

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

Location of Construction: 575 Forest Ave		Owner: Carol K. Johansen		Phone: 871-9910		Permit No: 990101	
Owner Address: 438 Deering Ave		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Mr. Stuart Carter RS Carter		Address: Construction P.O. Box 1138		Phone:		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME Permit Issued: FEB 10 1999	
Past Use: School of Meditation		Proposed Use: Bed & Breakfast		COST OF WORK: \$ 37,775		PERMIT FEE: \$ 215.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R1</i> Type: <i>3B</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: <i>B-2</i> CBL: 2256 126-E-001	
Proposed Project Description: Change of Use w/Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: <i>OK with cond. / [Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: NG		Date Applied For: February 21, 1999					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

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

February 8, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 2
EC/TH

COMMENTS

4/5/99 - talked w/ Mrs. Johnson by phone - also M. Callen & St. Michael
Capt. Set for 1 PM 4/12 for Cof O - According to Mee Egan problem
resolved & Fire Marshall permit has been issued (R)

Rear room - 1st Flr - smoke det.

Bath - AV unit / cover toilet opening

1st flr - 1 bed - 2nd - 3

- Kitchen - piping under sink -

Dryer - rigid duct work -

OK Water tank - vacuum brkr. -

OK Handrail - 2nd to 3rd -

Fire Exting

Final Done by J. Reed. - All corrected.

Inspection Record

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



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 575 Forest Ave. 126-E-001

Issued to Carol K. Johansen

Date of Issue 04/26/99

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. 990101, 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

Entire 1st Floor—one room
2nd Floor—3 rooms

APPROVED OCCUPANCY

Bed & Breakfast
Use group R1
Type 3B

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4/20/99 *Tammy Munson*

(Date)

Inspector

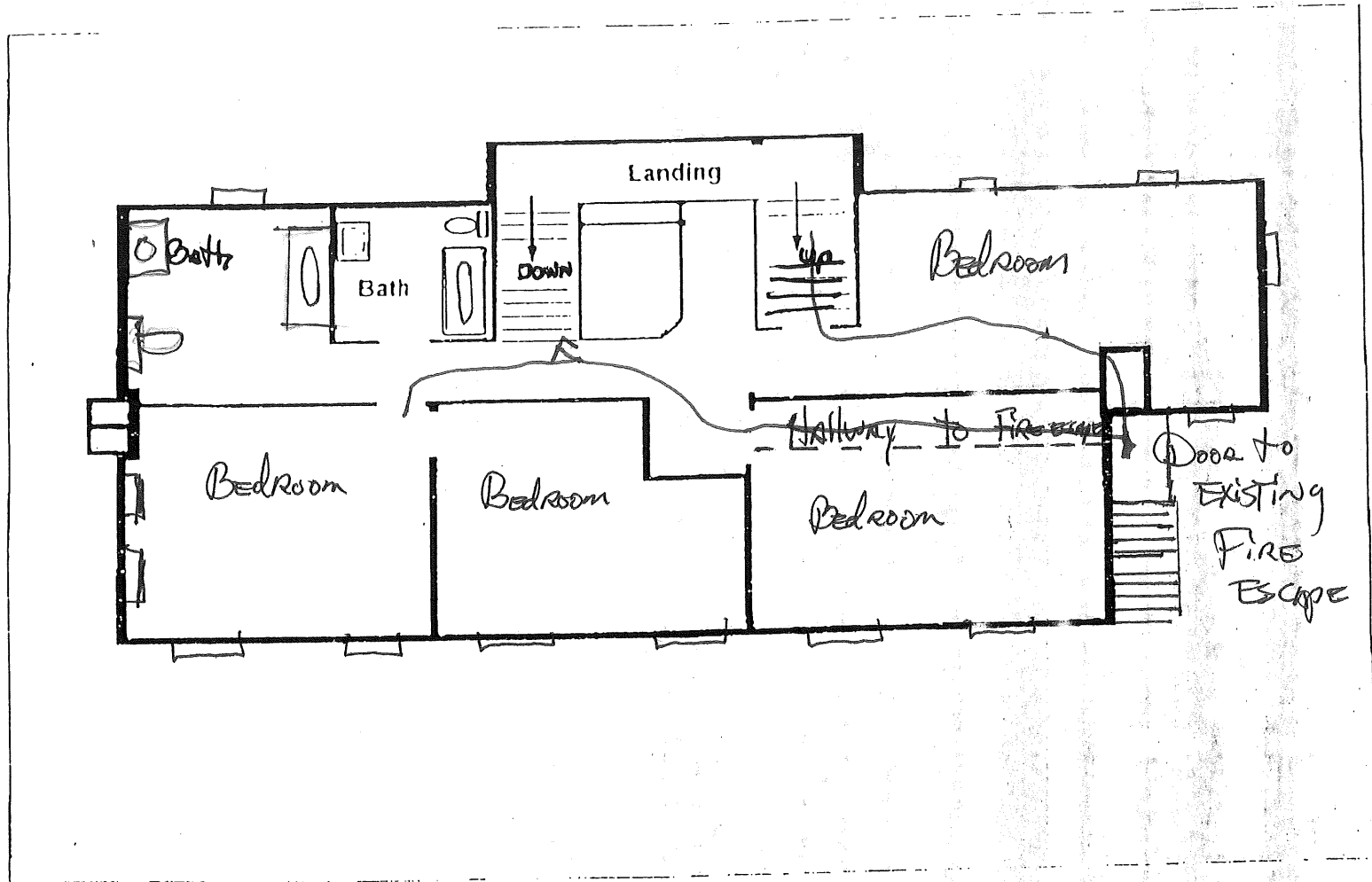
G. Samuel

Inspector of Buildings

[Handwritten initials]

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.

2nd Floor Sketch



Not drawn to scale

Friday Jan. 15, 1998

Dear City Inspection Dept.

Please find enclosed a request for a
Building Permit for renovation of property
at 575 Forest Ave
Portland, ME 04103

As requested I have enclosed

1. Permit request application
2. Copy of the Purchaser Sales Agreement
3. Copy of Construction Contract
4. A Copy of the Plot Plan / Site Plan
5. Building Plans - yellow indicate
building changes

Thank you for attention to my request:

Carol K. Johnson
438 Deering Ave
Portland, ME 04103
871-9910

BUILDING PERMIT REPORT

DATE: 10 February 1999 ADDRESS: 575 Forest Ave CBL 126-E-001
REASON FOR PERMIT: Bed & Breakfast
BUILDING OWNER: Carol K. Johansen
CONTRACTOR: MR. STUART CARTER
PERMIT APPLICANT: _____
USE GROUP R-1 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *8, *10, *12, *13, *14, *15, *16, *18, *19, *20, *24, *26, *30, *31, *32, *33

- *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. (A 24 hour notice is required prior to inspection)
- 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- *12. 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
- *16. 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

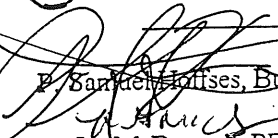
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

- 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.
- *20. 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. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. 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.
- 29. 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.
- *30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

*31. This proposed project MUST have STATE fire Marshall's office approval.

