

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

Location of Construction: 15 Central Ave, Peaks Isl		Owner: Roman Catholic Bishop of Portland		Phone: 774-2135		Permit No: 981426	
Owner Address: P.O. Box 11559 Portland, ME 04104-1559		Lessee/Buyer's Name: St Christopher's Parish		Phone:		Business Name:	
Contractor Name: William E. Whited, Inc. <i>Arctect</i>		Address:		Phone: 774-2135		Permit Issued: DEC 21 1998	
Past Use: Church		Proposed Use: Same		COST OF WORK: \$ 85,000.00		PERMIT FEE: \$ 445.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>Mixed</i> Type: <i>5B</i> <i>BOCA 96</i>	
Proposed Project Description: Construct Addition Parish office, meeting room, coffee room, studio apt for priest on 2nd floor				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: <i>SP</i>		Date Applied For: 23 November 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zone: CBL: 087-HB-044	
				Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mtr <input type="checkbox"/>	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Mail To: St Christopher Church
Bob Bouchard
P.O. Box 37
Peaks Island, ME 04108

**PERMIT ISSUED
WITH REQUIREMENTS**

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 provisions of the code(s) applicable to such permit

24 November 1998

SIGNATURE OF APPLICANT

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

CEO DISTRICT

COMMENTS

4-30-99 Stopped By with Terry Plant He will Backfill and water proof Foundations.

5-24-99 Talked to Whited's office and asked to Notify me when the modular sections are Placed on the Foundations. (TR)

6-2-99 Drove By the House is set on the Foundations. No one on site. (TR)

6-4-99 called whited arct. and Informed him that I need to Inspect the connections Befour they close in the Batts he said that he will Infrom Scavie homes to call me Back. (TR)

6-11-99 Talked to Builders ^{for schivie} and they are only going to Finish the inside of the house they are not going to Build any Stairs or decks call arcterk when I get Back. (TR)

6-14-99 Robert 7662585 called left message for and amendment to the Permit
 Father: Bouchard.

6-28-99 Father pu an appliaion for from the counter and Pat Ruby from casco bay Plumbing will pull a permit for waste connections in the Basement. (TR)

9-9-99 checked Basement Stairs From house to Basement $7\frac{3}{4}$ R $\pm 1\frac{1}{4}$ Tread closed in walls with hand Rail (TR) also I asked Father Bouchard to have the Fence adjusted so that within 25' of curb it is less than 4' High.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

September 10, 1999

Father Bouchard
15 Central Ave
Peaks Island ME 04108

RE: Fence
CBL: 087-HH-044

Dear Father Bouchard:

It was very nice to speak with you on Thursday the 9th, your new home and chapel look wonderful. I am glad that the rear exit is under construction, so we will be able to issue a Certificate of Occupancy. We also spoke about the new fence that had just been installed, which needs to be adjusted so that from the edge of the traveled way 25' back you fence should be 4' or less in height, measured from the finish grade vertically.

Thank you again and if you have any questions, please do not hesitate to call me at 874-8709.

Sincerely,

Tom Reinsborough
Code Enforcement Officer

/sap

BUILDING PERMIT REPORT

DATE: 30 NOV. 98 ADDRESS: 15 Central Ave. P.I. CBL 087-HH-044

REASON FOR PERMIT: TO Construct Addition.

BUILDING OWNER: Roman Catholic Bishop of PTLD, ME.

CONTRACTOR: William E. White & Inc.

PERMIT APPLICANT: ?

USE GROUP R3/R3/B/ BOCA 1996 CONSTRUCTION TYPE

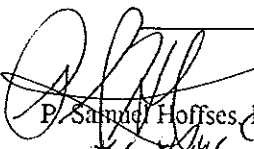
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *2.6, *6, *8, *9, *10, *11,

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
*2.5. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
*2.6. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
*6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
*8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
*9. Headroom in habitable space is a minimum of 7'6".
*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
*11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- X12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm). and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- X16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
- X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X31. Im issuing this permit with the understanding that before work begins your professional designer (Architect) will submit the structural design and changes in the egress for the second floor will also be submitted
33. _____


P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, AFD

Marge Schmuckal, Zoning Administrator

Applicant: William & Whited

Date: 11/30/90

Address: 15 Central Ave PI

C-B-L: 27-WA-44

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IB

Interior or corner lot -

Proposed Use/Work - construct new parish center

Sevage Disposal - City

Lot Street Frontage - 40' req - 127' shown

Front Yard - 20' req (average depth) - 20' + shown

Rear Yard - 10' req. - 13' shown

Side Yard - 10' req - 12' shown

Projections - 5' req from the principal st, - 10' shown

Width of Lot - 40' req - 127' shown

Height - ~~25' MAX~~ 35' MAX - 23' shown to grade

Lot Area - ~~20,000# req~~ 23,730# shown

Lot Coverage/ Impervious Surface - 50% lot coverage - OK

Area per Family - N/A

Off-street Parking - no extra needed - same population as the

Loading Bays - N/A

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

I am considering this a 2nd principle structure NO ACCESSORY due to the nature of its use

