

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080467

This is to certify that FIVE STAR PROPERTIES LLChas permission to Legalization of Nonconforming 7th unAT 550 STEVENS AVE

L 135 D001001

PERMIT ISSUED

MAY - 3 2008

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 relating to the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is resumed in it. YOUR NOTICE IS REQUIRED.

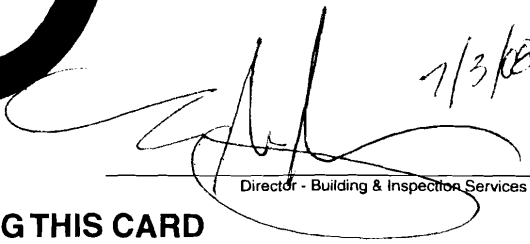
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Covered

Health Dept. _____

Appeal Board _____

Other _____
 Department Name

 7/3/08
 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: 08-0467	Date Applied For: 05/01/2008	CBL: 135 D001001
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Location of Construction: 550 STEVENS AVE	Owner Name: FIVE STAR PROPERTIES INC	Owner Address: 9 JEWELL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: Commercial - Apartment 6 unit/ Legalization of Nonconforming 7th unit.	Proposed Project Description: Legalization of Nonconforming 7th unit.
------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/04/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) With the issuance of this permit and the certificate of occupancy, this property shall be a seven family dwelling. Any change of use shall require a separate permit application for review and approval.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 07/03/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) All violations noted on approval sheet by inspections must be corrected prior to the issuance of a certificate of occupancy.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 06/26/2008
Note: need written plan of correction			Ok to Issue: <input type="checkbox"/>
1) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			

Comments: 5/13/2008-amachado: Application is complete. Gave notice sheet to Gayle & Housing & NFPA sheets to Jeanie. 5/13/2008-jmb: Routed compliance forms to fire and district 5 - Tom M.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit Application

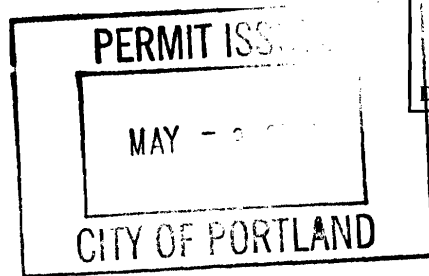
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0467	Issue Date:	CBL: 135 D001001
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Location of Construction: 550 STEVENS AVE	Owner Name: FIVE STAR PROPERTIES INC	Owner Address: 9 JEWELL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R-5

Past Use: Commercial - Apartment 6 unit	Proposed Use: Commercial - Apartment 6 unit/ Legalization of Nonconforming 7th unit.	Permit Fee: \$300.00	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Legalization of Nonconforming 7th unit.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature: <i>Greg Cass</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 05/01/2008	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		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"/> <i>OK also w/condition</i> Date: <i>6/4/08</i> <i>ABN</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABN</i> Date: _____



CERTIFICATION

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

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



gave 5/13/08

CITY OF PORTLAND

**CITY OF PORTLAND HOUSING CODE
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 550 Stevens Ave 135-D-001

Owner: Five Star Properties Inc.

Address of Owner: 612 Stevens Ave, Portland ME 04103 **Telephone:** 797-0000

Applicant information if different than above: Sheldon Ashby

Current number of legal units: six (6)

Number of units to be legalized: one (1)

total: seven (7)

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

Signature: _____ **Date:** _____



PORTLAND MAINE

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

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

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 550 Stevens Ave 135-D-001

Notices to owners of properties situated within 300 feet sent on: gave to Gayle 5/13/08, sent 5/14/08

City Housing Ordinance compliance given on: 5/13/08 received: 6/4/08 approved w/ conditions

City NFPA compliance given on: 5/13/08 received: 6/2/08 approved w/ conditions

Received any letters within 10 days from notices sent? None received

Unit(s) existed prior to April 1, 1995? yes - 1990 assessor's map

Unit(s) shown to be established by different owner? yes - deed shows owner purchased property May 11, 2004

Site plan included: yes

Floor plans included? yes

Is ZBA action required? no



#5

CITY OF PORTLAND

**CITY OF PORTLAND HOUSING CODE
DWELLING UNIT COMPLIANCE**

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Applicant information if different than above: Sheldon Ashby

Current number of legal units: six (6)

Number of units to be legalized: one (1)

total: seven (7)

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

List dated 6/3/08
Completed.

Signature:

Cheryl L. B.

Date:

7/26/08



CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 550 Stevens Ave 135-D-001

Owner: Five Star Properties Inc.

Address of Owner: 612 Stevens Ave, Portland ME 04103 Telephone: 797-0550

Applicant information if different than above: Sheldon Ashby

Current number of legal units: Six (6)

Number of units to be legalized: one (1)

total: seven (7)

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

see attached list: List corrected (complete)
Conditions 45 Days to complete.

Chf. & Ad.

Cl Ad.

7/15/08

7/15/08

Signature:

Date: 6-3-08

date 6-2-08 550 Stevens Ave.

Fax 879-9801 O: 797-0000

Basement Front:

- X 1. lights in all areas
- X 2. secure existing wires
- X 3. 2 smoke dect.

Basement Rear:

- X 1. lights in all areas
- X 2. clean out trash
- X 3. smoke dect.

Unit # 1

- 1. Smoke detectors bedroom + outside
- 2. Smoke detectors living room (optional)

Unit # 2

- 1. Replace smoke dect. in bedroom
- 2. Smoke dect. living room (optional)
- 3. Replace switch bedroom # 2 and smoke dect.