(32) See additional sheet

(33) Bedroom occupant can not pass a vertical opening to reach the second exit


P. Banfield-Holmes, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator


PORTLAND FIRE DEPARTMENT

Review Date: 2/10/99 Contractor: Carter

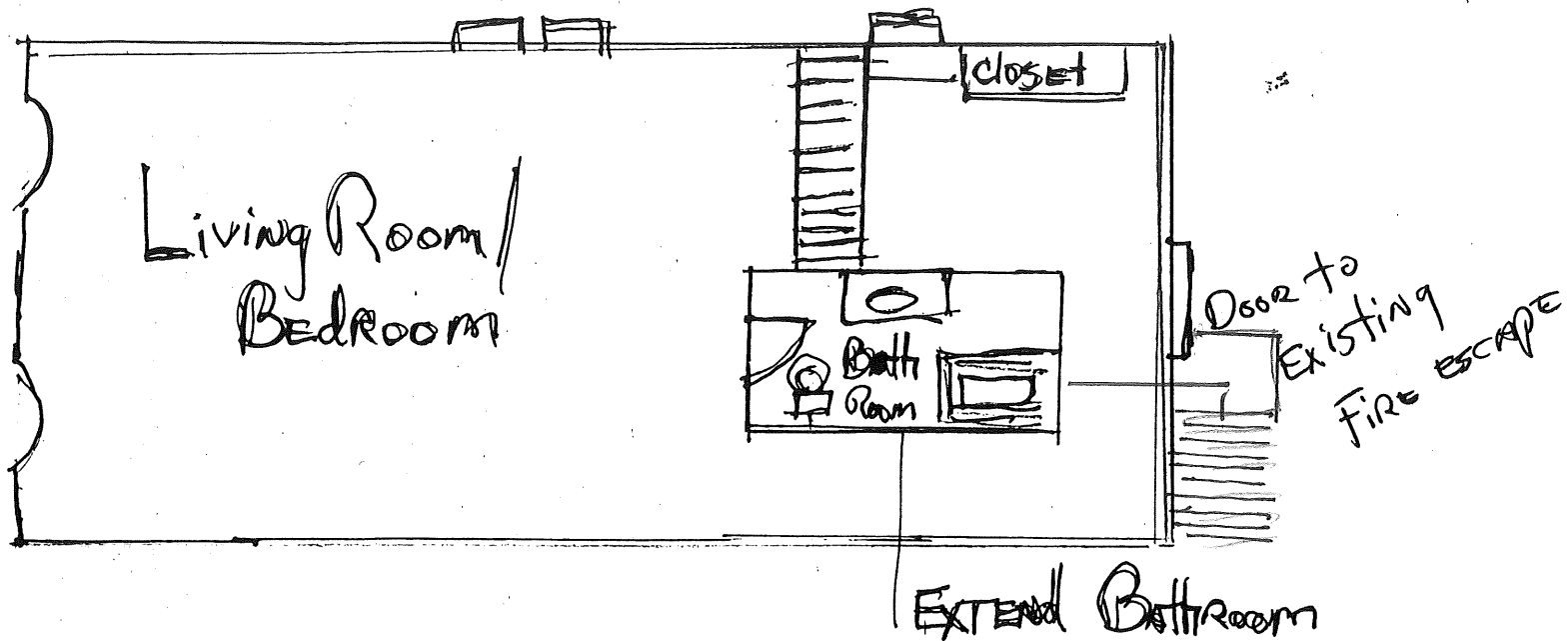
Address: 575 Forest Ave CBL: _____

Please note marked Conditions of Approval

- * The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm per sq ft of floor throughout the entire area. An indicating shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4" copper or 1" steel. Maximum coverage area of a residential sprinkler in 144 sq ft per sprinkler.
- ⊗ All required fire alarm systems shall have the capacity of zone disconnect via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
- ⊗ All remote annunciators shall have a visible trouble indicator along with the fire alarm zone indicators.
- * Any master box connected to the municipal fire alarm system shall have a supervised municipal disconnect switch.
- * All master box locations shall be approved by the Fire Dept. Director of Communications.
- * A master box shall be located so that the center of the box is five feet above finished floor.
- * All master box locations are required to have a Knox box.
- * A fire alarm acceptance report shall be submitted to the Portland Fire Department.
- * All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Protection and Regulation (Chapter 691).
- * No cutting of tanks on site. Cutting of tanks to be done at an approved disposal site.
- * The fire dispatcher must be notified at least 48 hrs in advance of removal or transportation of tanks.
- * All above ground L/P tanks shall be located in accordance with NFPA 58 standards.
- * Any tank located near the path of vehicle movement shall be protected.
- * All piping shall be protected from possible mechanical damage and vandalism.
- * A 4" storz fire department connection is required.
- * Any renovation of sprinkler system over 20 heads must have State Fire Marshall approval.
- ⊗ A sprinkler performance test shall be submitted to the P.F.D. after completion of work.
- ⊗ State Fire Marshall approval is required for this project.


Lt. Gaylen Mc Dougall
Portland Fire Prevention Bureau

3rd Floor Sketch



575 Forest Ave

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

201858

WORLD PLAN EXECUTIVE COUNCIL, a California corporation with a place of business in Washington, D.C., for consideration paid, grants to MAHARISHI SCHOOL OF VEDIC SCIENCE, a Maine corporation having a mailing address of 575 Forest Avenue, Portland, Maine, with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located on the northeasterly side of Forest Avenue, Portland, Cumberland County, Maine and generally known as 575 Forest Avenue, Portland, Maine, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference thereto.

ESTATE TAX PAID

WITNESS my hand and seal this 29 day of the month of March, 1994.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

WORLD PLAN EXECUTIVE COUNCIL

Miguel Diaz

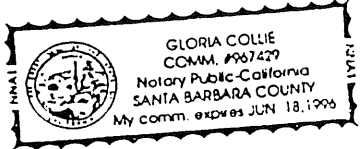
Thomas M. Headley
By: Thomas M. Headley
Its: President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Barbara
On Mar 29, 1994 before me, Gloria Collie, Notary Public
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"
personally appeared Thomas M. Headley
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SEAL



WITNESS my hand and official seal.

Gloria Collie
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
President
TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT _____
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law it could prevent fraudulent reattachment of this form.

