

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
Permit Number: 060248
APR 21 2006
CITY OF PORTLAND

This is to certify that BYRNE SMITH TUTTLE INC /n/a

has permission to 2 unit Condo Conversion

AT 85 PRINCE AVE, PI

091 R008001

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

Classification of inspection must be given and when permission procedure before this building or part thereof is closed or service closed-in. FOUR NOTICES REQUIRED.

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

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
4/20/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0248	Date Applied For: 02/16/2006	CBL: 091 R008001
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Location of Construction: 85 PRINCE AVE - PI	Owner Name: BYRNE SMITH TUTTLE LLC	Owner Address: 114 FEDERAL ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Residential 2 unit Condo Conversion	Proposed Project Description: 2 unit Condo Conversion
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/14/2006

Note: 2/28/06 researching the use in assessors (our records are not complete) it shows 2 family prior to 1957 - there is a question concerning the abandonment of the legal nonconforming use of 2 families
4/14/06 the lawyer has submitted an affidavit showing that both units were used by the past owner until he died. The legal nonconforming use was not abandoned. **Ok to Issue:**

- PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- The use of this property shall remain two dwellings. Any change of use shall require a separate permit application for review and approval. This use is considered legally nonconforming. Any abandonment of that use as outlined in the Land Use Zoning Ordinance shall extinguish the legal nonconforming use.
- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/20/2006**Note:** **Ok to Issue:**

- Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

City of Portland, Maine - Building or Use Permit Application

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

PERMITTED

Permit No: 06-0248	Issue Date:	CBL: 091 R008001
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Location of Construction: 85 PRINCE AVE <i>Peaks Island</i>	Owner Name: BYRNE SMITH TUTTLE LLC	Owner Address: 114 FEDERAL ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: IR1

Past Use: Residential 2 unit	Proposed Use: Residential 2 unit Condo Conversion	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 2
Proposed Project Description: 2 unit Condo Conversion		FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>IR1 2003</i>	

Signature: _____ Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 02/16/2006	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i> Date: <i>2/14/06</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABU</i> Date: _____</p>
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

5/10/07. Checked plumbing + electrical + small
amount of framing - no issues seen. OK to
close in walls + proceed.

Jan M

2/23/09 C.O. issued - S.M.H. -



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 85 PRINCE AVE - PI CBL 091 R008001

Issued to Byrne Smith Tuttle Llc /n/a Date of Issue 02/20/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-0248 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Residential Condominium Front

APPROVED OCCUPANCY

Residential 1 unit Condominium
Use Group R3
Type 5B

Limiting Conditions: This certificate is issued for a change in ownership. This document certifies compliance with the Housing Code of the City of Portland Code of Ordinances. This does not certify compliance with the current building code (IBC 2003).

This certificate supersedes certificate issued

Approved:

(Date) Inspector

Inspector of Buildings

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 85 PRINCE AVE - PI CBL 091 R008001

Issued to Byrne Smith Tuttle Llc /n/a Date of Issue 02/20/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-0248, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Residential Condominium Rear

APPROVED OCCUPANCY

Residential 1 Unit Condominium
Use Group R3
Type 5B

Limiting Conditions: This certificate is issued for a change in ownership. This document certifies compliance with the Housing Code of the City of Portland Code of Ordinances. This does not certify compliance with the current building code (IBC 2003).

This certificate supersedes certificate issued

Approved:

(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from

All Purpose Building Permit Application

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

Location/Address of Construction: <u>85 Prince Ave</u>		
Total Square Footage of Proposed Structure <u>No new structure</u>	Square Footage of Lot <u>10,500</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>91</u> Block# <u>R</u> Lot# <u>8 and 9</u>	Owner: <u>Byrne Smith Tuttle LLC</u>	Telephone: <u>775-3101</u> <u>JONATHAN L. GOLDBERG, ESA</u> <u>REGISTERED AGENT</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Byrne Smith Tuttle LLC</u>	Cost Of Work: \$ <u>N/A</u> Fee: \$
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>single family residential</u>		
Approximately how long has it been vacant: <u>1 year</u>		
Proposed use: <u>2 condominium units (residential, single family)</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JONATHAN L. GOLDBERG</u>		
Mailing address: <u>P. O. Box 427</u> <u>PORTLAND, ME 04112-0427</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>775.3101</u>		



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

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

Signature of applicant: <u>[Signature]</u>	Date: <u>10/10/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

MITTEL ASEN, LLC

ATTORNEYS AT LAW
P.O. BOX 427
PORTLAND, ME 04112-0427

ROBERT E. MITTEL
MICHAEL P. ASEN
PETER G. CARY
DIANE DUSINI
JONATHAN L. GOLDBERG
SUSAN S. BIXBY

85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

PHONE 207 775-3101
FAX 207 871-0683

jgoldberg@mittelasen.com

February 15, 2006

Building Inspections
City of Portland
389 Congress Street, Room 315
Portland, ME 04101

Re: ***Condominium Conversion Permit Application;
85 Prince Avenue, Peaks Island, Maine
C/B/L 39-R-8 and 9***

Dear Marge:

This office represents Byrne Smith Tuttle LLC (the "Company"), owner of the above-referenced property (the "Property"). The Company is applying for a permit to create two residential condominium units on the Property.

The Property consists of two freestanding dwellings on a single 10,500 (+/-) square foot lot. Prior to its purchase by the Company in August of 2005, the Property was owned by Albert Ventres, who inherited from his mother in 1964. I have enclosed a copy of the Portland Press Herald article of December 19, 2004 reporting on Mr. Ventres passing in May of that year.

As the article indicates, Mr. Ventres was a recluse who lived alone on his Peaks Island Property, though it lacked running water and heat. For the forty years during which Mr. Ventres owned the Property, the dwellings were never rented. Most people would agree that the dwellings are not now, and have not been for several decades, in rentable condition.

The current owner intends to sell the two condominium units created to members of the Company. The unit owners will make improvements to their respective units as they see fit and at their own expense. The only common area within the condominium will be an area of currently unimproved land adjacent to Reed Avenue.