Unit # 3

- X 1. screens front room windows
- X 2. smoke detector replaced

Unit # 4

- X 1. Outlet kitchen (GFI)

Unit # 5

- ✓ 1. Smoke detector bedrooms
- 2. Smoke detector living room (optional)

Unit # 6

- ✓ 1. Need to build half wall front stairway and secure handrail
- X 2. Smoke detectors bedrooms

X 3. Attic smoke detector

X 4. Rear hallway light broken

Unit # 7

X 1. Replace light near entrance

X 2. Smoke detector living room

Outside area

X 1. Sidewalk right side loose blocks

Hallways

X 1. Front: smoke detectors fixed

X 2. Rear: install smoke detectors

CITY OF PORTLAND**Fire Department****380 Congress Street****Portland, Maine 04101**

Fire Inspection Violations

Business	Location	Number	Inspection Type
	0550 STEVENS AVE	68664-0-0	FP Routine Inspection
Owner/Manager	CBL	Inspector	
FIVE STAR PROPERTIES INC	135 D001001	BENJAMIN A WALLACE Shift: 005 Unit: C41	

Code	Type	Location	Inspection Date	Target Compliance	Actual Compliance
1	Fire Doors Required	INTERIOR DOORS TO COMMON AREAS	6/2/08	7/4/08	
2	Doors self closing	ALL FIRE DOORS MUST BE SELF CLOSING.	6/2/08	7/4/08	
3	Exits clearly visible or conspicuou	LABEL ALL EXTERIOR AND UNIT DOORS	6/2/08	7/4/08	
4	SD each sleeping room (new) NFPA 72	SMOKES REQUIRED IN ALL BEDROOMS AND BASEMENT AREAS.	6/2/08	7/4/08	
5	Total qty. exceeds storage limit	NO STORAGE OF GASOLINE. PAINT MUST BE STORED IN APPROVED CABINATE OR REMOVED.	6/2/08	7/4/08	

1. Unit # 7 : 551 Stearns Ave

1. Replace light near entrance
2. Smoke living room.
3. Sidewalk loose block.

2. Unit # 2

1. replace smoke in bedroom
2. replace switch bed room # 2 + smoke det.
3. Smoke det liv. room (Optim)

3. Unit # 1

1. smoke det. bedroom + outside
2. smoke det living room (Opt.)
3. Bedroom fire door self-closing

4. Unit # 3

1. screens front room windows
2. Fire doors F+R
3. smoke replaced

5. Unit # 4

1. Outlet GFI Kit.
2. Fire door

6. Unit # 1, 552 Stearns Ave

1. Hall wall front stairway
2. Smoke det bedroom 3
3. fire door near self closer
4. attic smoke det
5. new hallway light below

7. Unit # 5, 550 Stearns Ave

1. smoke bedrooms + living room
2. Fire door self-closing

Common area

Front

Rear

1. hallway smoke fixed

612 Stearns Ave

2nd Floor

Basement (Front)

1. lights
2. secure wires
3. 2 smoke det

Basement (Rear)

1. lights
2. smoke det
3. clean up trash

Date 6-2-08 550 Stevens Ave.

Basement Front:

1. lights in all areas
2. secure existing wires
3. 2 smoke dect.

Basement Rear:

1. lights in all areas
2. clean out trash
3. smoke dect.

Unit # 1

1. Smoke detectors bedroom + outside
2. Smoke detectors living room (optional)

Unit # 2

1. Replace smoke dect. in bedroom
2. Smoke dect. living room (optional)
3. Replace switch bedroom # 2 and smoke dect.

Unit # 3

1. screens front room windows
2. smoke detector replaced

Unit # 4

1. Outlet kitchen (GFI)

Unit # 5

1. Smoke detector bedrooms
2. Smoke detector living room (optional)

Unit # 6

1. Need to build half wall front stairway and secure handrail
2. Smoke detectors bedrooms

3. Attic smoke detector
4. Rear hallway light broken

Unit # 7

1. Replace light near entrance
2. Smoke detector living room

Outside area

1. Sidewalk right side loose blocks

Hallways

1. Front: smoke detectors fixed
2. Rear: install smoke detectors



CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 550 Stevens Ave 135-D-001

Owner: Five Star Properties Inc.

Address of Owner: 612 Stevens Ave, Portland ME 04103 Telephone: 797-0550

Applicant information if different than above: Sheldon Ashby

Current number of legal units: 5)x (b)

Number of units to be legalized: one (1)
total: seven (7)

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

See attached list:
Conditions 45 Days to complete.

Signature:  Date: 6-3-08

1. Unit #1 : 551 Stevens

1. High rise unit near entrance :

2. Smoke detector room

3. Sidewalk loose block

2. Unit #2

1. replace smoke in bedroom

2. replace smoke bed room #2 + smoke det.

3. Smoke det. liv. room (Optim)

3. Unit #1

1. Smoke det. bedroom + outside

2. Smoke det. bedroom (Opt.)

3. Bedroom fire door self-closing

4. Unit #3

1. screens front room windows

2. Fire doors F+R

3. smoke replaced

5. Unit #4

1. Outlet GFI unit

2. Fire door

6. Unit #1 : 552 Stevens Ave

1. 5 hall unit in front of building

2. Smoke det. bedroom

3. Fire door near entrance

4. Smoke det.

5. Smoke det. bedroom

Unit #5

1. smoke detectors in bedroom

2. Fire door self-closing

554 Stevens
Common area

Front

Rear

1. hallway smoke, fire

612 Stevens Ave

2nd floor

Unit #1 (Front)

1. High rise

2. smoke wires

3. Fire door

Unit #2 (Rear)

1. High rise

2. smoke det

3. Fire door



CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 550 Stevens Ave 135-D-001

Owner: Five Star Properties Inc.