Initials: Buyer CKJ
 Seller MT
 Date: 9/23/98



Portland, Maine 9-21 19 98

RECEIVED of Carol Johansen) in the form of: personal check of Portland, Maine
 herein called the Purchaser, the sum of (\$ 5,000.) situated in the County of Cumberland
 as earnest money, and in part payment on account of the purchase price of the following described real estate, situated in the County of Maine
 and State of Maine to wit: The Mahanski School of Vedic Sciences property, so called, being a frame building

situated on and including a lot of land approximately 9,128 +/- s.f. and located at 575-577 Forest Ave, Portland
 Being all the real property owned by the Seller at this address and being more fully described at said county's registry of deeds in Book 11369
 Page 017. The parties agree that all fixtures, including, but not limited to, existing storm windows, screens, shades, blinds, shutters, curtain rods,
 electrical fixtures, and the following items of personal property are included with the sale as existing at time of showing: all existing appliances
as viewed 7-98

the TOTAL purchase price being (\$ 252,500.) two hundred fifty-two thousand, and five hundred DOLLARS
two hundred PAYMENT TO BE MADE AS FOLLOWS: the above earnest money deposit paid herewith, and the remainder to be paid by cash or certified check at time of
 Transfer of Title. Said earnest money deposit and held by the broker, subject to the following conditions:

1. DEPOSIT/ACCEPTANCE: Malone Commercial Brokers as listing agency shall hold said earnest money or deposit and act as
 escrow agent until closing: that 2 day(s) shall be given for obtaining the Seller's acceptance; and, in the event of non-acceptance, this deposit shall be
 promptly returned to the Purchaser.

2. TITLE: That a deed, showing good and merchantable title in accordance with standards adopted by the Maine Bar Association, shall be delivered to the
 Purchaser or his nominee; and it is agreed that this transaction shall be closed and the Purchaser shall pay the balance due and execute all papers necessary for the
 completion of the purchase on the 30th day from the Effective Date of this contract as set forth below unless another date is mutually
 agreed upon by all parties. If Seller shall be unable to convey, or deliver possession in accordance with the provisions of this Agreement, or make the premises
 conform with the provisions hereunder, then the Seller shall have a reasonable time period to remedy the defect, not to exceed thirty (30) days, unless otherwise
 agreed to in writing by both parties at the time the defect is discovered. The Seller hereby agree to use diligent efforts to cure any such title defect during such
 period or make the premises conform, whichever applies. If, at the closing date, or at the expiration of the extension period, if extended, the Seller shall have
 failed to remove title defects, deliver possession, or make the premises conform, whichever applies, all as herein provided, then the deposits made hereunder shall
 be refunded, and the obligations of the parties to one another shall cease, and this Agreement shall be void and without recourse to the parties, unless the
 Purchaser elects in writing before the time for performance as the same may have been extended, to accept the premises or the title in its then condition at the
 price herein provided.

3. DEED: The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except easements of record,
 restrictive covenants of record, and usual public utilities servicing the property. Seller represents that the use of the real estate complies with current zoning
 ordinances.

4. POSSESSION: Seller shall deliver to Purchaser possession of said premises at transfer of title. The above described property to be delivered in substantially
 the same condition as of the date of this contract unless otherwise stated. Occupancy will be given at transfer of title.

5. RISK OF LOSS: The risk of loss or damage to said premises by fire or otherwise, until the closing, is assumed by the Seller. The Purchaser has the option to
 accept the proceeds of insurance and continue with the purchase or the Purchaser may opt out of the purchase and this contract becomes null and void.

6. PRORATIONS: The following items shall be pro-rated as of transfer of title:
 Real estate taxes for the fiscal year in the town of Portland, ME Seller is responsible for any unpaid taxes for prior years.
 Fuel: Yes No ; electricity: Yes No ; water: Yes No ; sewer: Yes No ; rents: Yes No ; association fees: Yes No

7. FINANCING: this contract is subject to an approved conventional mortgage loan of 80 % of the purchase price, at an interest rate
 not to exceed 8.5 % and amortized over a period of not less than 30 years. Points: Seller agrees to pay no more than
 \$ -0- towards points, closing costs and/or prepaids.

a) The Purchaser is under a good-faith obligation to actively seek and accept financing on the above described items and shall make
 application for said mortgage within seven (7) days of the Effective Date of this contract. The Purchaser acknowledges that a breach of this good-
 faith obligation will be a breach of this contract and will result in forfeiture of earnest money;

b) This contract is subject to a written statement from the lender within fifteen (15) days of the Effective Date, that the Purchaser has made
 application and based upon the information given and subject to verification, is qualified for the loan requested. Final lender approval shall be
 obtained within 65 days of the Effective Date of this contract. If either of these loan approvals is not obtained within said time periods, the Seller, at
 his option may declare this contract null and void and the deposit shall be promptly returned to the Purchaser.

8. DEFAULT: In the event of default by the buyer, seller may employ all legal and equitable remedies, including without limitation, termination of this contract
 and forfeiture by buyer of the earnest money. In the event of a default by seller, buyer may employ all legal and equitable remedies, including without limitation,
 termination of this contract and return to buyer of the earnest money. The escrow agent has the option to require written releases from both parties prior to
 disbursing the earnest money to either buyer or seller.

9. DISCLOSURES: The Purchaser acknowledges receipt of written disclosures concerning:

	Yes	No	
a) Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Waste Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Lead Based Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e) Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f) Radon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g) Underground Storage Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h) Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i) Exclusions of Personal Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
j) Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

If the answer to any of the above is "No", then this contract is made contingent upon the Purchaser receiving this written information within five (5) days of the
 Effective Date of this contract.

10. INSPECTIONS: It is recommended that the Purchaser have the following inspections:

- a) general building inspection;
- b) septic system inspection;
- c) air quality test to determine the concentration, if any, of radon gas;
- d) inspection to assess any potential danger and/or estimate the cost to remove or encapsulate asbestos in any property that contains or has contained asbestos insulation of any kind;
- e) lead paint inspection. The Purchaser is encouraged to seek information from professionals regarding any specific issues of concern. This contract is subject to the following inspections and/or tests with results being satisfactory to the Purchaser:

TYPE OF INSPECTION AND/OR TESTS	Yes	No	RESULTS REPORTED TO SELLER
a) General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>14</u> days
b) Septic System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>14</u> days
c) Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>14</u> days
d) Asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>14</u> days
e) Lead Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>14</u> days
f) Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u> </u> days

...will be reported to the Seller in writing within the number of days from the Effective Date specified above. If the result of any inspection is satisfactory to the Purchaser, he may, at his option, by notifying the Seller in writing within the specified number of days, declare the contract null and void and earnest money deposit shall be returned to the Purchaser. In the event that the Purchaser does not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency shall be deemed to have been waived by the Purchaser with respect to that inspection. It is understood that in the absence of the inspection(s) listed above, the Purchaser is relying completely upon his own opinion as to the condition of the property. Buyer understands and acknowledges that the Agency and its brokers are not expert in detecting physical defects in real property and that the Buyer has been advised to seek professional assistance in evaluating the physical condition of all properties.