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <u>15 Central Ave, Peaks Island</u>			
Total Square Footage of Proposed Structure <u>2,240 addition / 2516</u>		Square Footage of Lot <u>.54 acreage</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>587</u> Block# <u>H/H</u> Lot# <u>044</u>	Owner: <u>Roman Catholic Bishop of Portland</u> <u>St. Christopher's Parish</u>	Telephone#: <u>774-2135</u>	
Owner's Address: <u>P.O. Box 11559, Portland</u> <u>(agent: William White, PE, RA) 04104-1559</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$85,000</u>	Fee: <u>\$445.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Addition to St. Christopher's Church - parish office, meeting room, coffee room, studio apt. for priest on 2nd floor</u>			
Contractor's Name, Address & Telephone <u>William E. White, Inc.</u>			<u>Rec'd By</u>
Current Use:		Proposed Use:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 B.O.C.A. Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

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

Certification

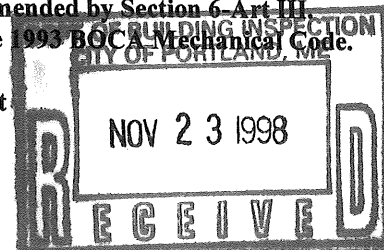
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature of applicant: <u>Jane M. Oye</u>	Date: <u>11/23/98</u>
--	-----------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

fr Bob Bouchard
PO Box 37
St Chris topher, Church
P.I. 04108



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980151

I. D. Number

Roman Catholic Bishop of Portl

Applicant

P.O. Box 11559, Portland, ME 04104-1559

Applicant's Mailing Address

William Whited, P.E., R.A.

Consultant/Agent

774-2135 879-5579

Applicant or Agent Daytime Telephone, Fax

11/2/98

Application Date

St Christophers Church

Project Name/Description

15 Central Ave, Peaks Island

Address of Proposed Site

087-HH-044

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Preconstructed Modular**

2,240 Addition/2 flo .54
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan \$400.00 Subdivisio _____ Engineer Review _____ Date 11/2/98

Planning Approval Status:

Reviewer sarah

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 11/16/98 Approval Expiration 11/16/99 Extension to _____ Additional Sheets Attached

OK to Issue Building Permi sarah 11/16/98
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____
 date amount expiration date
- Inspection Fee Paid _____
 date amount
- Building Permit Issue _____
 date
- Performance Guarantee Reduced _____
 date remaining balance signature
- Temporary Certificate of Occupancy _____
 date Conditions (See Attached)
- Final Inspection _____
 date signature
- Certificate Of Occupancy _____
 date
- Performance Guarantee Released _____
 date signature
- Defect Guarantee Submitted _____
 submitted date amount expiration date
- Defect Guarantee Released _____
 date signature

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980151

I. D. Number

Roman Catholic Bishop of Portl
Applicant
P.O. Box 11559, Portland, ME 04104-1559
Applicant's Mailing Address
William Whited, P.E., R.A.
Consultant/Agent
774-2135 **879-5579**
Applicant or Agent Daytime Telephone, Fax

11/2/98
Application Date
St Christophers Church
Project Name/Description
15 Central Ave, Peaks Island
Address of Proposed Site
087-HH-044
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Preconstructed Modular**
2,240 Addition/2 flo **.54**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **11/2/98**

DRC Approval Status:

Reviewer **sarah**

Approved Approved w/Conditions see attache Denied

Approval Date **11/16/98** Approval Expiration **11/16/99** Extension to _____ Additional Sheets Attached
 Condition Compliance **sarah** **11/16/98**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980151
I. D. Number

Roman Catholic Bishop of Portl
Applicant
P.O. Box 11559, Portland, ME 04104-1559
Applicant's Mailing Address
William Whited, P.E., R.A.
Consultant/Agent
774-2135 879-5579
Applicant or Agent Daytime Telephone, Fax

11/2/98
Application Date
St Christophers Church
Project Name/Description

15 Central Ave, Peaks Island
Address of Proposed Site
087-HH-044
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Preconstructed Modular**
2,240 Addition/2 flo .54
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____
Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **11/2/98**

Fire Approval Status:

Approved Approved w/Conditions see attached Denied
Approval Date **11/5/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance **Lt. Mc Dougall** **11/5/98**
signature date

Reviewer **Lt. Mc Dougall** *LD*

Performance Guarantee

Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

William E. Whited, Inc.

Architect - Engineer

P.O. Box 127

Portland, ME 04112

(207) 774 2135

Transmittal

TO: City of Portland
Building Inspection Dept.
389 Congress Street
Portland, ME 04101

DATE: 11-2-98
RE: Addition to St. Christopher's
Church, Peaks Island

HAND DELIVERED

We are sending you Attached Under separate cover via _____ the following items:

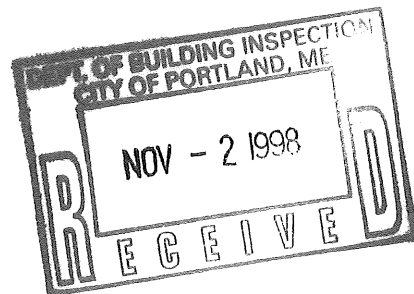
- Shop Drawings Prints Plans Samples
- Copy of Letter Change Order Specifications Other

COPIES	DATE	NO.	DESCRIPTION
7			Site Plan Application Booklets
7			Sets of Drawings - Plan of Properties; Floor Plan & Elevations
1			Check #6579

These are transmitted as checked below:

- For Approval Approved as Submitted Resubmit
- For Your Use Approved as Noted Returned for Corrections
- As Requested For Review and Comment _____

REMARKS:



COPY TO:

SIGNED: William Whited

PLUMBING APPLICATION

087-HH-044

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: 15 CENTRAL AVE. PEAKS ISL.