Address of Owner: 612 Stevens Ave, Portland ME 04103 Telephone: 797-0000

Applicant information if different than above: Sheldon Ashby

Current number of legal units: Six (6)

Number of units to be legalized: one (1)
total: seven (7)

Comments of approval or disapproval (list any and all conditions): Approved w/ conditions
All interior doors into common areas must be 60 min. fire door assemblies
Fire doors must be self closing.
Clearly number exterior entry and unit doors.
Smoke detectors required - Hardwire w/ battery backup - interconnected - All
bedrooms and basement areas

Signature: Bjankblep **Date:** 6/2/08

CITY OF PORTLAND
Fire Department
380 Congress Street
Portland, Maine 04101

Fire Inspection Violations

Business	Location	Number	Inspection Type
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Owner/Manager	CBL	Inspector	
FIVE STAR PROPERTIES INC	135 D001001	BENJAMIN A WALLACE Shift: 005 Unit: C41	

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5	Total qty. exceeds storage limit	NO STORAGE OF GASOLINE. PAINT MUST BE STORED IN APPROVED CABINATE OR REMOVED.	6/2/08	7/4/08	

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF**

Issues: Five Star Properties, Inc, owners of the property located at 550 Stevens Avenue Street, ^{has} submitted an application to legalize ^{one} existing non-conforming dwelling unit for a total of ^{seven} dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-3695. The office hours are 8:00am to 4:00pm weekdays.

From: Gayle Guertin
To: Ann Machado; Jeanie Bourke; Marge Schmuckal
Date: 5/14/2008 9:13:18 AM
Subject: 550 Stevens Ave., Legalization of non conforming units

550 Stevens Avenue
CBL: 135 D001
Owner: Five Star Properties Inc

Sent out abutters notice as of 5/14/08

Gayle

CC: Gayle Guertin

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



MAY - 2 2008

CITY OF PORTLAND

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

Location/Address of Legalization: <u>550 - 558 Stevens Ave</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>135</u> Block# <u>D</u> Lot# <u>1</u>	Owner: <u>Five Star Properties</u> , Telephone: Address: <u>612 Stevens Ave. #1. 207-797-0000</u> <u>Portland, ME. 04103</u>
Contact name, address & telephone if different than above: <u>Sheldon Ashby</u>	Cost of Work: \$ <u>0</u> Fee: \$ \$300 per legalized unit & \$75 per C of O
Current # of legal D.U. <u>6</u>	Requested # of units To be legalized: <u>1</u> Total bldg. units: <u>7</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Code Enforcement inspection dated 03-01-90</u> MAY - 2 2008	
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: <u>Current owner purchased property in 2004</u> <u>Five Star Properties, Inc., Deed attached.</u>	
I hereby certify that I am the Owner of record of the above property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.	
Signature of applicant: <u>Sheldon Ashby</u>	Date: <u>4/28/2008</u>
This is NOT a permit, you may not commence ANY work until the permit is issued.	

4-28-08


Sheldon Ashby
612 Stevens Ave
Portland, Me. 04103

207-797-0000

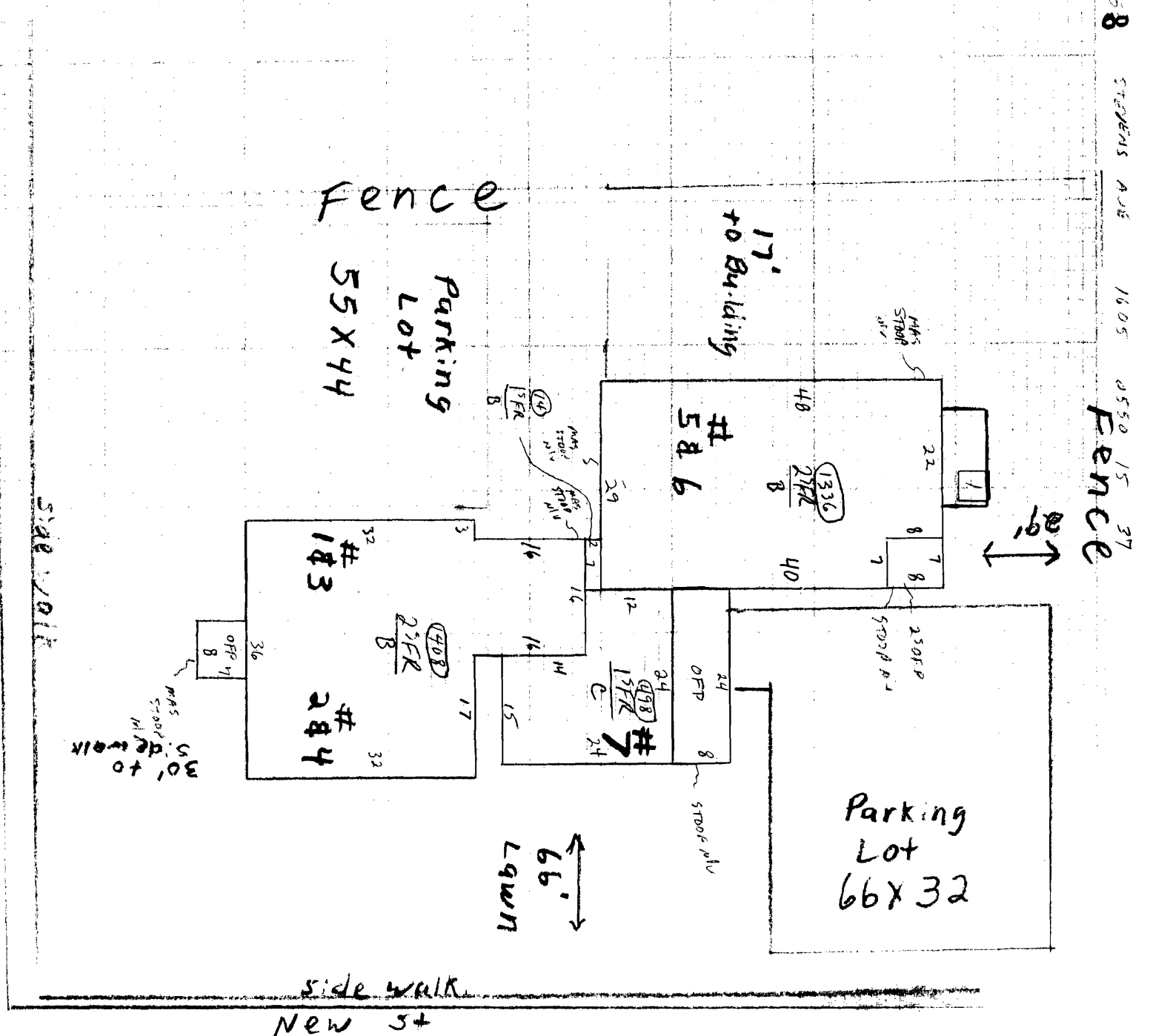
Dear Code Enforcement:

Enclosed is my application for legalization of a nonconforming dwelling unit, the required plot plan and the floor plans of all 7 units. The 1957 property record card shows the property to have only 6 units however the 1990 property record card, which I have included, shows that the property was inspected on 3-01-90 and had 7 units at that time. I have also include my deed showing that I purchased the property on May 11, 2004. My check for \$300 is also included. Please let me know if any further information is needed to legalize unit # 7 at 550-558 Stevens Ave. Thank you.

Sincerely,


Sheldon Ashby

550-558 Stevens. Plot Plan.

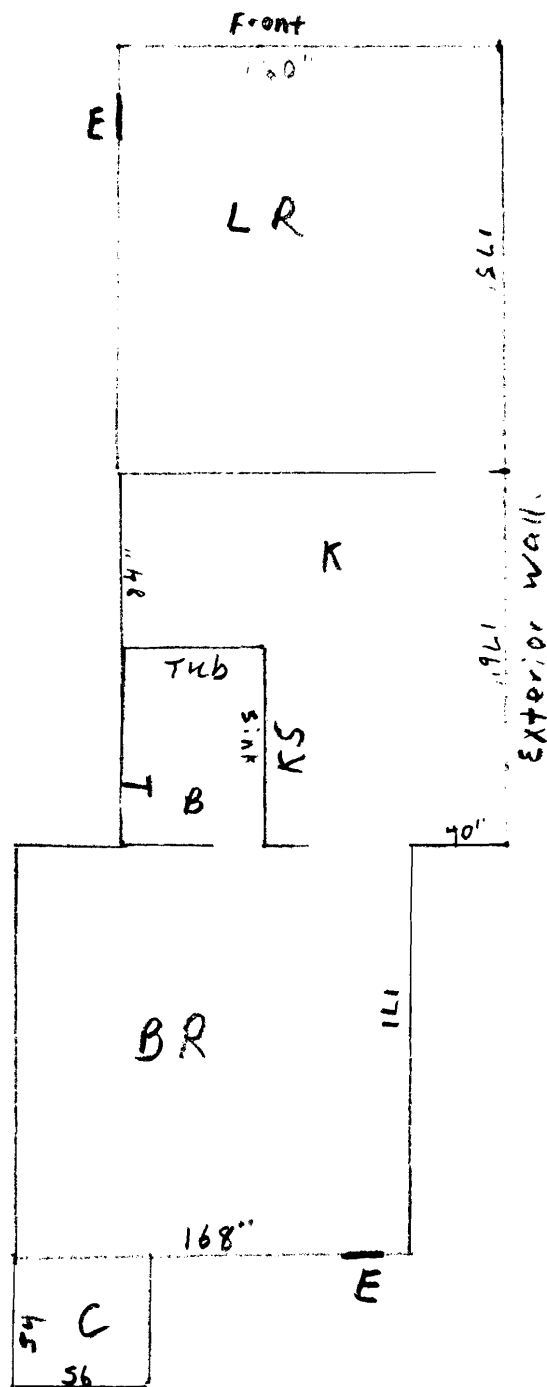


#1

1st Floor

550-558

Stevens.



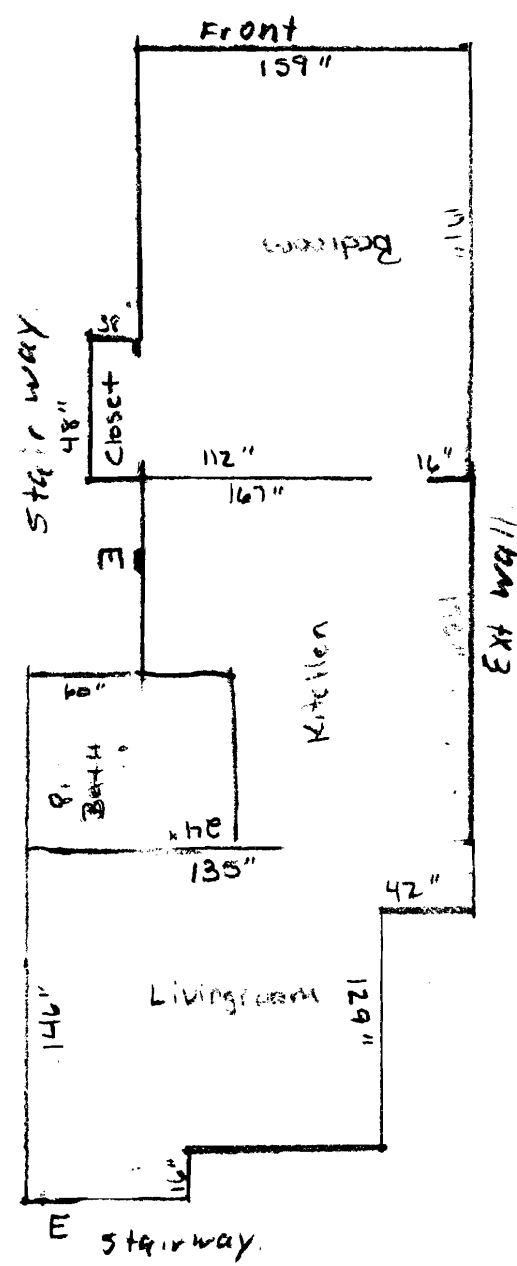
E = Entrance
LR = Living room
K = Kitchen
BR = Bedroom
KS = Kitchen sink
T = Toilet
C = closet
B = Bathroom

1 brid = 20 inches.