11. WATER TEST: If the water supply to the premises is private, Seller, at his expense, will supply a recent satisfactory new Water Supply test conforming to the requirements of the State Bureau of Health and/or lending institution within 15 days of the Effective Date of this contract. Purchaser exclusively
12. AGENCY DISCLOSURE: Purchaser and Seller acknowledge receipt of written agency disclosures and confirm the following agency relationships for this transaction. (Check and complete either A or B)
A. Listing Agency: Malone Commercial Brokers and listing associate Mark Malone represent Seller exclusively.
Selling Agency: Mulhern Associates and selling associate Taff Davis represent Seller exclusively neither party

13. PRIOR STATEMENTS: All representations, statements and agreements heretofore made between the parties are merged into this agreement, which alone fully and completely expresses their respective obligations, and this agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations made by the other or on his behalf not embodied in this agreement.

14. HEIRS/ASSIGNS: All covenants and agreements herein contained shall extend to and be obligatory upon heirs, personal representatives, successors and assigns of the respective parties.

15. WITHHOLDING: Sellers are legal residents of _____ In the event Sellers are not legal residents of the State of Maine and the total consideration exceeds \$50,000.00, Maine Revised Statutes Annotated Title 36, Section 5250-A requires 2.5% of the total consideration paid for the property to be withheld by the real estate escrow person who closes the transaction to be paid over to the State Tax Assessor, unless a written release is obtained from the Bureau of Taxation, Augusta, Maine.

16. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this contract are confidential, but authorize the Agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Parties authorize Agent(s) to receive closing statements.

17. Any dispute or claim arising out of or relating to this contract or the property addressed within this contract shall be submitted to mediation in accordance with the Maine Residential Mediation Rules of the American Arbitration Assn. This clause shall survive the closing of the transaction.

18. ~~MARKETING OF PROPERTY~~: Seller agrees that upon signing of this agreement by seller and buyer, and during the pendency of this agreement, the broker shall cease all marketing activities, including, but not limited to, advertising, showing, promoting, offering for sale, seeking of back-up offers or in any other way, affecting the property for sale. Broker shall, however, disclose to seller any substantial interest concerning the purchase of the real estate subsequent to the date of this agreement.

19. CONTINGENCIES: Yes No
(a) Purchaser shall increase earnest money deposit an additional \$2000. Not after final lender approval.

20. ADDENDUM ATTACHED: Yes No

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. WHEN PROPERLY COMPLETED THIS IS A BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

Purchaser having inspected the above described property and its appurtenances, hereby offers and agrees to purchase the above described property at the price and upon the terms and conditions set forth.

Paul R. Mulhern
Purchaser
Date 09/21/98

By: Mark Malone
Purchaser
Date 09-21-98

Soc. Sec. # 568-52-9246

Soc. Sec. # 01-0441216

I hereby accept the offer and agree to deliver the above described property at the price and upon the terms and conditions stated above. I further agree to pay the broker above named as commission for his services _____ % percent of the sale price. ~~In the event said earnest money or deposit is forfeited by said purchaser, one-half thereof shall go to listing broker and the remainder to seller, provided however, that the broker's portion shall not exceed the full amount of the commission specified.~~

By: Mark Malone
Seller
Date 09/21/98

Seller
Date
Soc. Sec. #
Seller is a Resident of the State of Maine: Yes No

Soc. Sec. # 01-0441216

Soc. Sec. #
Seller is a Resident of the State of Maine: Yes No

Effective Date _____
NOTE: The day after the effective date starts the first complete 24 hour period when the counting of the days begins, being day number one. All days in contract shall refer to calendar days.

CLIFTON STREET

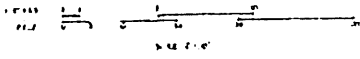
- 1. SHOWY REED: FUEL CELL IN LITTLE CORNER
- 2. SHOWY REED: FUEL CELL IN LITTLE CORNER

BY CITY ENGINEER

FOREST AVENUE



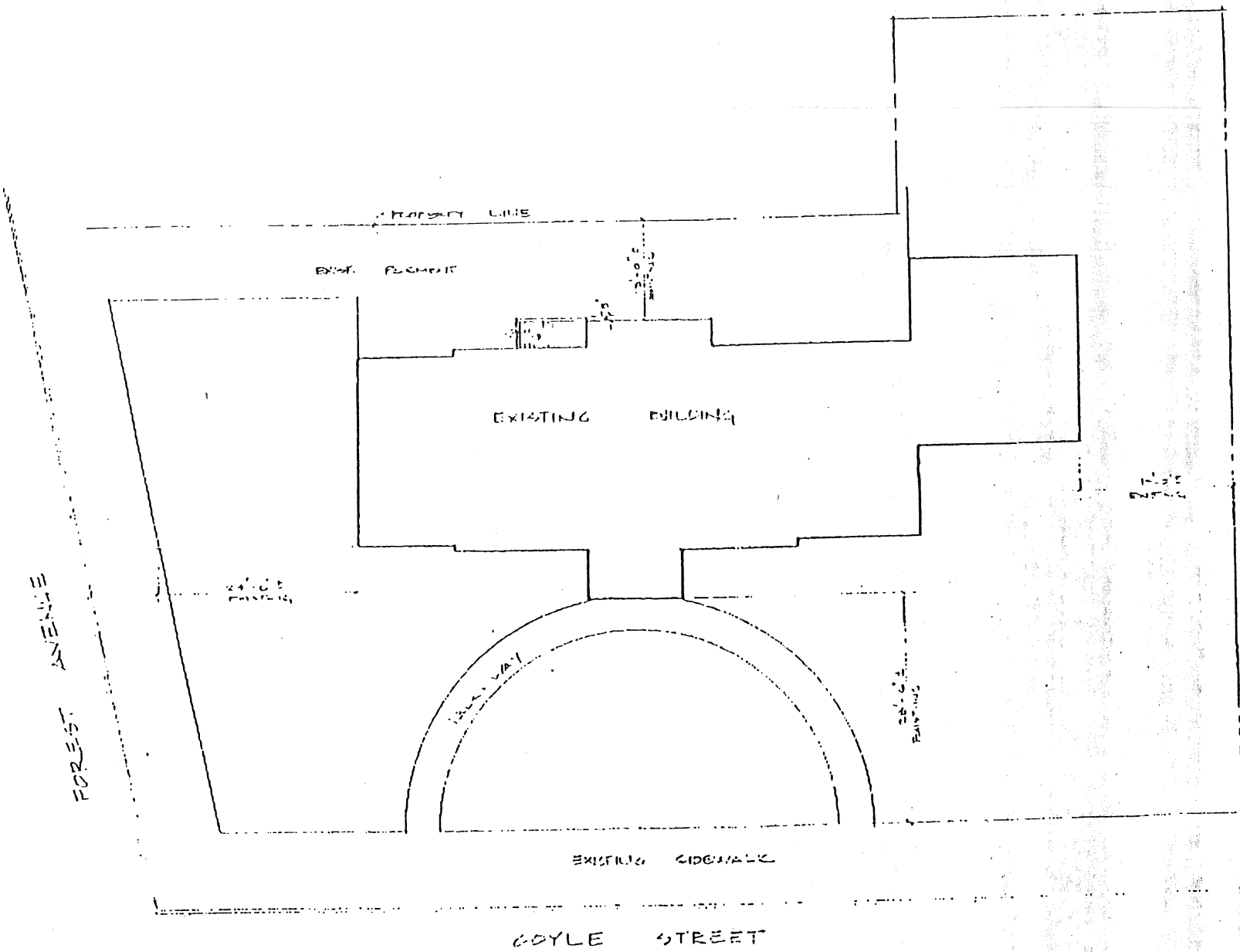
CONTRACTOR
 ALL RIGHTS RESERVED TO THE CITY OF BOSTON
 THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S REGULATIONS AND ORDINANCES.
 J. J. NEALE
 CITY ENGINEER