PROPERTY OWNERS NAME

Owner Name: CATHOLIC DIOCESE
Last: _____ First: _____

Applicant Name: PE DUBE'

Mailing Address of Owner/Applicant (If Different): 28 WILLIAMS ST. WEST

PORTLAND Date Permit Issued: 6.30.99 PERMIT # 6942 STATE COPY \$ 11.12 FEE Double Fee Charged L.P.I. # 0128

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: [Signature] Date: 6-28-99

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input checked="" type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY: _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>2267</u>
--	---	---

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type Of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal		Sink
		Drinking Fountain		Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
Number of Hook-Ups & Relocations		Other: _____		Water Heater
\$ Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
			\$.	Fixt
			\$.	Hook-Up
			\$ <u>12.</u>	P

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

87-HH-044
HH-98-1421
perm

CITY OF PORTLAND, MAINE

SITE PLAN APPLICATION

APPLICANT: ROMAN CATHOLIC BISHOP OF PORTLAND
510 OCEAN AVENUE
PORTLAND, MAINE

PROJECT LOCATION: ADDITION TO ST. CHRISTOPHER'S CHURCH
PEAKS ISLAND, MAINE
15 Central Ave

OCTOBER 30, 1998

William E. Whited, Inc.
Professional Engineer
Registered Architect

One Union Wharf (207) 774 2135
P.O. Box 127, Portland, ME 04112

TABLE OF CONTENTS

	<u>No. of Pages</u>
Letter to City from William E. Whited, P.E., R.A.	2
Site Plan Pre-Application	1
Site Plan Checklist	2
Deeds	4
Letter from Owner's Attorney Regarding Sale of Property with Related Deed, Tax Transfer, and Settlement Statement	8
Resume of William E. Whited, P.E., R.A.	1

William E. Whited, Inc.

Professional Engineer

Registered Architect

October 30, 1998

City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

RE: Addition to St. Christopher's Church
Peaks Island, ME

This application is filed on behalf of the Roman Catholic Bishop of Portland, 510 Ocean Avenue, Portland, Maine. The estimated cost is approximately \$150,000. Existing on the site is the present church building of St. Christopher's Parish on Peaks Island. The proposed use of the addition is for parish office, meeting room and coffee room on the first floor, and a studio apartment on the second floor for the part-time parish priest.

The total area of the site is .54 acres, total floor area of the building addition is 2,240 sq. ft. on two floors. Ground coverage area is 1,120 sq. ft. Existing ground coverage of the present church building is 3,636 sq. ft. Total ground coverage with the addition will be 4,756 sq. ft

There are no easements or other burdens on the existing property. There will be no solid waste developed other than typical for a residential unit. The existing church is served by public sewer, water, streets, and electrical. The addition will have no additional burden to these facilities. Existing surface water runs across the present lawn and will continue to do so. There will be no change in the run-off pattern, and there will be minimal disturbance of existing soil. During construction, the sediment control fence will be installed around the work area.

Project will start upon approval of the various boards and agencies and is expected to be completed during the late fall and winter months. There are no new state or federal regulatory approvals that this development is subjected to, and no applications are pending with these agencies. There are no unusual natural features, wildlife fishery habitats, or geology sites located on or near this site and no steps need to be taken to protect them.

City of Portland, Planning Dept.
RE: St. Christopher's Church, Peaks Island
October 30, 1998
P. 2 of 2

Because this is an existing site with no grading change, a waiver from the requirements of a 2 ft. contour topographical survey is requested. Existing ground elevations at the 20 ft. by 40 ft. grid are shown on the site survey plan.

The Roman Catholic Bishop of Portland is the owner and, if necessary, financial statements can be procured. Included with this application is my resume and the owner's deed. Project contractor has not been engaged for this project and will be selected after approval is granted. Zoning board approval has been granted for this addition.

Sincerely,

A handwritten signature in cursive script that reads "William E. Whited".

William E. Whited, P.E., R.A.
WILLIAM E. WHITED, INC.

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

<hr/>		<hr/>	
Applicant	<u>Roman Catholic Bishop of Portland</u>	Application Date	<u>10-30-98</u>
Applicant's Mailing Address	<u>P.O. Box 11559, Portland, ME 04104-1559</u>	Project Name/Description	<u>Addition to St. Christopher's Church</u>
Consultant/Agent	<u>William E. Whited, P.E., R.A.</u>	Address Of Proposed Site	<u>15 Central Ave., Peaks Island</u>
Applicant/Agent Daytime telephone and FAX	<u>774-2135 FAX: 879-5579</u>	Assessor's Reference, Chart#, Block, Lot#	<u>87, HH, 44</u>
Proposed Development (Check all that apply)	<u>_____ New Building _____ <input checked="" type="checkbox"/> Building Addition _____ Change of Use _____ Residential _____ Office _____ Retail _____ Manufacturing _____ Warehouse/Distribution _____ Other(Specify) _____</u>		
<u>2,240 on two floors</u>	<u>.54</u>	<u>I B</u>	
Proposed Building Square Footage and /or # of Units	Acreage of Site	Zoning	

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>William Whited</u>	Date: <u>10-30-98</u>
--	--------------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Addition to St. Christopher's Church
Central Avenue, Peaks Island
 Project Name, Address of Project