#3

2nd Floor.

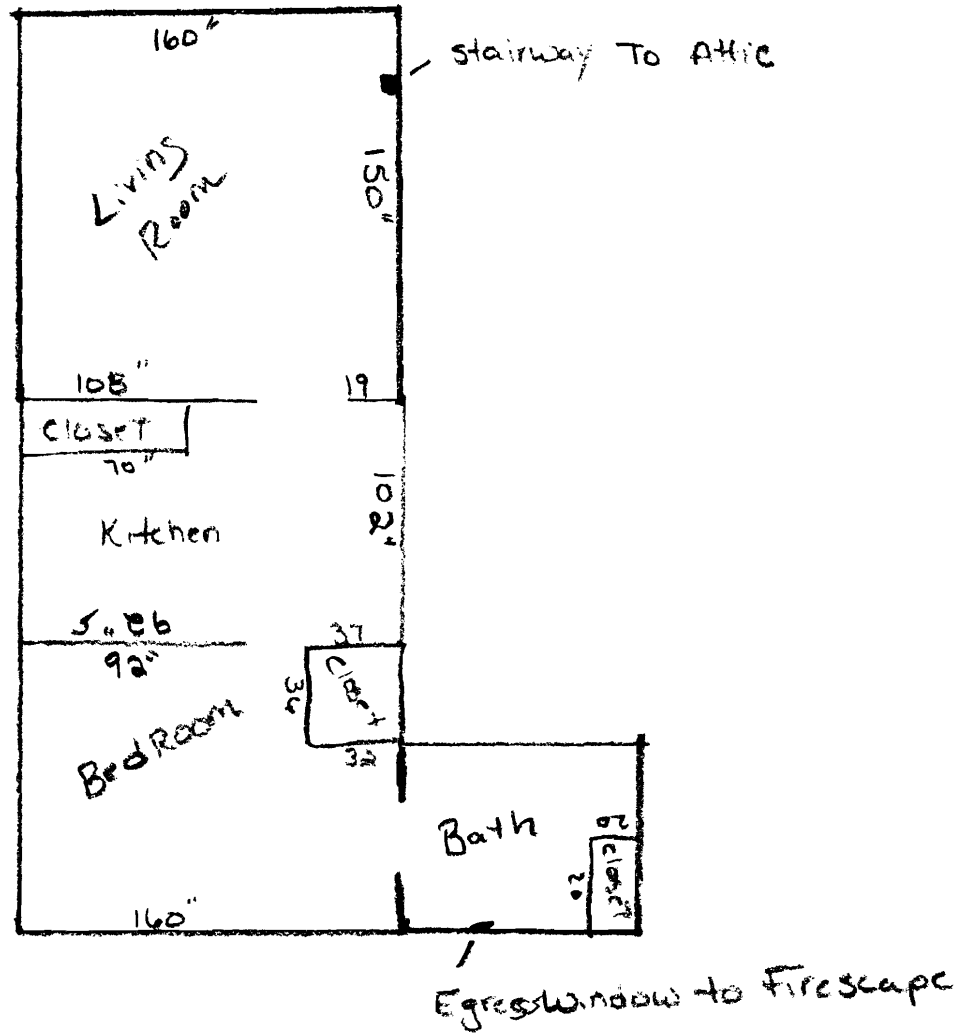
Stevens.