ALBERT LABRECQUE & HOOPER
 SURVEYORS AND ENGINEERS
 PA. REG. 1551

DONNELL NEALE
 M.A.S.
 P.L.P. REG. NO. 1111

PARKING EASEMENT
 PLAN



DESIGN EXTENSION &
BUILDERS, INC.
P.O. BOX 108, SHELBY BROOK, NE 68078
402-395-4811

PROJECT DESCRIPTION:
REVISIONS: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

REVISIONS:
DATE:

DATE: 11/15/10
SCALE: 1/8" = 1'-0"

DATE: 11/15/10
SCALE: 1/8" = 1'-0"

DATE: 11/15/10
SCALE: 1/8" = 1'-0"

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

19980171

I. D. Number

Carol K. Johansen

Applicant

438 Deering Ave, Portland, ME 04103

Applicant's Mailing Address

12/23/98

Application Date

Forest Ave B&B

Project Name/Description

Consultant/Agent

871-9910

Applicant or Agent Daytime Telephone, Fax

575 Forest Ave

Address of Proposed Site

126-E-001

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) Bed & Breakfast

4260

9128

B-2

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: 12/23/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date 2/9/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ 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 Issued _____ 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 _____ date _____ amount _____ expiration date _____
 Defect Guarantee Released _____ submitted date _____ amount _____ expiration date _____

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

19980171

I. D. Number

Carol K. Johansen

Applicant

438 Deering Ave, Portland, ME 04103

Applicant's Mailing Address

12/23/98

Application Date

Forest Ave B&B

Project Name/Description

Consultant/Agent

871-9910

Applicant or Agent Daytime Telephone, Fax

575 Forest Ave

Address of Proposed Site

126-E-001

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits required for any new signage.
2. Your floor area is over 4,260 sq. ft. Under the B-2 requirements you may include meeting facilities if you meet the given Ordinance requirements. At present, you are not proposing to incorp. these uses. If in the future, you wish to do so, you will need to contact us for a change to add that use under a permit application.

Fire Conditions of Approval

Application requires State Fire Marshal approval.

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

19980171

I. D. Number

Carol K. Johansen

Applicant

438 Deering Ave, Portland, ME 04103

Applicant's Mailing Address

12/23/98

Application Date

Forest Ave B&B

Project Name/Description

Consultant/Agent

871-9910

Applicant or Agent Daytime Telephone, Fax

575 Forest Ave

Address of Proposed Site

126-E-001

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) **Bed & Breakfast**

4260

9128

B-2

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$400.00** Subdivisio _____ Engineer Review _____ Date **12/23/98**

Planning Approval Status:

Reviewer **William Needleman**

- Approved** **Approved w/Conditions** **Denied**
 See Attached

Approval Date **2/3/99** Approval Expiration **2/3/00** Extension to _____ Additional Sheets Attached

OK to Issue Building Permi **Bill Needleman** **2/3/99**
 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 Issue | _____ | | |
| | 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**

19980171

I. D. Number

Carol K. Johansen

Applicant

438 Deering Ave, Portland, ME 04103

Applicant's Mailing Address

12/23/98

Application Date

Forest Ave B&B

Project Name/Description

Consultant/Agent

871-9910

Applicant or Agent Daytime Telephone, Fax

575 Forest Ave

Address of Proposed Site

126-E-001

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) **Bed & Breakfast**

4260

9128

B-2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 12/23/98

DRC Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
 see attache

Approval Date 2/3/99 Approval Expiration 2/3/00 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 2/3/99
 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**

19980171

I. D. Number

Carol K. Johansen

Applicant

438 Deering Ave, Portland, ME 04103

Applicant's Mailing Address

12/23/98

Application Date

Forest Ave B&B

Project Name/Description

Consultant/Agent

871-9910

Applicant or Agent Daytime Telephone, Fax

575 Forest Ave

Address of Proposed Site

126-E-001

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) **Bed & Breakfast**

4260

9128

B-2

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: 12/23/98

Inspections Approval Status:

Reviewer _____

- Approved
 Approved w/Conditions see attached
 Denied
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ 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 Issued _____ 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

575 Forest Ave

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

19980171

I. D. Number

Carol K. Johansen
Applicant
438 Deering Ave, Portland, ME 04103
Applicant's Mailing Address

12/23/98
Application Date
Forest Ave B&B
Project Name/Description

Consultant/Agent
871-9910
Applicant or Agent Daytime Telephone, Fax

575 Forest Ave
Address of Proposed Site
126-E-001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot New Building Building Addition Change Of Use Residential
 Other (specify) **Bed & Breakfast**
4260 **9128** **B-2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: **12/23/98**

Fire Approval Status:

Reviewer Lt. Mc Dougall

- Approved **Approved w/Conditions** see attached Denied

Approval Date 1/4/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance Lt. Mc Dougall 1/4/99
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 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	

From: Kevin Markee
To: Marge Schmuckal
Date: Tue, Dec 22, 1998 10:50 AM
Subject: 575 Forest Avenue- Maharishi Building

Marge would you please issue the required permits to the new buyer. We are all set from the Treasury end of it with the past due real estate taxes.

Thank You !

Applicant: Carol K. Johansen

Date: 2/9/99

Address: 575 Forest Ave.