Given the Property's history of use as a single-family residence that has not been in rental service, there should be no obstacle to converting the two dwellings into two condominium units.

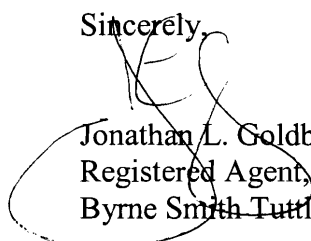
Marge Schmuckal
February 15, 2006
Page 2 of 2

Enclosed please find payment in full for the conversion fee, \$450.00 (\$225.00 X 2 units).

If you require additional information regarding this proposed condominium conversion, please let me know.

Thank you for your consideration.

Sincerely,



Jonathan L. Goldberg
Registered Agent,
Byrne Smith Tuttle LLC

Enclosure

cc: Joanne and Stephen Byrne
Lisette and Andrew Smith
Leslie and Paul Tuttle

F:\Client List\JLG\Byrne Smith Tuttle LLC\06 02 15 Schmuckal Letter.Doc

MITTELASEN,LLC

ATTORNEYS AT LAW
P.O. BOX 427
PORTLAND, ME 04112-0427

ROBERT E. MITTEL
MICHAEL P. ASEN
PETER G. CARY
DIANE DUSINI
JONATHAN L. GOLDBERG
SUSAN S. BIXBY
MERRITT T. HEMINWAY

85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

PHONE 207 775-3101
FAX 207 871-0683

jgoldberg@mittelasen.com

April 13, 2006

Marge Schmuckal
City of Portland
389 Congress Street
Portland , ME 04101

Re: **85 Prince Avenue, Peaks Island, Maine;
C/B/L 91-R-8 and 9**

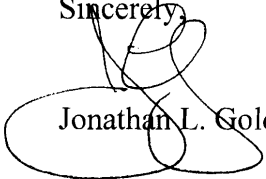
Dear Marge:

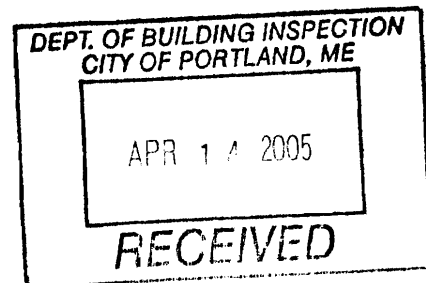
I write on behalf of Byrne Smith Tuttle LLC, the entity that owns the above-referenced Property. The enclosed Affidavit of Eugene Willard provides sworn testimony that both of the dwellings on the Property were used on a regular basis by the former owner, Albert Ventres, until his death in late 2004. Byrne Smith Tuttle LLC purchased the Property in August of 2005 (please enclosed Real Estate Transfer Tax Declaration). Its members began using both dwellings immediately upon closing on the purchase.

I hope that this information is sufficient to permit you to issue the building permit and condominium conversion permit for which the owner has applied. Please let me know if I can be of further assistance in that regard.

Thank you for your attention to this matter.

Sincerely,


Jonathan L. Goldberg

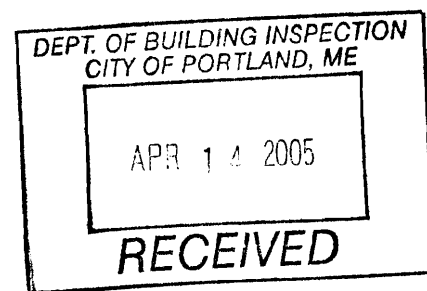


Enclosure
cc: Byrne Smith Tuttle LLC

AFFIDAVIT OF EUGENE WILLARD

I, Eugene Willard, being duly sworn, hereby depose and state:

1. My name is Eugene Willard.
2. I live at 659 Highland Avenue, South Portland, Maine
3. I am 42 years old.
4. I work as a ferry captain for Casco Bay Lines and I operate a private company known as Portland Express Water Taxi.
5. I grew up on Peaks Island.
6. As a child, I met and remained acquainted with Albert Ventres, a Peaks Island resident.
7. Our relationship extended approximately 30 years.
8. In November, 2004, Bob Hannigan and I found Mr. Ventres dead in the smaller of his two Peaks Island homes at Prince Avenue.
9. I believe that I was one of the few people with whom Mr. Ventres associated during the latter part of his life.
10. He would often seek me out to talk when he rode the ferry between Peaks Island and Portland.
11. In Portland, I helped him by driving him in my car to destinations around the City.
12. Mr. Ventres lived in the smaller house at Prince Avenue on Peaks Island during the winter months because it was easier to heat.
13. During the summer months, he lived in the larger of the two houses on Prince Avenue because it was more comfortable.
14. He moved back and forth between the two Prince Avenue homes each year for as long as I can remember.
15. Neither of the homes had electricity, telephone, running water or other modern conveniences.



16. Neither of the Prince Street homes was ever abandoned by Mr. Ventres during his lifetime.

Dated: April 13, 2006.

Eugene O Willard
Eugene Willard, Affiant

STATE OF MAINE
Cumberland, ss.

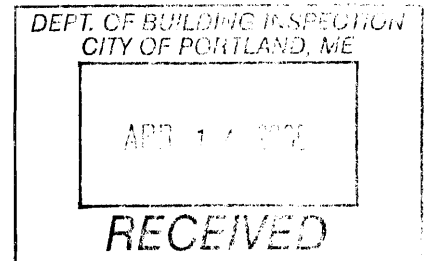
April 13, 2006

Personally appeared before me the above-named Eugene Willard who made oath that the statements made in his Affidavit are made upon his own knowledge, information, and belief and that the statements made upon his own knowledge are true and that the statements made on information and belief are believed by him to be true.

J. Goldberg
~~Notary Public~~/Attorney at Law

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JONATHAN L. GOLDBERG
ATTORNEY AT LAW

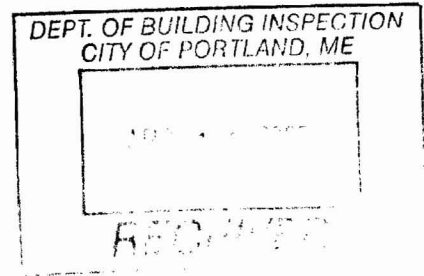


**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER
TAX DECLARATION**

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



PLEASE TYPE OR USE A BALL POINT PEN. FILE BOTH COPIES WITH THE COUNTY REGISTRY OF DEEDS. DO NOT USE STAPLES OR TAPE AND DO NOT DETACH!