1 Grid = 20 Inches

4

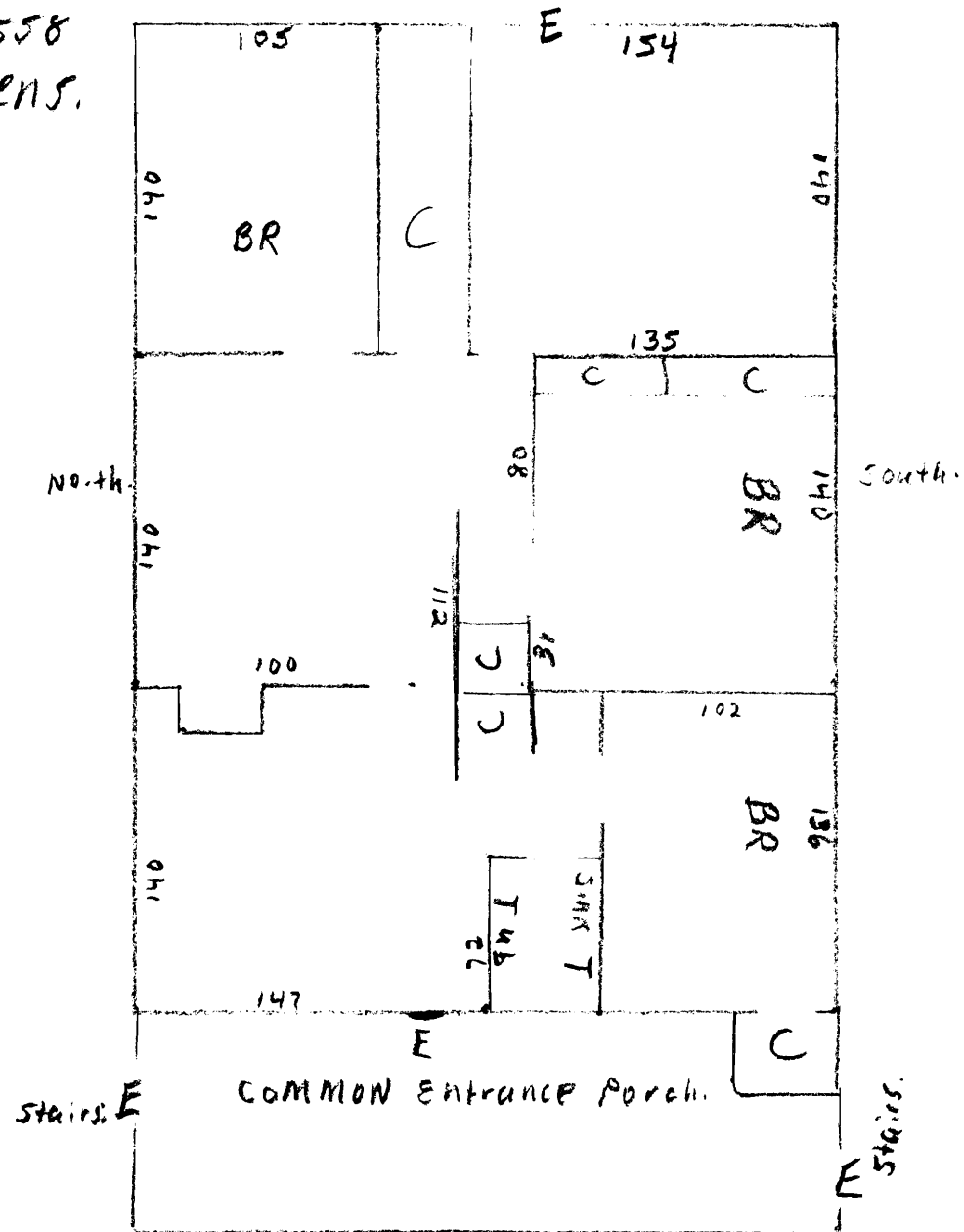
550-558
Stevens



#5

Front

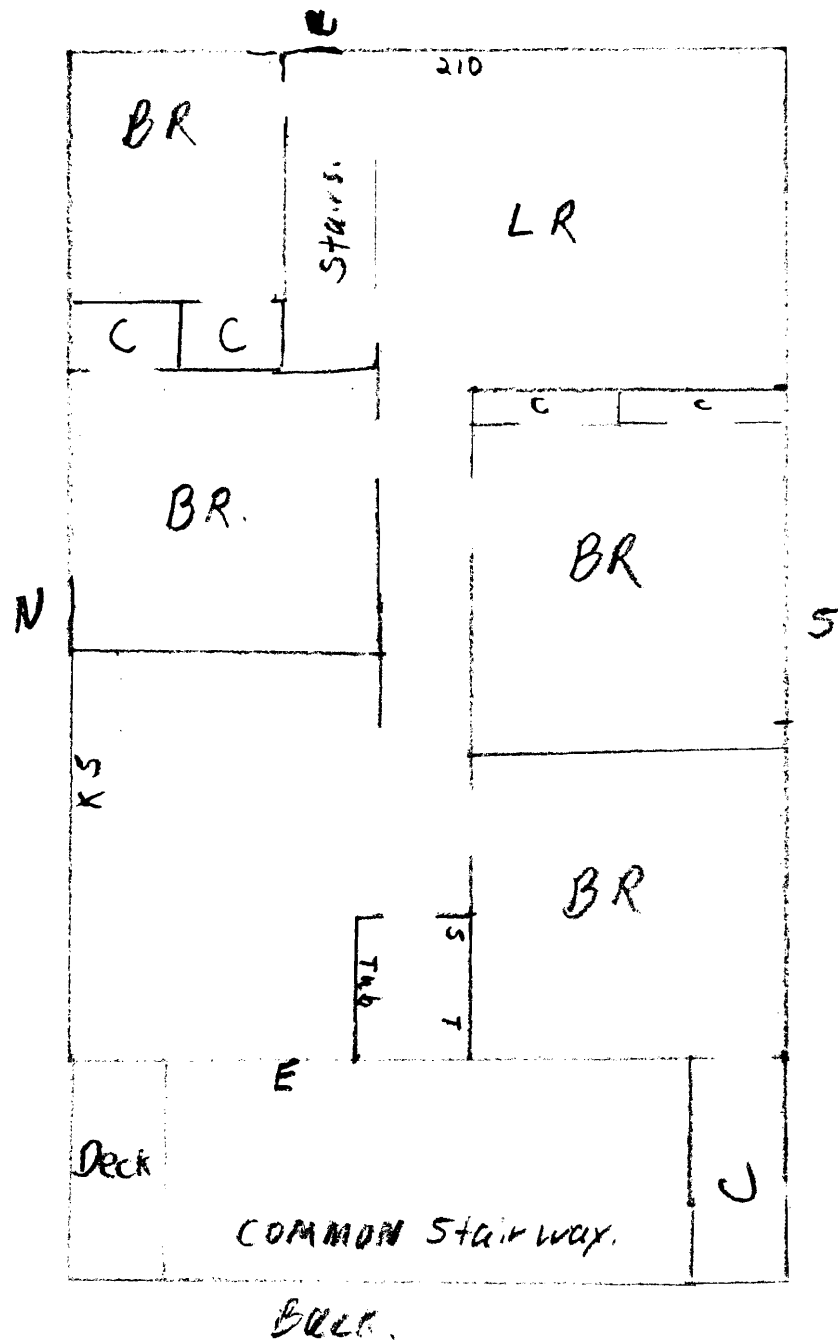
530-558
STEVENS.