C-B-L: 126-E-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - B-2

Interior or corner lot - corner of Caspla

Proposed Use/Work - change of use with Alt. status from School of Medit. to Bed & Breakfast

Sevage Disposal - City

Lot Street Frontage -

Front Yard - 1st floor: LR-DR.-Kitchen - 2 BATHS - Office
2 Bedrooms -

Rear Yard - 2nd floor: 2 BATHS - 4 Rooms

Side Yard - 3rd floor: LR/BA - BATH room (owner occup)

Projections -

Width of Lot -

total 6 Bed Rooms in owners unit

Height -

Lot Area - 9,128^{sq ft}

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - \rightarrow req 2 parking spaces for 1st four guest rooms
1 parking space for each additional guest room add. to 4

Loading Bays - N/A $1 + 2 + 2 = 5$ spaces req - 9 cars shown

Site Plan - \uparrow apt \uparrow 4 units \uparrow next 2 units

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C
Bldg shall be over 4000^{sq ft} of floor area \rightarrow + 260^{sq ft} given
private parties - Business meetg - Wedding
receptions - Seminars - Business & Educational conferences

MAY include meeting facilities limited to

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>575 Forest Ave</u>			
Total Square Footage of Proposed Structure 4260 <u>4260 S.F.</u>		Square Footage of Lot <u>9128 SF.</u>	
Tax Assessor's Chart, Block & Lot Number MAP Chart# <u>126</u> Block# <u>E</u> Lot# <u>1</u>	Owner: <u>CAROL K. JOHANSEN</u>	Telephone#: <u>871-9910</u>	
Owner's Address: <u>438 DEERING AVE PORTLAND, ME 04103</u>	Lessee/Buyer's Name (If Applicable) <u>SAME</u>	Cost Of Work:	Fee <u>\$37,775 \$215</u>
Proposed Project Description:(Please be as specific as possible) <u>RENOVATION OF HOUSE FOR INN / BED + BREAKFAST change use / Renovations</u>			
Contractor's Name, Address & Telephone <u>MR. STUART CARTER R.S. CARTER CONSTRUCTION 46 Box 1138 PORTLAND, ME 04104-7138</u>			Rec'd By <u>MJ</u>
Current Use: <u>School of Meditation</u>		Proposed Use: <u>BED + BREAKFAST</u>	

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 BOCA 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 structural drawings and annotations
- 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

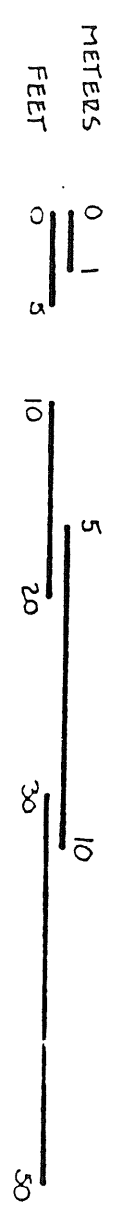
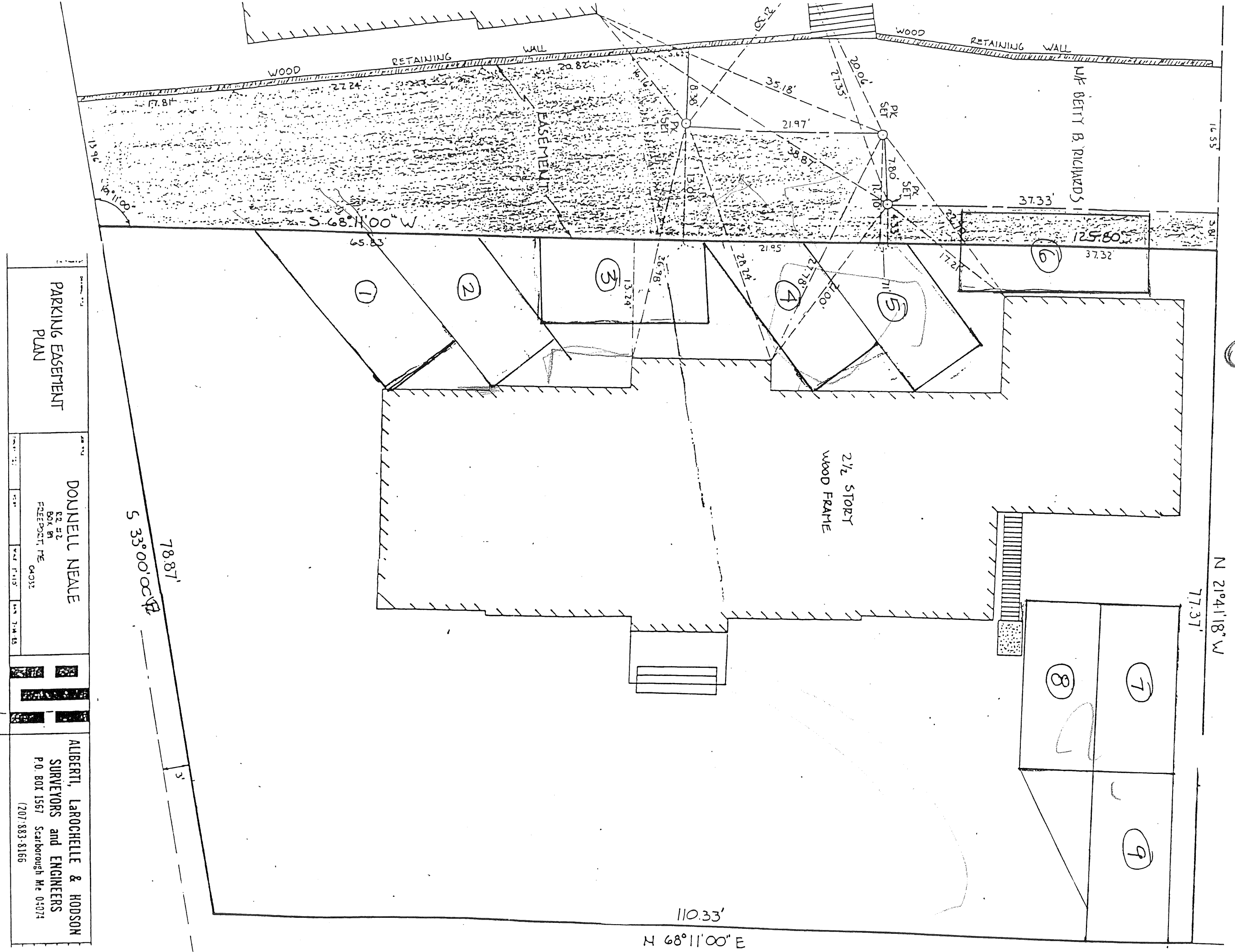
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>Carol K. Johansen</u>	Date: <u>7/21/99</u>
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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

