offices of the Commissioner of Public Works. In the deed to Christine L. Toohey and Mary H. Clements dated May 15, 1964 and recorded in the Cumberland County Registry of Deeds in Book 2820, Page 385, reference was erroneously made to Plan Book 14, Page 54 in said Registry of Deeds. The preceding deed referred correctly to a Plan of City land in the office of the Commissioner of Public Works.

Reference is made to Warranty Deed from Christine L. Toohey to John F. Toohey and Yaselis J. Toohey dated August 8, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13248, Page 154. See also Quitclaim Deed from John F. Toohey to Yaselis J. Toohey dated February 26, 2001 and recorded in said Registry of Deeds in Book 16077, Page 315. See also Warranty Deed from Yaselis J. Toohey to Yaselis J. Toohey and John F. Toohey dated November 26, 2002 and recorded in Book 18483, Page 88.



0599900

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**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

RETTD

1. COUNTY **CUMBERLAND** **DO NOT USE RED INK!**

2. MUNICIPALITY/TOWNSHIP **PORTLAND**

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) TOOHEY, YASELIS J.	3b) SSN or Federal ID 006-94-7023
	3c) Name (LAST, FIRST, MI)	3d) SSN or Federal ID
	3e) Mailing Address 50 PAYSON STREET, APT #1	
	3f) City PORTLAND	3g) State 3h) Zip Code ME 04102

4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) TOOHEY, JOHN F.	4b) SSN or Federal ID 004-70-1913
	4c) Name (LAST, FIRST, MI)	4d) SSN or Federal ID
	4e) Mailing Address 2046 TREASURE COAST PLAZA	
	4f) City VERO BEACH	4g) State 4h) Zip Code FL 32960

5. PROPERTY	5a) Map Block Lot Sub-Lot 066A 009 01	Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	5b) Type of property—Enter the code number that best describes the property being sold . (See instructions) 202
	5c) Physical Location 50 PAYSON STREET		5d) Acreage: 11.00

6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0")	6a	0.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)	6b	306000.00
	6c) Exemption claim - <input checked="" type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain. DEED PURSUANT TO DIVORCE PROCEEDINGS		

7. DATE OF TRANSFER (MM-DD-YYYY)
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:
 Seller has qualified as a Maine resident
 A waiver has been received from the State Tax Assessor
 Consideration for the property is less than \$50,000

11. OATH
Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee Yaelis J. Toohey Date 11/21/11 Grantor John Toohey Date 11/18/2011

12. PREPARER
Name of Preparer RODWAY & HORODYSKI Phone Number 207-773-8449
Mailing Address P.O. BOX 874 E-Mail Address mhorodyski@earthlink.net
PORTLAND, MAINE 04104



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Receipts Details:

Tender Information: Check , Check Number: 1056

Tender Amount: 375.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 3/28/2012

Receipt Number: 42300

Receipt Details:

Referance ID:	5862	Fee Type:	BP-LNDU
Receipt Number:	0	Payment Date:	
Transaction Amount:	375.00	Charge Amount:	375.00
Job ID: Job ID: 2012-03-3630-CH OF USE - Legalization of 1 unit; from 2 to 3 units			
Additional Comments: 50 Payson			

Thank You for your Payment!

ART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
66	A	B	009	001	01 of 01	110	50 PAYSON ST.	101	1349	0050	13	25

OWNER & MAILING ADDRESS
 OOHEY CHRISTINE L AND
 ARY H CLEMENTS OR SUR
 0 PAYSON ST
 ORTLAND ME 04102

LEGAL DESCRIPTION
 6A-B-9
 AYSON ST 50
 000 SF

ING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
203	R5	[]	111	-	116920		10

LAND DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
T 1 Regular Lot 2 Apartment Site	L							[] %	
	L							[] %	
	L							[] %	
SQUARE FEET 1 Primary Site 2 Secondary Site 3 Undeveloped 4 Residual 5 Waterfront	S 1	5000	SQUARE FEET		0.00			[] 0%	
	S		SQUARE FEET					[] %	
	S		SQUARE FEET					[] %	
REARAGE 1 Primary Site 2 Secondary Site 3 Undeveloped 4 Marshland 5 Waterfront	A		ACRES					[] %	
	A		ACRES					[] %	
	A		ACRES					[] %	
0 TOTAL	S		SQUARE FEET						

ENTRANCE CODES									
106	ENTRANCE CODES							INFD CODES	
	1 Entrance and Signature Gained 2 Entrance Gained 3 Not Applicable, Unimproved Parcel 4 Entrance and Information Refused 5 Entrance Refused, Information at Door 6 Currently Unoccupied 7 Estimated for Miscellaneous Reasons (See Memorandum) 8 Occupant Not at Home							1 Owner 2 Tenant 3 Other	

PROPERTY FACTORS									
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC			
TREET	2	PUBLIC WATER	2	PAVED	1	LIGHT			
TREET	3	PUBLIC SEWER	3	SEMI-IMPROVED	2	MEDIUM			
	4	GAS	4	UNPAVED	3	HEAVY			
	5	WELL	5	PROPOSED	4	NONE			
	6	SEPTIC	6	CURB & GUTTER	5				
	7	NONE	7	SIDEWALK	6				
	8		8	ALLEY	7				
	9		9	NONE	8				

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	11000
BUILDING		BUILDING	46510
TOTAL		TOTAL	57510
EXEMPT		EXEMPT	

MEMORANDUM
 3rd 400 util - 2 bdrm (electric with gas 60,000 BTU space heater)
 2nd - 500 util - 3 bdrm
 1st = 600 util - 3 bdrm

SIGNATURE: *Peter Today*
 DATE INSPECTED: 1-11-90 2:30
 COLLECTOR: *PDC*

REASON	DATE	REASON	DATE
951		LAND VALUE	
961		MARKET REVIEW TOTAL VALUE	
971		EXEMPT VALUE	