1. MUNICIPALITY OR TOWNSHIP Peaks Island	COUNTY Cumberland
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BOOK/PAGE (REGISTRY USE ONLY)

GRANTEE (BUYER)	
2. IDENTITY: NAME(S) - LAST, FIRST, MIDDLE OR CORPORATE NAME(S) Byrne Smith Tuttle LLC	ENTER SSN OR FED ID HERE 54-2179417

3. NUMBER AND STREET 114 Federal Street	CITY OR TOWN Salem	STATE AND ZIP CODE MA 01970-3245
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GRANTOR (SELLER)	
4. IDENTITY: NAME(S) - LAST, FIRST, INITIAL OR CORPORATE NAME(S) Estate of Albert E. Ventres Donald A. Kopp, Personal Representative	ENTER SSN OR FED ID HERE 51-6563254

5. NUMBER AND STREET c/o Drummond Woodsum & MacMahon 245 Commercial Street / PO BX9781	CITY OR TOWN Portland	STATE AND ZIP CODE ME 04104-5081
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PROPERTY	6. TAX MAP & LOT NUMBER 91-R-8 & 9		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. <input type="checkbox"/> Classified <input checked="" type="checkbox"/> Not Classified
	7. DATE OF TRANSFER	MO DAY YEAR 08 17 2005	

CONSIDERATION	8. Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller. See reverse for instructions.	
	FAIR MARKET VALUE \$ 489,000 .00	CONSIDERATION \$ 489,000 .00 (ACTUAL PRICE PAID OR REQUIRED TO BE PAID)

EXEMPTION	9. If one or more parties are exempt from the real estate transfer tax, please explain the basis for exemption pursuant to Title 36, M.R.S.A., Section 4641-C. Complete only if the transfer is claimed to be fully or partially exempt.	
	<input type="checkbox"/> GRANTEE Reason _____ <input type="checkbox"/> GRANTOR Reason _____	

SPECIAL CIRCUMSTANCES	10. Were there any special circumstances in the transfer which suggests that the price of the property was either more or less than its fair market value? (IF YES, PLEASE EXPLAIN)	
	NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>	

INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.		<input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because:	
			<input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> Consideration for the property is less than \$50,000 <input type="checkbox"/> Foreclosure sale: exempt per 36 MRSA §5250-A, sub 3-A	

OATH	12. Aware of penalties as set forth by Title 36, Section 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) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
	<i>Byrne Smith Tuttle LLC</i>	8/17/05	<i>Donald A. Kopp, P.R.</i>	8/17/05

PREPARER	13. Name, address and phone number of person or firm preparing this form. Drummond Woodsum & MacMahon PO Box 9781, Portland, ME 04104-5081	
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Submit with Condominium Conversion Permit Application

Project Data:

Address: 85 Prince

C-B-L: 91 - R 8 and 9

Number of Units in Building: Two buildings, one unit per building

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1	NONE			
Unit 2	NONE			
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 6 months

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES _____ NO (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

Portland Press Herald

Maine Sunday Telegram (Portland, ME)

December 19, 2004

A lonely death affects islanders

A Peaks Island man had been missing for months before his body was found in one of his homes.

Author: KELLEY BOUCHARD Staff Writer

Staff researcher Julia McCue contributed research to this story.

Edition: FINAL

Section: Maine & New England

Page: B1

Dateline: PEAKS ISLAND

Index Terms:

Missing

Estimated printed pages: 4

Article Text:

Gene Willard and Bob Hannigan pushed aside the plywood barricade and headed up the stairs, past the cobwebs and clutter, into the darkness of Albert Ventres' bedroom. No one had seen the 81-year-old man for months. Ventres hadn't picked up his mail, including his Social Security checks, since April. Some island residents had asked about him. Police checked on him, but the boarded up cottage appeared to be uninhabited. The two men found his body Nov. 4 on the floor beside his bed. Police say Ventres died in early May, judging by the date on the newspaper found in his knapsack. He appeared to have died of natural causes. Ventres was a loner who shunned anyone who showed too much interest in him or his three rundown houses, which had become prime island real estate. He was known to leave the island for months at a time, usually to visit his mother's family homestead in Pennsylvania. Still, Ventres was a fixture on the island. His lonely death has deeply affected island residents and others, even those who didn't really know him. In his absence, some people are trying to piece together the story of his life and account for what was lost with his passing. "He was like the island," says Sophia West, who knew Ventres well. "Some of the stories are true, and some of the stories are myth." The truth is rich enough. He was always seen on his bicycle, with his left pant leg tucked into the sock. He took the ferry to Portland regularly, often to shower at the YMCA because his house had no running water. He was a lean, agile eccentric who was known to save the plastic wrap from a fig square so he could lick the sweetness from it later. He shared honey from his beehives and fruit from the apple and pear trees in his yard. With a select few people, he talked about his stint as a World War II pilot, his disdain for society's greed, his love of nature and his uncommon spiritual beliefs. When he failed to stop by Hannigan's Island Market this fall to pick up some wax-coated chicken boxes, which were ideal for storing apples through the winter, Hannigan figured something was wrong. He called Willard, a Casco Bay Lines ferry captain who had befriended Ventres years ago. On Nov. 4, the two men headed over to check on the old man. Willard knew Ventres lived in the smallest of his three houses, even though it was the most dilapidated and had no heat or running water. Its boarded-up appearance convinced others that no one lived there. When Willard saw the old man's brown truck parked near the larger front cottage, he knew that Ventres was on the island, probably in the rear cottage, with its distant view of Casco Bay. And he