I.d. Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
<u> X </u>	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<u> X </u>	(2)	Name and address of applicant and name of proposed development	a
<u> X </u>	(3)	Scale and north points	b
<u> X </u>	(4)	Boundaries of the site	c
<u> X </u>	(5)	Total land area of site	d
<u> X </u>	(6)	Topography - existing and proposed (2 feet intervals or less)	e
<u> X </u>	(7)	Plans based on the boundary survey including:	2
<u> N/A </u>	(8)	Existing soil conditions	a
<u> X </u>	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
<u> X </u>	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<u> X </u>	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
<u> N/A </u>	(12)	Location of on-site waste receptacles	e
<u> X </u>	(13)	Public utilities	e
<u> X </u>	(14)	Water and sewer mains	e
<u> N/A </u>	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
<u> X </u>	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<u> N/A </u>	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
<u> N/A </u>	(18)	Parking areas	g
<u> N/A </u>	(19)	Loading facilities	g
<u> N/A </u>	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
<u> N/A </u>	(21)	Curb and sidewalks	g
<u> X </u>	(22)	Landscape plan showing:	h
<u> X </u>	(23)	Location of existing proposed vegetation	h
<u> X </u>	(24)	Type of vegetation	h
<u> X </u>	(25)	Quantity of plantings	h
<u> X </u>	(26)	Size of proposed landscaping	h
<u> X </u>	(27)	Existing areas to be preserved	h
<u> X </u>	(28)	Preservation measures to be employed	h
<u> X </u>	(29)	Details of planting and preservation specifications	h
<u> X </u>	(30)	Location and dimensions of all fencing and screening	i
<u> N/A </u>	(31)	Location and intensity of outdoor lighting system	j
<u> X </u>	(32)	Location of fire hydrants, existing and proposed	k
<u> X </u>	(33)	Written statement	c
<u> X </u>	(34)	Description of proposed uses to be located on site	l
<u> X </u>	(35)	Quantity and type of residential, if any	l
<u> X </u>	(36)	Total land area of the site	b2
<u> X </u>	(37)	Total floor area and ground coverage of each proposed building and structure	b2
<u> N/A </u>	(38)	General summary of existing and proposed easements or other burdens	c3
<u> N/A </u>	(39)	Method of handling solid waste disposal	4

<u> X </u>	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
<u> X </u>	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
<u> X </u>	(42)	An estimate of the time period required for completion of the development	7
<u> X </u>	(43)	A list of all state and federal regulatory approvals to which the development may be subject	8
<u> X </u>	(44)	The status of any pending applications	8
<u> X </u>	(45)	Anticipated timeframe for obtaining such permits	h8
<u> X </u>	(46)	A letter of non jurisdiction	h8
<u> X </u>	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions; and
- a wind impact analysis.

Other comments:

This project proposes to add 2,240 sq. ft. of building on two floors to the existing church. The addition will be a pre-constructed modular home adapted to the Parish use as a meeting facility, and a studio apartment on the second floor for a part-time parish priest. The existing church floor area is 3,656 sq. ft. When the addition is constructed the total building lot coverage will be 4,756 sq. ft.

K N O W A L L M E N B Y T H E S E P R E S E N T S,
THAT I, Herman C. Littlejohn, of Peaks Island, in the City of
Portland, County of Cumberland and State of Maine, in consid-
eration of One Dollar and other valuable considerations, paid
by the Roman Catholic Bishop of Portland, a corporation sole
created by and existing under the laws of the State of Maine,
the receipt whereof I do hereby acknowledge, do hereby give,
grant, bargain, sell and convey unto the said Roman Catholic
Bishop of Portland, its successors and assigns forever, a cer-
tain lot or parcel of land together with the dwelling house and
barn thereon situated on the easterly side of Island Avenue on
Peaks Island in said City of Portland and being the lot situa-
ted on the southeasterly corner of said Island Avenue and
Central Avenue as delineated on plan of Peaks Island property
surveyed for Eliza B. Littlejohn by Jordan and Richardson,
Civil Engineers, in September, 1895, and recorded in Cumberland
County Registry of Deeds in Plan Book 12, Page 86, excepting
therefrom, however, so much thereof as was conveyed by Emma L.
McIntosh to L. M. Leighton by deed dated September 22, 1899,
and recorded in said Registry in Book 682, Page 86; and by
Eliza B. Littlejohn to said L. M. Leighton by deed dated
September 30, 1908, and recorded in said Registry in Book 828,
Page 417; and by Herman C. Littlejohn to Hulda M. Black by deed
dated May 20, 1922, and recorded in said Registry in Book 1104,
Page 228. The premises hereby conveyed being the homestead
upon which the said Eliza B. Littlejohn resided at the time of
her decease, and being more particularly bounded and described
as follows, to wit:

Beginning at an iron hub standing in the easterly side
line of said Island Avenue and distant southerly one hundred
eleven and forty-eight hundredths (111.48) feet from the in-
tersection of the easterly side line of said Island Avenue and
the southerly side line of said Central Avenue; thence south
eighty-two degrees (82°) and forty-two minutes (42') east by
land of said Hulda M. Black one hundred twenty-five (125) feet
to the northeasterly corner of said land of Hulda M. Black;

thence south four degrees (4°) and thirty minutes ($30'$) west and parallel with said Island Avenue and by land of said Hilda M. Black sixty-five (65) feet to land, now or formerly of William A. Sterling; thence south eighty-two degrees (82°) and forty-two minutes ($42'$) east by said land, now or formerly of William A. Sterling seventy-five (75) feet to a point on the westerly side line of a proposed street forty (40) feet in width as delineated upon the aforesaid plan, but not being named upon said plan, now called Herman Avenue, however; thence in a northeasterly ^{direction} by the westerly side line of said proposed street now called Herman Avenue a distance of two hundred eight and six-tenths (208.6) feet, more or less, to a point on the southerly side line of said Central Avenue, which said point is distant two hundred thirteen and seventy-three hundredths (213.73) feet easterly from the intersection of the easterly side line of said Island Avenue and the southerly side line of said Central Avenue; thence in a westerly direction by said southerly side line of said Central Avenue two hundred thirteen and seventy-three hundredths (213.73) feet to the point where the easterly side line of said Island Avenue intersects the southerly side line of said Central Avenue; thence southerly by said easterly side line of said Island Avenue one hundred eleven and forty-eight hundredths (111.48) feet to the point of beginning, and being a portion of the real estate devised to the said Grantor by his late mother, Eliza B. Littlejohn, by her last will and testament, an abstract of which was recorded in said Registry of Deeds in Book 1047, on pages 201, 202, and 203.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Roman Catholic Bishop of Portland, its successors and assigns, to its use and behoof forever. And I do covenant with the said Roman Catholic Bishop of Portland, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; excepting all taxes to be assessed thereon for the taxable year 1923 of which said taxes, a pro rata share thereof, from April 1, 1923, to the date of the transfer and conveyance of said premises is to be paid by

the transfer and conveyance of said premises is to be paid by

the said grantor, and the balance of said taxes the said grantee hereby assumes and agrees to pay as a part of the consideration for this conveyance; that I have good right to sell and convey the same to the said Roman Catholic Bishop of Portland, to hold as aforesaid; and that I and my heirs shall and will warrant ^{and} defend the same to the said Roman Catholic Bishop, its successors and assigns forever, against the lawful claims and demands of all persons, except the taxes aforesaid.

IN WITNESS WHEREOF, I, the said Herman C. Littlejohn, and Mary A. Littlejohn, wife of the said Herman C. Littlejohn, joining in this deed as Grantor, and relinquishing and conveying her rights by descent and all her other rights in the above described premises, have hereunto set our hands and seals this eighteenth day of June in the year of our Lord one thousand nine hundred and twenty-three.

Signed, sealed and Delivered
in Presence of

Laurel D. Morrill

Herman C. Littlejohn

to both signatures

Mary A. Littlejohn

STATE OF MAINE

Cumberland ss.

June 18, 19 23. Personally

appeared the above named Herman C. Littlejohn and acknowledged the above instrument to be his free act and deed.

Before me,

Laurel D. Morrill

Justice of the Peace.

STATE OF MAINE
Cumberland, ss. REGISTRY OF DEEDS
Received, JUN 18 1923
at 3 H. M. C. M., and recorded
in Book 136 Page 420

Attest: Herman C. Littlejohn
Register



Plan Book #12
Page 86
Book # 682
Page 86
Book # 828
Page 417
Book # 1104
Page 228

W. W. Morrill

WARRANTY DEED

From

Herman C. Littlejohn

To

Roman Catholic Bishop
of Portland

Dated

June 18-1923

Quint ss. registry of deeds

Received at H. M. M. M. 19
and recorded in book
Page
APR 1923

Register.

LAW OFFICE OF
CARROLL W. MORRILL
98 EXCHANGE STREET.
PORTLAND, MAINE

**ROBINSON
KRIGER &
MCCALLUM**
ATTORNEYS AT LAW

TWELVE PORTLAND PIER
POST OFFICE BOX 568
PORTLAND, MAINE 04112-0568

TELEPHONE (207) 773-6563
FACSIMILE (207) 773-5001
E-MAIL - attorneys@rkmlegal.com

ROBERT C. ROBINSON
JOHN M. MCCALLUM
FREDERICK C. MOORE
RICHARD P. VAN ANTWERP
ELIZABETH WILLIAMS STIVERS
LAWRENCE B. GOODGLASS
MARGARET PHAIR SACK
JAMES C. HUNT
THOMAS QUARTARARO
DAVID J. BACKER
THOMAS R. KELLY
DANIEL NUZZI
ELIZABETH EDDY CRIFFIN
DOUGLAS J. AIOPS

OF COUNSEL

JAMES S. KRIGER

October 30, 1998

Samuel Hoffess
City of Portland Building Dep't
City Hall
Portland, Maine

Re: Site plan application for St. Christopher's Church
Map 87 Block HH Lot 44

Dear Mr. Hoffess:

We understand that your office desires assurances that the former "rectory lot," Map 87, Block III, Lot 37, is no longer owned by our client, the Roman Catholic Bishop of Portland. This property was sold to Thomas H. McGuern and Karen B. McGuern on July 21, 1998. Enclosed please find a copy of the deed to the McGuerns and a copy of the settlement statement and related documents.

Any taxes on Lot 37 are irrelevant to our site plan application; that lot now belongs to the McGuerns. Our site plan application is for Map 87, Block HH, Lot 44, the remaining parcel owned by the Bishop.

We hope this clarifies any confusion.

Sincerely,



Thomas R. Kelly

TRK/

cc: Father Bouchard
William Whited, Inc.