REST

9 PARKING SPACES 9' x 19' (1-9)



R.S. CARTER CONSTRUCTION

P.O. Box 11138
Portland, ME. 04104-7138

Phone (207) 874-0000

ESTIMATE

Carol Johanson, 575 Forest Ave. Ptld. ME

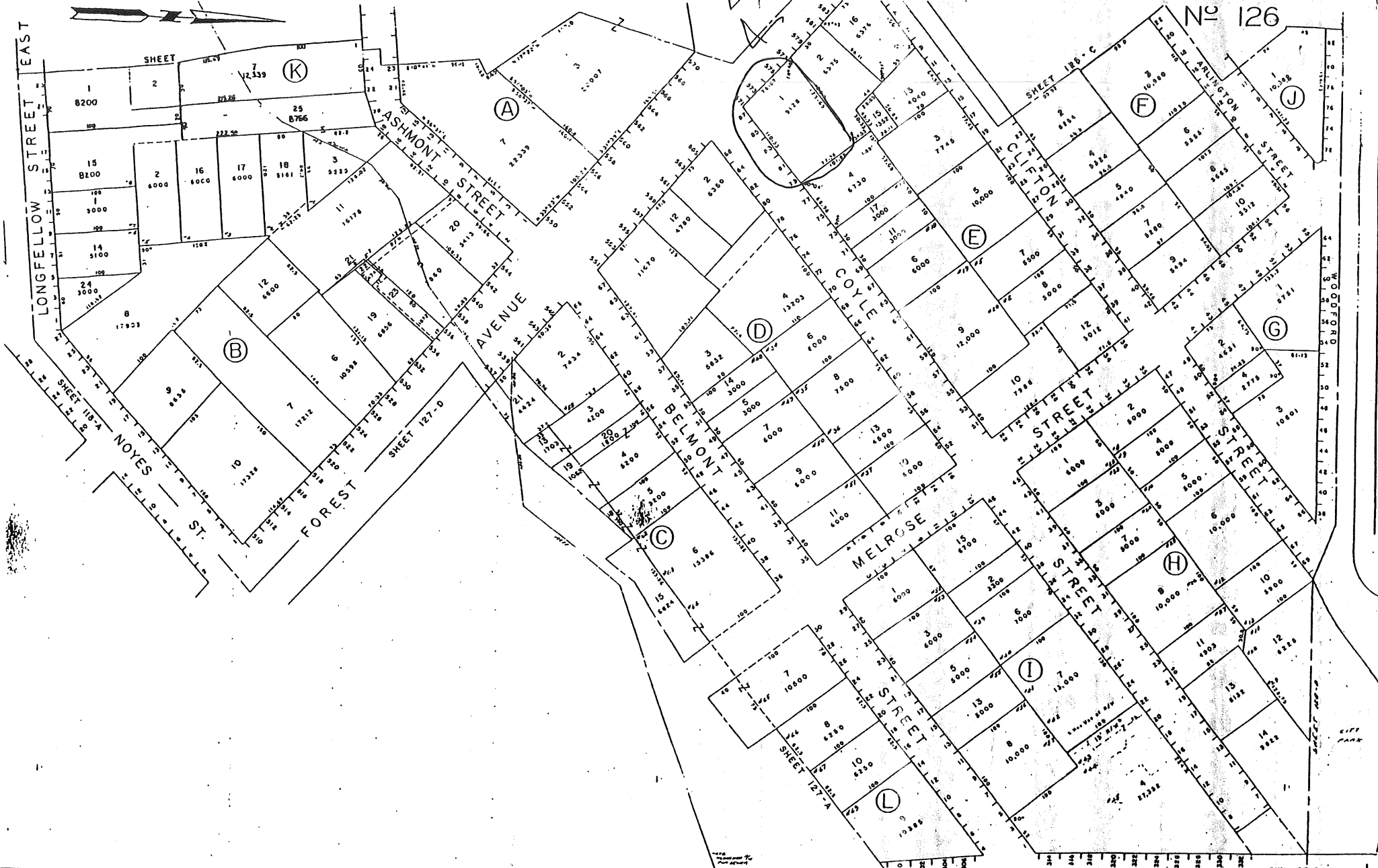
11/22/98

- 1) Rip, remove and dispose of all present kitchen cabinets, countertops and replace with a complement of knockdown oak cabinets and prefab countertops with backsplash. Kitchen walls primer ready throughout. One layer of luan underlay with lino. Supply new kitchen with moderately priced oven, fridge, dishwasher and disposal. Also build pantry as spec'd.
- 2) In room adjacent to kitchen, rip, remove and dispose of floor to joists and build new bath with fiberglass 5' surround tub, toilet and sink/vanity. Lay new subfloor and underlay along with new lino. GFI to be located at sink. Move entry door toward hall cavity and seal the existing.
- 3) Tear up carpeting and floor of 2nd floor new bath and rough out for new bath. One wall in living/dining downstairs to be opened for plumbing, along with wall/crawl space on third floor for vent stack through roof. Plumbing to be configured and subfloor installed. Install toilet, sink/vanity and fiberglass tub and surround with all fixtures and GFI at sink. repair/prep walls to primer ready.
- 4) Tear up and dispose of subfloor down to joists and reconfigure plumbing in 2nd floor existing bath. Install new subfloor and underlay. Install new sink/vanity, toilet, fiberglass tub surround with fixtures and GFI at sink. Walls repaired and prepped to primer ready.
- 5) On third floor, tear down walls at bath on toilet side and move kneewall back to match the rest. Expand bath on other side to accommodate new tub with tile surround. Also remove and replace sink and add GFI.
- 6) Rip, remove and dispose of all HVAC registers from the interior, patch walls to primer ready. If the registers feed through the floor, they will be patched as best as possible. On the exterior, disassemble and dispose of large HVAC unit along with two blowers and housings.
- 7) Install new linoleum in kitchen and three bathrooms. Rip, remove and dispose of carpeting on third floor and other rooms as spec'd with Bud Foss at Fashion Floors. Also included is floor work on first floor half bath.
- 8) In Bedroom #5 Build hall for egress along center wall with new door to bedroom #5 and new egress door to exterior roof. Leaving existing egress door in bedroom #6.

\$37,775.00

LONGFELLOW STREET EAST

SHEET



BAXTER

BOULEVARD

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50' ±

REDRAWN 9-78

EXHIBIT A

A certain lot or parcel of land situated on the easterly side of Forest Avenue in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the most southerly corner of the lot of land conveyed by Moses M. Bailey to Herbert W. McCausland by deed dated November 14, 1895, and recorded in the Cumberland County Registry of Deeds in Book 656, Page 223, and on the northeasterly side of said Forest Avenue; thence South 33°00'00" East by said northeasterly side line of Forest Avenue seventy-eight and eighty-seven hundredths (78.87) feet, more or less, to the northerly side line of Coyle Street; thence North 68°11'00" East by said Coyle Street one hundred ten and thirty-three hundredths (110.33) feet, more or less, to a point and land conveyed to Fred O. Scribner by Ira S. Sawyer by deed dated April 26, 1922, and recorded in the Cumberland County Registry of Deeds in Book 1104, Page 201; thence North 21°41'18" West by said Scribner land seventy-seven and thirty-seventh hundredths (77.37) feet, more or less, keeping a width of fifteen (15.00) feet from Lot No. 16 as shown on a plan of Coyle Park, recorded in said Registry of Deeds in Plan Book 9, Page 21, and parallel with said Lot No. 16, to lot conveyed to Herbert W. McCausland by Moses M. Bailey by deed dated October 21, 1897, and recorded in said Registry of Deeds in Book 656, Page 222; thence South 68°11'00" West along said McCausland land and land now or formerly of Robert Codman, one hundred twenty-five and eight tenths (125.8) feet, more or less, to the point of beginning.