was. "I was scared going in there," Willard says, "but I lost all that when I found him." Among his belongings, police found a 1979 will that named Donald Kopp, a Portland lawyer, as his executor. It took Kopp and his assistant, Gianna Blanchard, four weeks to find Ventres' only known relative, his 78-year-old sister, Evangeline Mary Tobey, who lives in a home for the mentally disabled in Waterville. The beneficiary of Ventres' estate - which could be substantial since modest island homes sell for \$300,000 - is the Coptic Fellowship International. The Michigan-based religious group traces its roots to Egypt and values truth, goodwill, science and spiritual revelation through meditation, according to its Web site. Kopp says group leaders were surprised to learn of Ventres' bequest, which includes proceeds from a house in Port Allegany, Pa. Islanders believe Ventres acquired his unusual religious beliefs from his mother, Florence, who was seen meditating in the back yard, sitting in the lotus position, long before yoga was in fashion. She died in 1965 at age 72. Ventres' father, Albert Ventres Sr., died in 1936 at age 70. His obituary in the Portland Press Herald said he died of natural causes when he sat down to rest while cutting wood off Park Avenue. Ventres, who was 15 at the time, was sent to find him when he didn't return from the woodlot that evening. ON HIS OWN TERMS During WWII, Ventres told Willard, he crashed twice while flying over China and was lucky to survive. Others say he may have worked for the State Department and for the Sikorsky helicopter company in Connecticut before returning to Maine, where he worked for the Singer Sewing Machine Co. Sophia West, 51, met Ventres as a child when she spent summers on the island with her grandmother. West became friendly with him in the mid-1970s, when she and a friend went fishing with him and explored the island together. He charmed them with his depth of knowledge and unusual outlook. He called her when the blackberries were ripe in his yard and she baked bread for him. Later, when West became a year-round island resident, their friendship foundered. Several years ago, he asked her to stop visiting him, the same way he rebuffed anyone he thought was checking up on him. "He drove everybody away and he didn't have to," says West. "I think he stopped trusting people. I always hoped that someday he would want me to visit him again." One person he trusted was Willard, a South Portland resident who grew up on the island. Willard remembers being afraid of Ventres as a kid. "He was quiet. He was mysterious. He had all those junk cars in his yard," Willard recalls. They became friends about 20 years ago, not long after Willard, now 40, started working for the ferry. They had a conversation about honey-making and Ventres invited Willard to see his hives. After that, Ventres made a habit of joining Willard in the pilot house. "You don't strike up a friendship with Albert, Albert strikes up a friendship with you. He did everything on his own terms," Willard says. "I always called him Mr. Ventres. He told me to call him Albert, but I could never do that." SHARING WHAT HE COULD Ventres had no use for the stock market and always spoke up for the underdog. He liked to share literature about the Coptic Fellowship and recipes for healthy foods in season. He felt a keen responsibility to maintain the houses his mother left him, but he was overwhelmed by the burden. "Albert was a kind and gentle guy and he cared about people," Willard says, "but he didn't have the means to show it." Willard spoke with Ventres less frequently in recent years because Willard switched ferry routes. Still, every Dec. 31, Willard stopped by Ventres' home with a birthday gift, usually a fruit basket. And they often waved to each other, Ventres standing on tiptoes on the island shore, Willard at the helm of a ferry heading to another island. The last time they spoke, in the parking lot of the Portland ferry terminal, Ventres marveled that Willard could always pick him out of a crowd. "You always find me," was the last thing Ventres said to him. Willard believes the statement was prophetic. He hopes others learn something from his experience. "Maybe people could look around and see someone like Albert Ventres who just needs a little understanding," Willard says. "I was lucky to know him." Staff Writer Kelley Bouchard can be contacted at 791-6328 or at: kbouchard@pressherald.com

Caption:
Albert Ventres

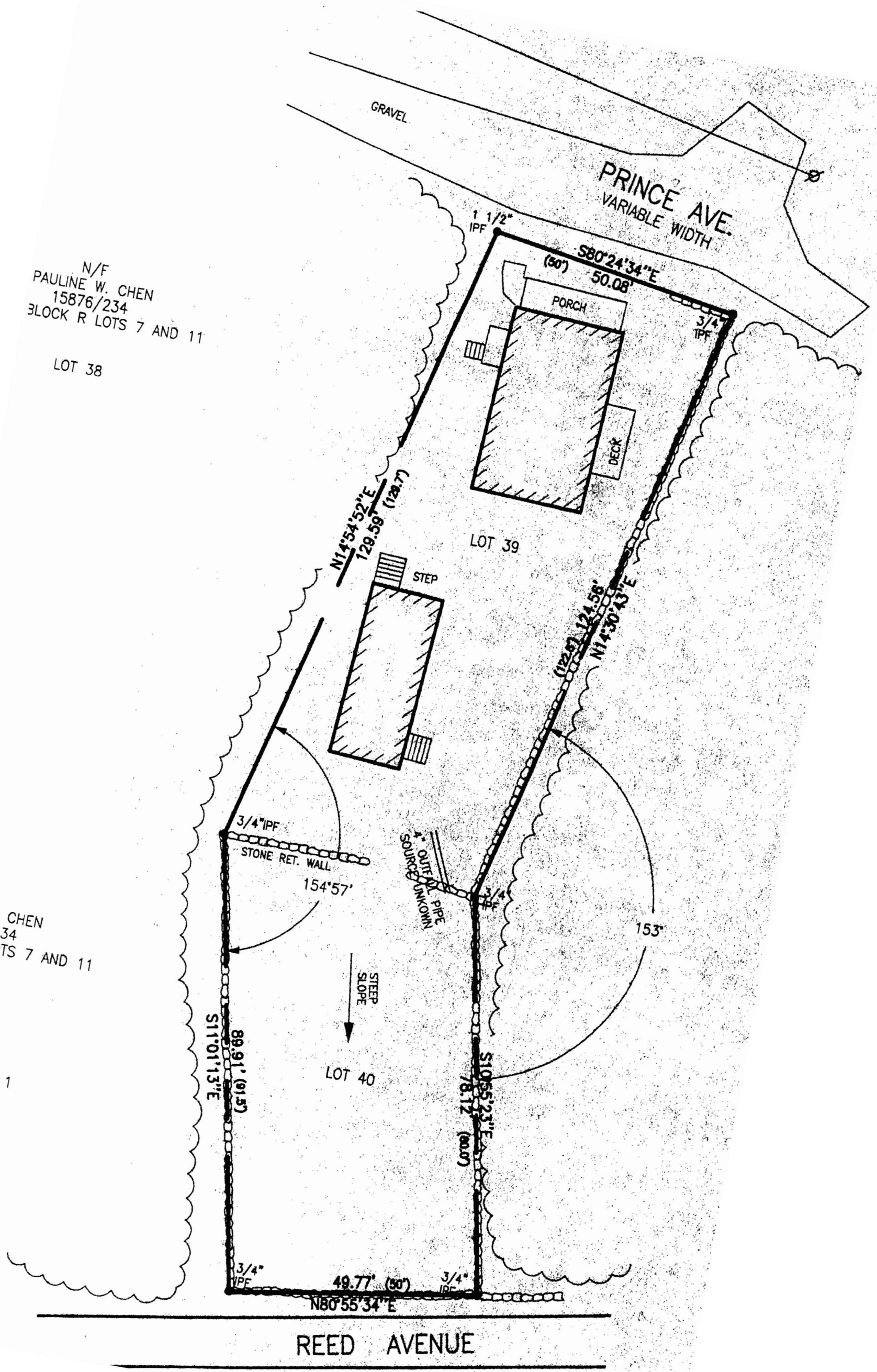
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Record Number: 0412190138