COPY**KNOW ALL MEN BY THESE PRESENTS,**

THAT, the **Roman Catholic Bishop of Portland**, a body politic and corporation sole, created and existing under the laws of the State of Maine, and having its chancery in Portland, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations paid by **Thomas H. McGuern and Karen B. McGuern**, of Portland, Maine, the receipt whereof it does hereby acknowledge, does hereby **remise, release, bargain, sell and convey**, and forever quit-claim unto the said **Thomas H. McGuern and Karen B. McGuern**, as joint tenants and not as tenants in common, their heirs and assigns, the following described real estate:

See Exhibit A attached hereto and made a part hereof.

The premises described herein are conveyed subject to the restrictions that the Grantee, Grantee's heirs, successors and assigns, shall not use the premises in any way relating to 1) counseling regarding or performance of abortions; 2) sale or distribution of pornographic materials; or 3) erotic displays or activities.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said **Thomas H. McGuern and Karen B. McGuern**, as joint tenants and not as tenants in common, their heirs and assigns forever.

AND the **Roman Catholic Bishop of Portland** does covenant with the said Grantees, their heirs and assigns, that it will **Warrant and forever Defend** the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under said Roman Catholic Bishop of Portland, corporation sole.

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the Island of Peaks, City of Portland, County of Cumberland and State of Maine on the southeasterly corner of Island Avenue and Central Avenue and bounded and described as follows:

Beginning at a point at the intersection of the easterly sideline of Island Avenue and the southerly sideline of Central Avenue, said point is distant two hundred thirteen and eighty hundredths (213.80') feet westerly from an iron pipe found on the westerly sideline of a proposed street forty (40') feet in width as delineated on plan of Peaks Island property surveyed for Eliza B. Littlejohn by Jordan and Richardson, Civil Engineers, in September, 1895, and recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 86;

thence S 01-10-46 E along the easterly sideline of Island Avenue one hundred eleven and forty-eight hundredths (111.48') feet to the land of Catherine E. Plante, being the same that was conveyed by Herman C. Littlejohn to Hulda M. Black by deed dated May 20, 1922, and recorded in said Registry in Book 1104, Page 228 and a point, said point being five and one quarter inches (5 1/4") northerly from an iron pipe found in concrete;

thence turning S 88-10-41 E along the land of Plante ninety-six and fifty-one hundredths (96.51') feet to land of the Roman Catholic Bishop of Portland that was conveyed by Herman C. Littlejohn by deed dated June 18, 1923, and a #5 rebar set with a yellow cap, PLS 2246;

thence turning N 06-06-46 W, perpendicular to Central Avenue and along remaining land of the Roman Catholic Bishop of Portland one hundred twenty-four and thirty-nine hundredths (124.39') feet to the southerly sideline of Central Avenue, and a #5 rebar set with a yellow cap, PLS 2246, said rebar being distant westerly one hundred twenty-seven and eighty hundredths (127.80') feet from the intersection of the westerly sideline of a proposed street forty (40') feet wide now called Herman Avenue as delineated upon the aforesaid plan with the southerly sideline of Central Avenue;

thence turning S 83-53-14 W along the southerly sideline of Central Avenue eighty-six (86') feet to the point of beginning.

The above lot or parcel of land contains 10,720. square feet.

Bearings are magnetic to the year 1996.

Meaning and intending to convey a portion of the lot or parcel of land conveyed to the Roman Catholic Bishop of Portland from Herman C. Littlejohn by deed dated June 18, 1923.

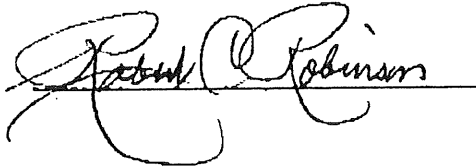
Reference is to a Standard Boundary Survey entitled "A Proposed Conveyance of the Rectory", southeast corner of Island Avenue and Central Avenue, Peaks Island, Portland, Maine. Dated November 3, 1997, and revised 12-30-97. Prepared by TKM Land Surveyors, Inc. of Westbrook, Maine.

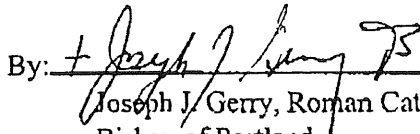
The above description prepared by Timothy DeFilipp, PLS 2246, July 4, 1998.

In Witness Whereof, the said Roman Catholic Bishop of Portland, a body politic and corporation sole, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Joseph J. Gerry, Roman Catholic Bishop of Portland, thereunto duly authorized, according to the discipline and government of the Roman Catholic Church and the laws of the State of Maine, this th16 day of July, in the year of our Lord Nineteen Hundred and Ninety-eight.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

ROMAN CATHOLIC BISHOP OF PORTLAND



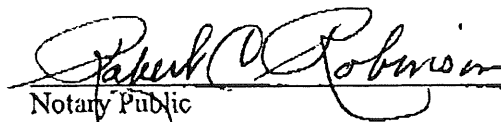
By: 
Joseph J. Gerry, Roman Catholic
Bishop of Portland

STATE OF MAINE
Cumberland, ss.

July 16, 1998

Personally appeared the above named Joseph J. Gerry, Roman Catholic Bishop of Portland, and acknowledged the above instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation sole.

Before me,


Notary Public

MAINE REVENUE SERVICES

Property Tax Division
24 State House Station
Augusta, Maine 04333



FILE BOTH COPIES OF THIS FORM WITH COUNTY REGISTRY OF DEEDS DO NOT DETACH!

PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION

REAL ESTATE TRANSFER TAX DECLARATION TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

Form with sections: 1. MUNICIPALITY OR TOWNSHIP, COUNTY, BOOK, PAGE; 2. IDENTITY: NAME(S) AND SOCIAL SECURITY NUMBER(S); 3. NUMBER AND STREET, CITY OR TOWN, STATE AND ZIP CODE; 4. IDENTITY: NAME(S) AND SOCIAL SECURITY NUMBER(S); 5. NUMBER AND STREET, CITY OR TOWN, STATE AND ZIP CODE; 6. TAX MAP & LOT NUMBER; 7. DATE OF TRANSFER; 8. CONSIDERATION; 9. EXPLAIN BASIS FOR EXEMPTION; 10. SPECIAL CIRCUMSTANCES; 11. INCOME TAX WITHHELD; 12. OATH; 13. PREPARER.

FORM REW-3

STATE OF MAINE

BUREAU OF TAXATION
Income Tax Division - REW
P. O. Box 1068
Augusta, Maine 04332-1068
Tel. (207) 626-8473

Residency Affidavit
Entity transferor. Maine Exception 3(A).

36 M.R.S.A. §5250-A provides that a transferee (buyer) of real property located in Maine must withhold tax if the transferor (seller) is not, as of the date of transfer, a resident of the State of Maine. To inform the transferee (buyer) that withholding of tax is not required upon the disposition of a State of Maine property interest by Roman Catholic Bishop of Portland, the undersigned hereby certifies the following on behalf of Roman Catholic Bishop of Portland.
[name of transferor] [name of transferor]

- 1. Roman Catholic Bishop of Portland is a corporation sole, established under the Private and Special Laws of the State of Maine.
2. Roman Catholic Bishop of Portland's U.S. employer identification number is 01-0212546, and
3. Roman Catholic Bishop of Portland's office address is: 510 Ocean Avenue, Portland, Maine

Roman Catholic Bishop of Portland understands that this certification may be disclosed to the [name of transferor]

State Tax Assessor by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

I declare that I have authority to sign this document on behalf of Roman Catholic Bishop of Portland [name of transferor]

By: Joseph J. Gerry, Roman Catholic Bishop of Portland
Signature and Title Date 7-16-98

State of Maine
County of Cumberland, SS
Personally appeared the above named Joseph J. Gerry, and acknowledged the above [transferor]

instrument to be his free act and deed in his said capacity. Notary Public Date 7-16-98

NOTE: The Transferee (Buyer) should retain the original signed affidavit.

A. U.S. Department of Housing and Urban Development Settlement Statement		B. Type of Loan			
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FMHA	3. <input checked="" type="checkbox"/> Conv. Unins	
		4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		
		6. File Number 98-1203	7. Loan Number 6969598		
		8. Mortgage Ins. Case No.			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("POC") were paid outside the closing; they are shown here for information purposes and are not included in the totals.					
D. Name of Borrower: Thomas H. McGuern, 14 Epps Street, Peaks Island, ME 04108 Karon B. McGuern, 14 Epps Street, Peaks Island, ME 04108					
E. Name of Seller: The Roman Catholic Bishop of Portland, 510 Ocean Ave., Portland, ME 04103 TIN: 01-0212546					
F. Name of Lender: Northwest Mortgage, Inc., P.O. Box 5137, Des Moines, IA 50300-5137					
G. Property Location: 107 Island Avenue, Peaks Island, Portland, ME 04108					
H. Settlement Agent: Guaranty Title Corp, One Dana Street, Portland, ME 04101 TIN: 01-0900775					
I. Settlement Date: 7/21/98 Proration Date: 7/21/98					
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction			
100. Gross amount due from borrower:		400. Gross amount due to seller:			
101. Contract sales price	149,000.00	401. Contract sales price	149,000.00		
102. Personal property		402. Personal property			
103. Settlement charges to borrower (line 1400)	2,541.26	403.			
104. City of Pld. taxes due 9/98	1,074.32	404.			
105.		405.			
Adjustments for items paid by seller in advance:		Adjustments for items paid for seller in advance:			
106. City/town taxes		406. City/town taxes			
107. County taxes		407. County taxes			
108. Assessments		408. Assessments			
109.		409.			
110.		410.			
111.		411.			
112.		412.			
120. Gross amount due from borrower:	152,615.58	420. Gross amount due to seller:	149,000.00		
200. Amounts paid by or in behalf of the borrower:		500. Reduction in amount due to seller:			
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)			
202. Principal amount of new loan(-)	113,900.00	502. Settlement charges to seller (line 1400)	10,342.00		
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to			
204.		504. Payoff of first mortgage loan			
205.		505. Payoff of second mortgage loan			
206.		506.			
207.		507.			
208.		508. Pldd Water/Sewer charges 5/29- 6/23	15.59		
209.		509. Pldd Water/Sewer est charges 6/23-7/21	19.54		
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:			
210. City/town taxes 7/1/98 to 7/21/98	117.73	510. City/town taxes 7/1/98 to 7/21/98	117.73		
211. County taxes		511. County taxes			
212. Assessments		512. Assessments			
213.		513.			
214.		514.			
215.		515.			
216.		516.			
217.		517.			
218.		518.			
219.		519.			
220. Total paid by/for borrower:	115,017.73	520. Total reduction in amount due seller:	10,495.66		
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:			
301. Gross amount due from borrower (line 120)	152,615.58	601. Gross amount due to seller (line 420)	149,000.00		
302. Less amount paid by/for borrower (line 220)	115,017.73	602. Less total reduction in amount due seller (line 520)	10,495.66		
303. CASH (X) FROM () TO BORROWER	37,597.85	803. CASH (FROM (X) TO SELLER	130,504.34		

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return, for other transactions, complete the applicable parts of form 4797, Form 9252 and/or Schedule D (Form 1040).