ALSO GRANTING AND CONVEYING an easement for purposes of ingress and egress and parking over the following described parcel of land situated on the easterly side of Forest Avenue in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the easterly side of Forest Avenue at the northwesterly corner of the above-described parcel and the southwesterly corner of land now or formerly owned by Betty B. Richards as described in a deed recorded in the Cumberland County Registry of Deeds in Book 6659, Page 244; thence running North 68°11'00" East along the common boundary of the parcel of land conveyed herein and said land now or formerly of Betty B. Richards, a distance of one hundred twenty-five and eight tenths (125.8) feet, more or less, to the northeasterly corner of the parcel of land herein conveyed; thence turning and running North 21°41'18" West a distance of three and eighty-one hundredths (3.81) feet, more or less to a point; thence turning and running in a generally westerly direction parallel to the first described course a distance of thirty-seven and thirty-three hundredths (37.33) feet, more or less to a P.K. spike set in the ground; thence turning and running in a general northwesterly direction a distance of seven and eighty hundredths (7.80) feet, more or less, to a P.K. spike set in the ground; thence turning and running in a generally westerly direction a distance of twenty-one and ninety-seven

hundredths (21.97) feet, more or less, to a P.K. spike set in the ground; thence turning and running in a generally northwesterly direction a distance of eight and thirty-eight hundredths (8.38) feet, more or less, to the southerly edge of a wood retaining wall; thence turning and running in a generally westerly direction along said wood retaining wall a distance of sixty-nine and forty-nine hundredths (69.49) feet, more or less, to the easterly sideline of Forest Avenue; thence turning and running South 33°00'00" East a distance of thirteen and ninety-six hundredths (13.96) feet, more or less to the point of beginning.

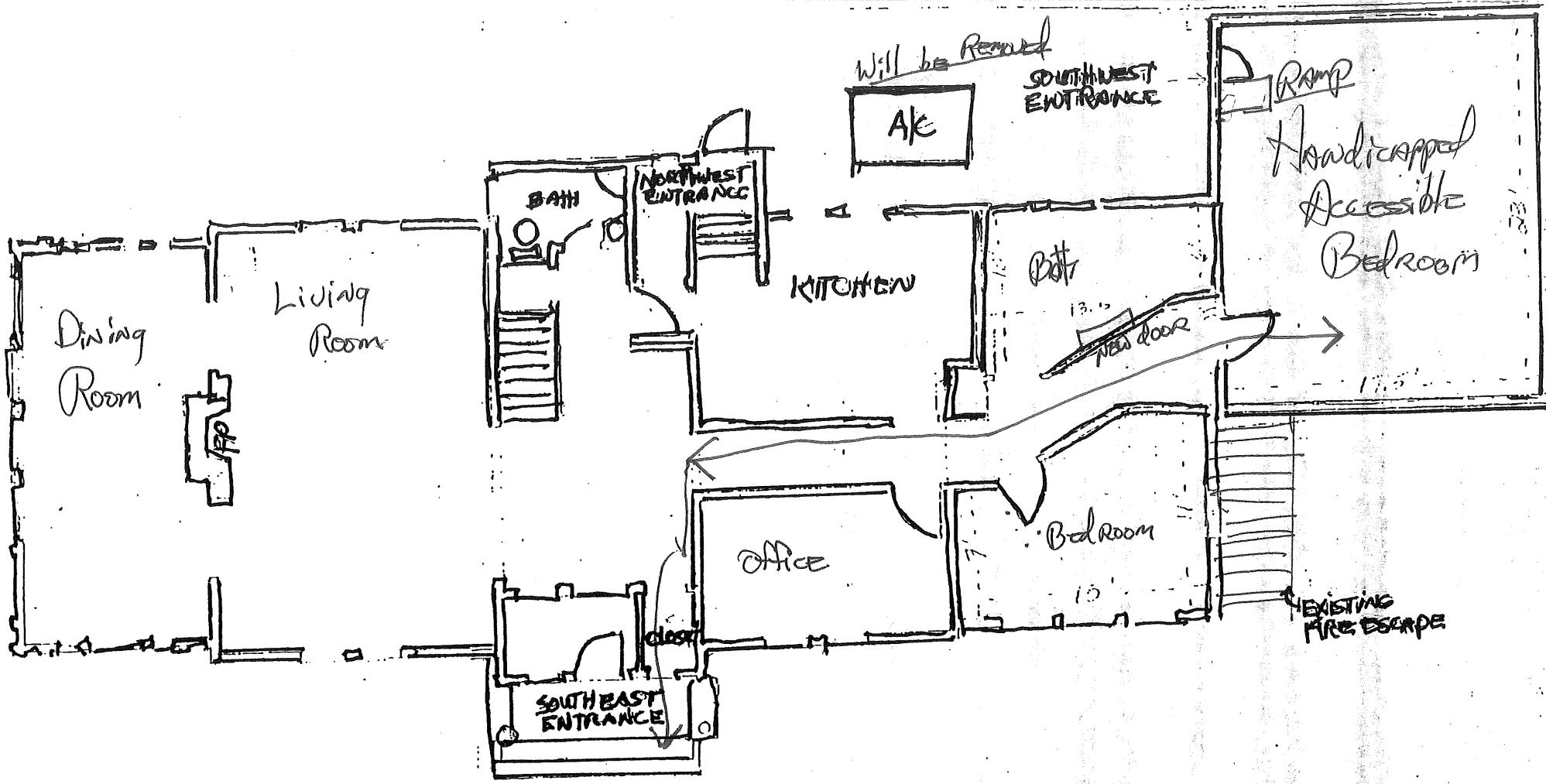
Reference is made to a deed from Betty B. Richards to Donnell B. Neale and Wendy Neale dated July 15, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8382, Page 94.

Being the same premises conveyed to C.S.C. by deed of Donnell B. Neale and Wendy Neale dated September 10, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10278, Page 277. There exist two scrivener's errors in the description of said deed. The first course in the description is listed as being South 33°00'00" West instead of the correct course, South 33°00'00" East. In addition, the first course of the easement description is listed as South 68°11'00" West instead of the reciprocal course, North 68°11'00" East. The description set forth above corrects said scrivener's errors.

Also being the same premises conveyed by deed of C.S.C. to World Plan Executive Council, dated February 4, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10548, Page 98.

(P.S.A. File #) EXHIBIT A, W/EEDEED

Recorded
Cumberland County
Registry of Deeds
04/01/94 03:31:37PM
John E. O'Brien
Register



1st Floor

JUN-16-98 12:41 FROM: MLO: S. COMMERCIAL BLDG 207-T-75114

10:57:55

FILE: 005 011