N/F
PAULINE W. CHEN
15876/234
BLOCK R LOTS 7 AND 11

LOT 38

N/F
PAULINE W. CHEN
15876/234
BLOCK R LOTS 7 AND 11

LOT 41
ER PLAN REF. 1
(TYPICAL)



REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET Prince Ave.	BLDG. NO.	CARD NO. 1 OF 2	DEVELOPMENT NO.	AREA 6300	DIST. 14	ZONE	CHART 91	BLOCK BR	LOT 8	CURR. DESC.
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TAXPAYER ADDRESS AND DESCRIPTION

VENTRES FLORENCE PEARL
PEAKS ISLAND
CITY

LAND & BLDGS. PRINCE AVE. LOT 39
REC. PL. W. S. TREFETHEN PEAKS
ISLAND ASSESSORS PLAN 91-R-8
AREA 6300 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS			
TOPOGRAPHY		IMPROVEMENTS	
LEVEL	<input checked="" type="checkbox"/>	WATER	<input type="checkbox"/>
HIGH	<input type="checkbox"/>	SEWER	<input type="checkbox"/>
LOW	<input type="checkbox"/>	GAS	<input type="checkbox"/>
ROLLING	<input type="checkbox"/>	ELECTRICITY	<input type="checkbox"/>
SWAMPY	<input type="checkbox"/>	ALL UTILITIES	<input type="checkbox"/>
STREET		TREND OF DISTRICT	
PAVED	<input type="checkbox"/>	IMPROVING	<input type="checkbox"/>
SEMI-IMPROVED	<input type="checkbox"/>	STATIC	<input type="checkbox"/>
DIRT	<input checked="" type="checkbox"/>	DECLINING	<input type="checkbox"/>
SIDEWALK	no		
TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
50	126	150	108	160	80	
TOTAL VALUE LAND					80	
TOTAL VALUE BUILDINGS					1480	
TOTAL VALUE LAND AND BUILDINGS					1560	
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

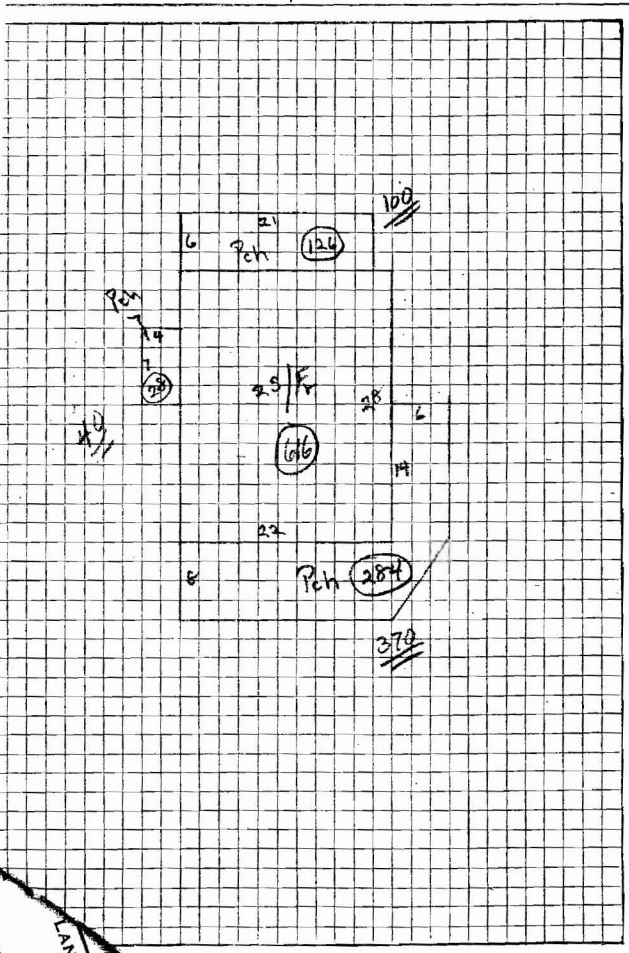
ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND	75			
	BLDGS.	1000			
	TOTAL	1075			
1951	LAND	50			
	BLDGS.	875			
	TOTAL	925			
195	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

WANAKENA.



FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	<input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL		FLOOR FINISH		KITCHEN SINK	<input checked="" type="checkbox"/>
3/4 (3/2) 3/4	<input checked="" type="checkbox"/>	B	1 2 3	STD. WAT. HEAT	<input checked="" type="checkbox"/>
NO. CELLAR		CEMENT		AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES	<input checked="" type="checkbox"/>			TOILET FL. & WCOT.	
ASBES. SHINGLES		ATTIC FLR. & STAIRS		LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		B	1 2 3	NO LIGHTING	
BRICK VENEER		PINE	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD		BSMT.	2ND 4
SOLID BRICK		PLASTER		1ST 4	3RD
STONE VENEER		UNFINISHED	<input checked="" type="checkbox"/>	OCCUPANCY	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	<input checked="" type="checkbox"/>
TERRA COTTA				TWO FAMILY	
VITROLITE		RECREAT. ROOM		APARTMENT	
PLATE GLASS		FINISHED ATTIC		STORE	
INSULATION		FIREPLACE	<input checked="" type="checkbox"/>	THEATRE	
WEATHERSTRIP		HEATING		HOTEL	
ROOFING		PIPELESS FURNACE		OFFICES	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE		WAREHOUSE	
WOOD SHINGLES		FORCED AIR FURN.		COMM. GARAGE	
ASBES. SHINGLES		STEAM		GAS STATION	
SLATE TILE		HOT WAT. OR VAPOR		ECONOMIC CLASS	
METAL		NO HEATING	<input checked="" type="checkbox"/>	OVER BUILT	
COMPOSITION				UNDER BUILT	
ROLL ROOFING		GAS BURNER		DT. R. 25.50	AR. F. C
INSULATION		OIL BURNER		LD. 12	PD. 70
		STOKER		MS. 12	CK. 50

COMPUTATIONS	
UNIT	1951
616 S. F.	2190
S. F.	
ADDITIONS	+510
BASEMENT	+120
WALLS HT.	-100
ROOF	
Shingles	+170
FLOORS	
ATTIC	
FINISH	-660
FIREPLACE	+130
HEATING	
PLUMBING	+240
TILING	
TOTAL	2600
FACT.	-
REP. VAL.	2600

SUMMARY OF BUILDINGS													
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.	
Cottage	A 25/Fr	DC			F	2600	55%	1170	-A	1170	700	51	
	B							CARD # 2	B	310	175	51	
	C								C				
	D								D				
	E								E				
	F								F				
	G								G				
YEAR	1951	1951 TOTAL BLDGS.										1480	875
TAX VAL.	875	TAX VALS.										19	19
OLD VAL.		TAX VALS.										19	19
CHANGE		TAX VALS.										19	19

TAXP
LAND NOS.

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

Check 159

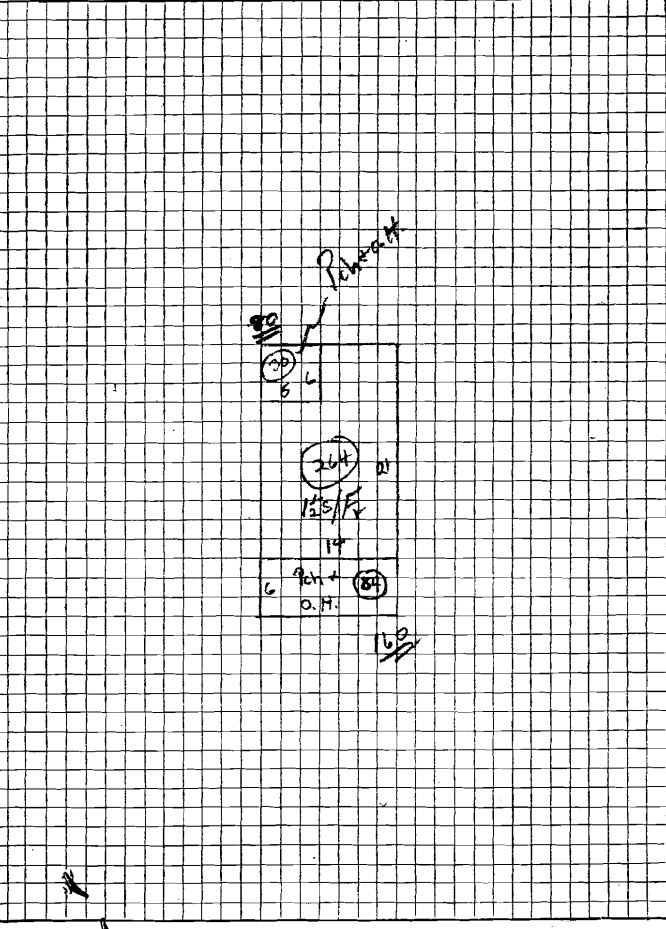
12

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	$\frac{1}{2}$	MILL TYPE		WATER CLOSET	
PIERS	$\frac{1}{2}$	REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL		FLOOR FINISH		KITCHEN SINK	<input checked="" type="checkbox"/>
$\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$			B 1 2 3	STD. WAT. HEAT	
NO. CELLAR	<input checked="" type="checkbox"/>	CEMENT		AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		PINE	<input checked="" type="checkbox"/>	NO LIGHTING	
BRICK VENEER		HARDWOOD		NO. OF ROOMS	
BRICK ON TILE		PLASTER		BSMT.	2ND 2
SOLID BRICK		UNFINISHED	<input checked="" type="checkbox"/>	1ST 3	3RD
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	<input checked="" type="checkbox"/>
TERRA COTTA		FINISHED ATTIC		TWO FAMILY	
VITROLITE		FIREPLACE		APARTMENT	
PLATE GLASS		HEATING		STORE	
INSULATION		PIPELESS FURNACE		THEATRE	
WEATHERSTRIP		HOT AIR FURNACE		HOTEL	
ROOFING		FORCED AIR FURN.		OFFICES	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	STEAM		WAREHOUSE	
WOOD SHINGLES		HOT WAT. OR VAPOR		COMM. GARAGE	
ASBES. SHINGLES		NO HEATING	<input checked="" type="checkbox"/>	GAS STATION	
SLATE	TILE	ECONOMIC CLASS		OVER BUILT	
METAL		UNDER BUILT		DT. 82550	
COMPOSITION		GAS BURNER		AR. 30	
ROLL ROOFING		OIL BURNER		LD. 12	
INSULATION		STOKER		PD. 20	
				MS. 12	
				CK. 10	