You are required by law to provide Guaranty Title Corp. with your correct taxpayer identification number. If you do not provide Guaranty Title Corp. with your correct taxpayer identification number, you may be subject to civil or criminal penalties. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Thomas H. McGuern
 Seller
 c/o Roman Catholic Bishop of Portland

[Handwritten initials]

L. Settlement Charges				Paid From	Paid From
				Borrower's	Seller's
				Funds at	Funds at
				Settlement	Settlement
700.	Total sales/broker commission	based on \$140,000.00 @ 6.00% = \$8,400.00			
Division of commission (line 700) as follows:					
701.	\$8,400.00	Port Island Realty			
702.					
703.	Commission paid at settlement	\$8,400.00			8,400.00
704.					
800.	Items payable in connection with loan				
801.	Loan origination fee				
802.	Loan discount				
803.	Appraisal fee	to Graham Peabury POC 300.00			
804.	Credit report	to Credra		14.00	
805.	Lender's inspection fee				
806.	Mortgage insurance application fee				
807.	Assumption fee				
808.	Processing Fee	to Northwest Mortgage, Inc		325.00	
809.	Flood Search fee	to Northwest Mortgage, Inc		16.00	
810.					
811.					
812.					
813.					
900.	Items required by lender to be paid in advance				
901.	Interest from 7/21/98 to 8/1/98	at \$22.6200/day for 11 days.		248.82	
902.	Mortgage insurance premium for				
903.	Hazard insurance premium for 1 yrs	to Commercial Union/Ya POC 585.00			
904.					
905.					
1000.	Reserves deposited with lender				
1001.	Hazard insurance	3 mo @ \$49.7500 per mo.		149.25	
1002.	Mortgage insurance				
1003.	City property taxes	3 mo @ \$179.0500 per mo.		537.15	
1004.	County property taxes				
1005.	Annual assessments (maint.)				
1006.					
1007.					
1008.	Aggregate Adjustment	to Northwest Mortgage, Inc		(327.76)	
1009.					
1100.	Title charges				
1101.	Settlement or closing fee				
1102.	Abstract or title search				
1103.	Title examination	to Guaranty Title Corp.		950.00	
1104.	Title insurance binder				
1105.	Document preparation	Robinson, Kriger, & McCallum			POC
1106.	Notary fees				
1107.	Agency's fees to				
includes above items no.					
1108.	Title insurance	to Stewart Title		547.00	
includes above items no.					
1109.	Lender's coverage	\$113,900.00	\$249.50		
1110.	Owner's coverage	\$149,000.00	\$297.50		
1111.					
1112.					
1113.					
1200.	Government recording and transfer charges				
1201.	Recording fees	Deed \$17.00 Mortgage \$40.00		57.00	
1202.	City/county tax/stamps				
1203.	State tax/stamps	Deed \$655.60		327.80	327.80
1204.					
1205.					
1206.					
1300.	Additional settlement charges:				
1301.	Survey	to TKM Land Surveyors			1,075.00
1302.	Post inspection				
1303.	Overnight Mail				
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)			2,541.20	10,342.80

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have provided a copy of HUD-1 Settlement Statement.

[Signature]

 Buyer

[Signature] Attorney for

 Seller

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

City/county Title Corp _____ Date _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

WILLIAM E. WHITED, P.E., R.A.

EDUCATION:

Bachelor of Science, with distinction in Civil Engineering,
University of Maine (1952)
Honors - Tau Beta Pi, Honorary Engineering Society
Honors - Phi Kappa Phi Honorary Scholastic Society

**PROFESSIONAL
REGISTRATIONS:**

Professional Engineer: Maine (1956), New Hampshire
Registered Architect: Maine (1980), New Hampshire
Certificate: National Council of Architectural Registration
Boards (NCARB)

**PROFESSIONAL
ORGANIZATIONS:**

American Consulting Engineers Council

American Society of Civil Engineers

American Society of Heating, Refrigerating and
Air-Conditioning Engineers, Inc. (ASHRAE)

**PROFESSIONAL
EXPERIENCE:**

1979 - present: President and owner of William E. Whited, Inc.,
(formerly Dearborn/Whited, Inc.). Providing architectural and
engineering services for religious, educational, institutional,
municipal, residential, commercial, industrial buildings, and
stadiums. Prepared technical assistance reports for private
educational buildings.

1971 - 1978: Principal of Group:design. Provided architectural
and engineering services for religious, educational, institutional,
municipal, residential, commercial, and industrial buildings.

1967 - 1971: Principal of Group Engineers. Provided consulting
engineering services for civil, structural, mechanical and elec-
trical systems for religious, educational, institutional, municipal,
residential, and industrial buildings.

1952 - 1967: Structural engineer with the Austin Company.
Construction engineer and highway design engineer with Howard,
Needles, Tammen & Bergendoff. Town planning engineer with the
Town of Houlton.