#6

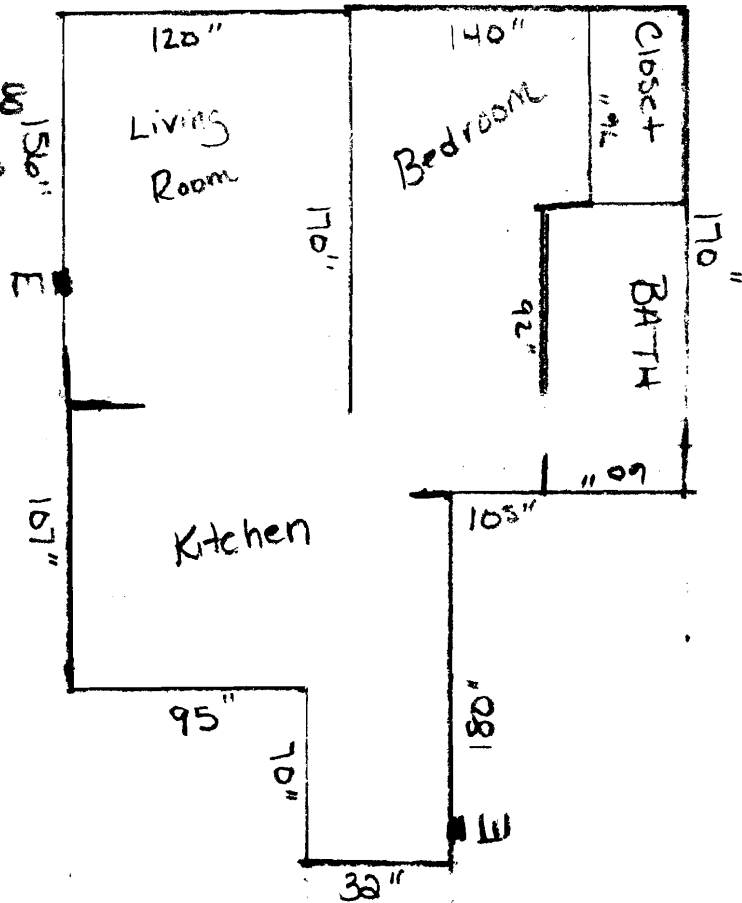
550-558
STEVENS.

Front.



7

556-558
Stevens
Ave



ART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
35		0	001	001	010F01	550+552	STEVENS AVE	AZ	1605	0550	15	321

OWNER & MAILING ADDRESS	DEED BOOK	DEED PAGE	DEED DATE
FORTE ANDREA & BOINEYTE 16 ALLEN AVE PORTLAND ME 04103			

LEGAL DESCRIPTION
35-0-1 STEVENS AVE 550-552 D ST 2-12 18900SF

NG UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
207	R5	[]	411L		011908		06

LAND DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
1 Regular Lot 2 Apartment Site	L							[] %	
	L							[] %	
	L							[] %	
ARE FEET 1 Primary Site 2 Secondary Site 3 Undeveloped 4 Residual 5 Waterfront	S 1	18900	SQUARE FEET		0.00			[] 0%	
	S		SQUARE FEET					[] %	
	S		SQUARE FEET					[] %	
AGE 1 Primary Site 2 Secondary Site 3 Undeveloped 4 Marshland 5 Waterfront	A		ACRES					[] %	
	A		ACRES					[] %	
	A		ACRES					[] %	
0 TOTAL	S		SQUARE FEET						

MEMORANDUM									
DATE INSPECTED: 030190									

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

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	20360
BUILDING		BUILDING	91040
TOTAL		TOTAL	101400
EXEMPT		EXEMPT	

SALES DATA					
MO	YR	TYPE	AMOUNT	SOURCE	VALID
200					
201					
202					

TYPE	VALIDITY CODES
1 Land 2 Land and Buildings 3 Building	<ul style="list-style-type: none"> Valid Sale Relative Sale Intra Corporation Included Excessive Personal Property Changed After Sale/Asmt. To or From Government Transfer of Convenience Partial Sale of Assessed Unit
<ul style="list-style-type: none"> Buyer Seller Agent Other 	<ul style="list-style-type: none"> Court Order Decree Bankruptcy Proceedings Undivided Interest To or From Non-Profit Organization Repossession/Sale of Foreclosed Property Zoning Change Other

106 ENTRANCE CODES	INFO CODES
<ul style="list-style-type: none"> Entrance and Signature Gained Entrance Gained Not Applicable, Unimproved Parcel Entrance and Information Refused Entrance Refused, Information at Door Currently Unoccupied Estimated for Miscellaneous Reasons (See Memorandum) Occupant Not at Home 	<ul style="list-style-type: none"> Owner Tenant Other