COMPUTATIONS

UNIT	1951			
2644 S. F.	750			
S. F.				
ADDITIONS	1240			
Sub.	-40			
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC				
FINISH	-220			
FIREPLACE	410			
HEATING				
PLUMBING				
TILING				
TOTAL	850			
FACT. -10	-80			
REP. VAL.	770			



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D	SOUND VAL.	TAX VAL.	Y
Cottage	135/Fv	DC	?		FP	770	60%	310	A	310	175	
									B			
									C			
									D			
									E			
									F			
									G			

YEAR	1951					1951 TOTAL BLDGS.			310		175
TAX VAL.						19				19	
OLD VAL.	175					19				19	
CHANGE						19				19	

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET Reed Ave. Peaks Island	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA 4285	DIST. 14	ZONE	CHART 91	BLOCK R	LOT 9	CURR. DESC.
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TAXPAYER ADDRESS AND DESCRIPTION

**CENTRES FLORENCE PEARL
PEAKS ISLAND
CITY**

**LAND REED AVE. LOT 40 REC. PL.
W S TREFETHEN PEAKS ISLAND
ASSESSORS PLAN 91-R-9
AREA 4285 SQ. FT.**

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	
TILLABLE	PASTURE
	WOODED
	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
50	87A	10	95	.95	50	
TOTAL VALUE LAND					50	
TOTAL VALUE BUILDINGS					1	
TOTAL VALUE LAND AND BUILDINGS					50	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		ELK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD				INCREASE	DECREAS
1950	LAND	50			
	BLDGS.				
	TOTAL	50			
1951	LAND	25			
	BLDGS.	1			
	TOTAL	25			
195	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET Reed Ave. Peaks Island	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA 4285	DIST. 14	ZONE	CHART 91	BLOCK R	LOT 9	CURR. DESC.
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TAXPAYER ADDRESS AND DESCRIPTION

ENTRES FLORENCE PEARL
PEAKS ISLAND
CITY

LAND REED AVE. LOT 40 REC. PL.
W S TREFETHEN PEAKS ISLAND
ASSESSORS PLAN 91-R-9
AREA 4285 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY <input checked="" type="checkbox"/>
SWAMPY	ALL UTILITIES
STREET	
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	
TILLABLE	PASTURE
	WOODED <input checked="" type="checkbox"/>
	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
50	87A	10	95	.95	50	19
TOTAL VALUE LAND					50	
TOTAL VALUE BUILDINGS					1	
TOTAL VALUE LAND AND BUILDINGS					50	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD		INCREASE	DECREASE
1950	LAND	50	
	BLDGS.		
	TOTAL	50	
1951	LAND	25	
	BLDGS.		
	TOTAL	25	
195	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS.	STREET <i>Prince Ave Peaks Island</i>	BLDG. NO.	CARD NO. <i>2 OF 2</i>	DEVELOPMENT NO.	AREA <i>6300</i>	DIST. <i>14</i>	ZONE	CHART <i>91</i>	BLOCK <i>R</i>	LOT <i>8</i>	CURR. YR.
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TAXPAYER ADDRESS AND DESCRIPTION <i>Ventres Florence Pearl Peaks Island City</i>

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/> WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	TREND OF DISTRICT
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	<input checked="" type="checkbox"/> DECLINING
SIDEWALK	<i>No</i>
TILLABLE	PASTURE
	WOODED
	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
<i>Spr card 1 of 2</i>						
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

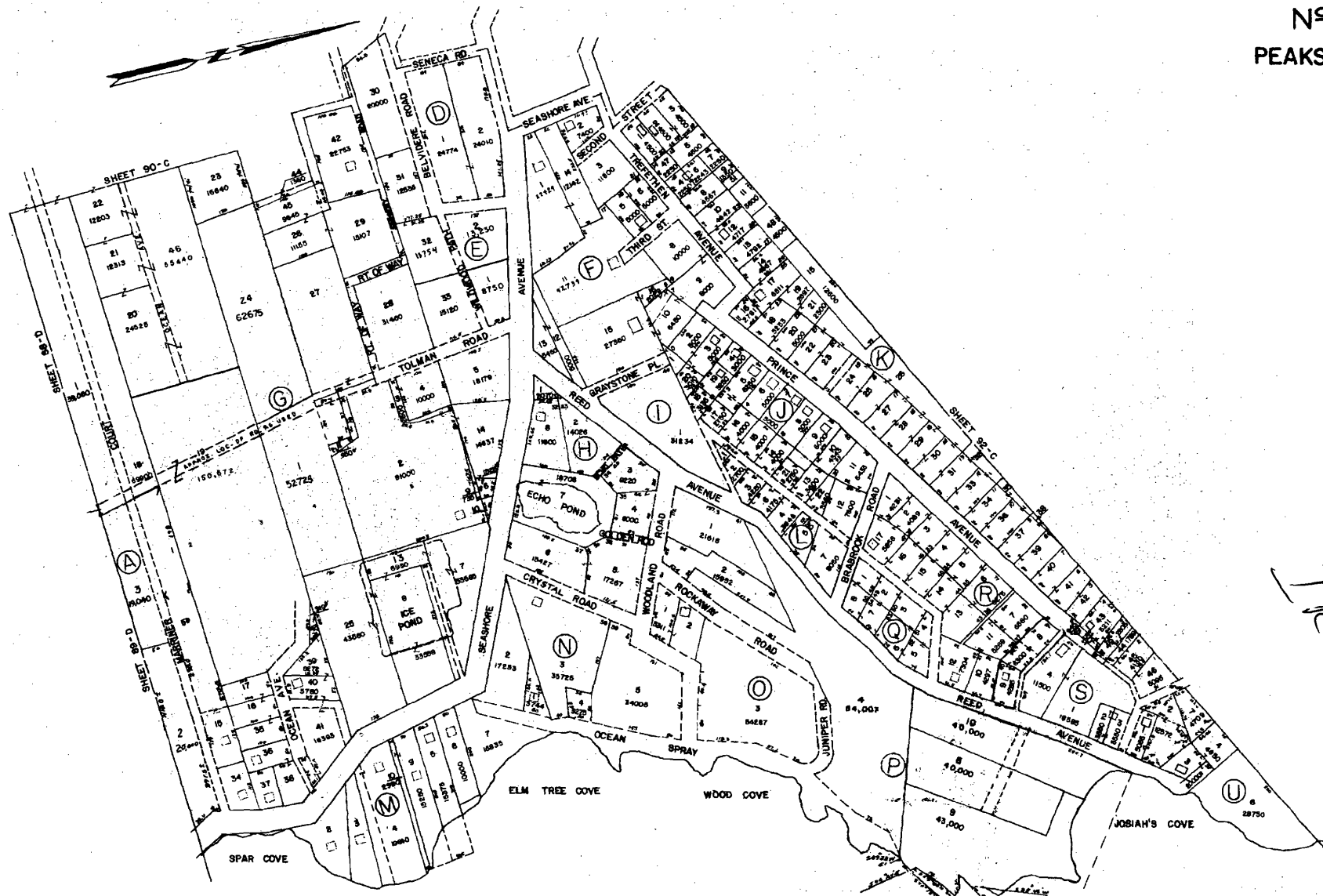
LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND				
	BLDG.				
	TOTAL				
1951	LAND				
	BLDG.				
	TOTAL				
195	LAND				
	BLDG.				
	TOTAL				
19	LAND				
	BLDG.				
	TOTAL				
19	LAND				
	BLDG.				
	TOTAL				
19	LAND				
	BLDG.				
	TOTAL				
19	LAND				
	BLDG.				
	TOTAL				
19	LAND				
	BLDG.				
	TOTAL				
19	LAND				
	BLDG.				
	TOTAL				

No 91
PEAKS ISLAND



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 100'
REDRAWN 6-76

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 2 of 2
Parcel ID 091 R008001
Location 85 PRINCE AVE
Land Use SEASONAL

Owner Address BYRNE SMITH TUTTLE LLC
 114 FEDERAL ST
 SALEM MA 01970

Book/Page 23042/236
Legal 91-R-8-9
 PRINCE AVE
 PEAKS ISLAND
 10585 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$132,550	\$75,270	\$207,820

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$229,400	\$93,200	\$322,600

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1910	Style Cottage	Story Height 1	Sq. Ft. 521	Total Acres 0.243	
Bedrooms 2	Full Baths	Half Baths 1	Total Rooms 4	Attic Full Finsh	Basement Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

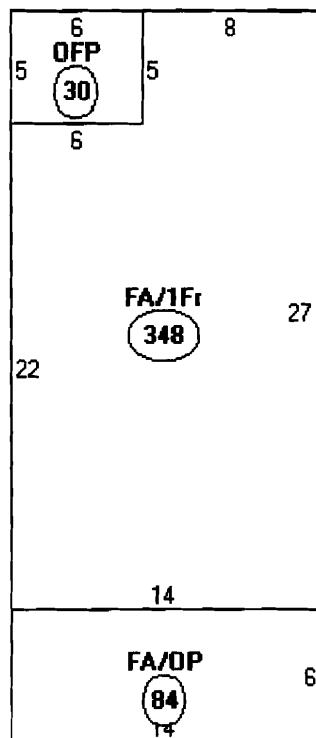
Sales Information

Date	Type	Price	Book/Page
-------------	-------------	--------------	------------------

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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



Descriptor/Area

A: FA/1Fr
348 sqft

B: OFF
30 sqft

C: FA/OP
84 sqft

2062

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

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Card Number 1 of 2
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Land Use SEASONAL

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 114 FEDERAL ST
 SALEM MA 01970

Book/Page 23042/236
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Property Information

Year Built 1900	Style Cottage	Story Height 1.5	Sq. Ft. 1078	Total Acres 0.243		
Bedrooms 5	Full Baths 1	Half Baths	Total Rooms 9	Attic None	Basement Part	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

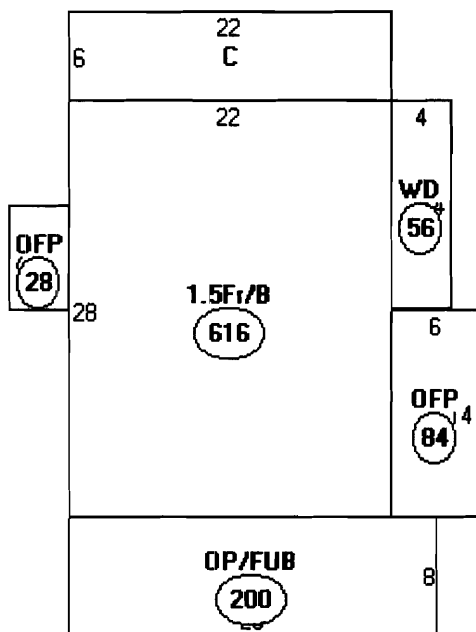
Date	Type	Price	Book/Page
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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





Descriptor/Area

- A: 1.5Fr/B
616 sqft
- B: OFP
28 sqft
- C: OFP
132 sqft
- D: WD
56 sqft
- E: OFP
84 sqft
- F: OP/FUB
200 sqft

10/2

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	2 of 2	
Parcel ID	091 R008001	
Location	85 PRINCE AVE	14-357
Land Use	SEASONAL	
Owner Address	BYRNE SMITH TUTTLE LLC 114 FEDERAL ST SALEM MA 01970	
Book/Page	23042/236	
Legal	91-R-8-9 PRINCE AVE PEAKS ISLAND 10585 SF	

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Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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



Building card 1

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 2
Parcel ID	091 R008001
Location	85 PRINCE AVE
Land Use	SEASONAL
Owner Address	BYRNE SMITH TUTTLE LLC 114 FEDERAL ST SALEM MA 01970
Book/Page	23042/236
Legal	91-R-8-9 PRINCE AVE PEAKS ISLAND 10585 SF

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Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture	Sketch	Tax Map
-------------------------	------------------------	-------------------------

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- N/A Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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

Jason M. Holt 4/24/06
Signature of Applicant/Designee Date
Randy Hunter 4/24/06
Signature of Inspections Official Date
CBL: 0912008 Building Permit #: 060248