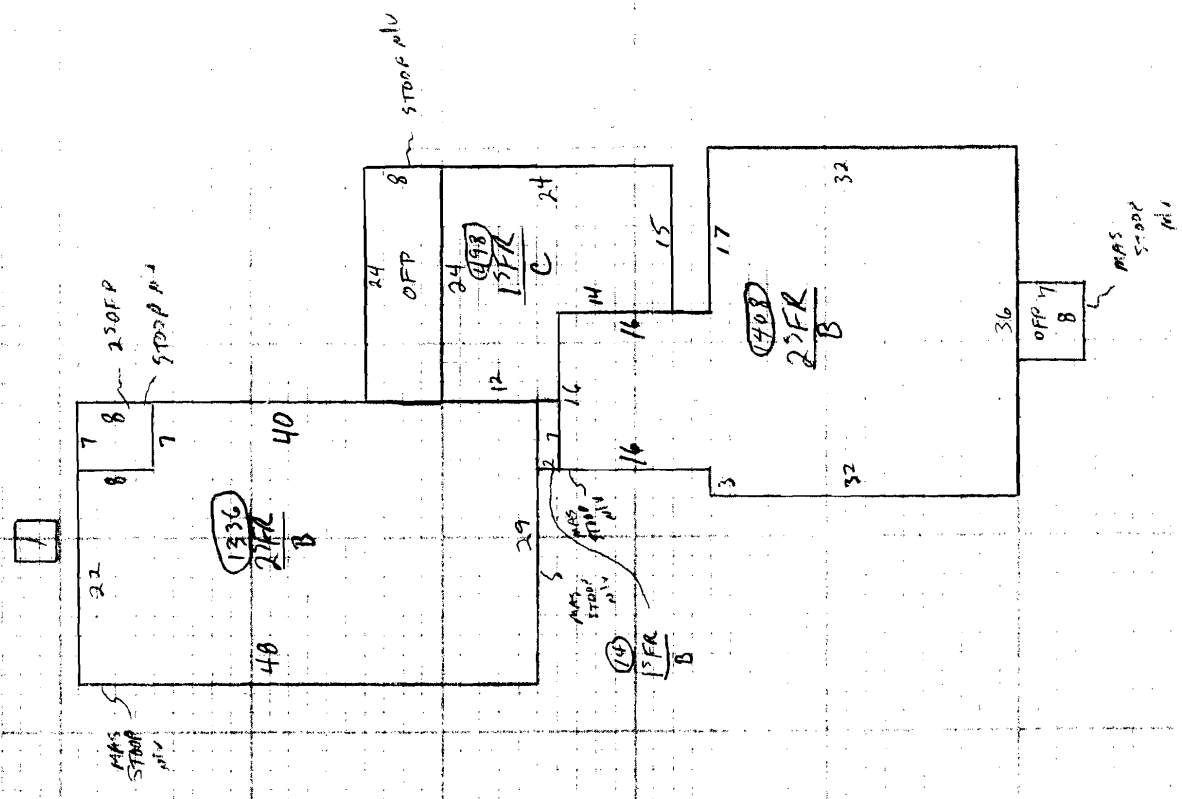
SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SPOKE TO TENANT #552

Signature: *Sharon Wakefield*

DATE INSPECTED	COLLECTOR
030190	MWD

35 D 001 001 01 OF 01 550+552 STEVENS AVE 1605 0550 15 37



#550) 6 RMS / 3 BED RENT \$650⁰⁰ + HEAT (OIL) + ELEC (TAW)

#552) 6 RMS / 3 BED (SPOKE TO TENANT)

3 RMS / 1 BED (JUST BUILT 1 YR AGO)

#2 4 RMS / 2 BED RENT \$450⁰⁰ + ELEC (ELEC HEAT) 1 YR LEASE

This data is provided by the Assessor's Office and is current as of

Apr. 3, 2008

Fees

				R5		LCI:	C	
CBL	135 D001001	Acct No	19962	Property Address	550 STEVENS AVE			Vie
Owner Name 1	FIVE STAR PROPERTIES INC			Property Type	COMMERCIAL	Dist#:	5	Vie
Name 2				Description	135-D-1			Vie
Mailing Address	9 JEWELL ST			Census Tract	19.00	STEVENS AVE 550-558		Vie
City, State, Zip	BRUNSWICK	ME	04011			NEW ST 2-12		Vie
						18900 SF		
Prop Info	Inspections	Site Plans	Permits	Complaints	Food/Water/Odor	Documents	Letters	Property Mgmt

Land Use FIVE TO TEN FAMILY

Nbr of Units

7

Click Here to View:

Zone

R5

Neighborhood

[Picture](#)

[Sketch](#)

District DEERING-ROSEMONT

Historic District

No

NOTES

SHORT FORM WARRANTY DEED

Scott A. Lindsay of Portland, Maine, FOR CONSIDERATION PAID, grants to **Five Star Properties, Inc.**, a Maine corporation with a principal place of business at 37 Williams Street, Portland, ME, 04103, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Stevens Avenue and the southerly side of New Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Commencing at the point of intersection of the westerly side line of said Stevens Avenue with the southerly sideline of said New Street; thence running westerly along the said southerly sideline of New Street, a distance of one hundred fifty and 45/100 (150.45) feet, more or less, to the northeasterly corner of land now or formerly of Blanche E. Wentworth; thence southerly along the easterly side of said Wentworth land a distance of one hundred thirty-five and 45/100 (135.45) feet, more or less, to a point in the northerly side line of land now of formerly of James R. Moore; thence easterly along the northerly line of said Moore land, land now or formerly of George M. Graffam, and land now or formerly of Mary Trott, a distance of one hundred fifty-five (155) feet, more or less, to the westerly side line of Stevens Avenue; thence northerly by the said westerly side line of Stevens Avenue, a distance of one hundred fifteen (115) feet, more or less, to the point of beginning.

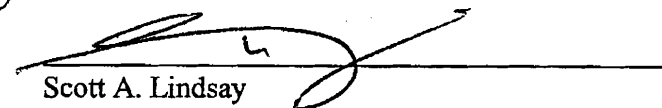
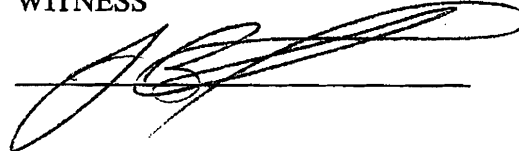
This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Andrea Deforte and Antoinette Deforte dated May 29, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17686, Page 278.

WITNESS my hand and seal this 11th day of May, 2004.

WITNESS



Scott A. Lindsay

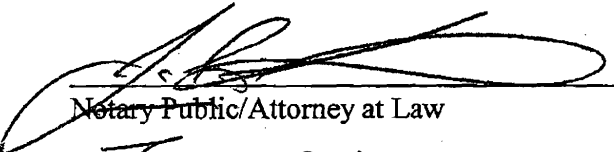
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
Cumberland, ss.

May 11, 2004

Personally appeared the above named Scott A. Lindsay and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

James R. Lonsberry
Print Name

S:\CStoddard\DOCUMENT\CRS\Closings\F\Five Star 0485-04\deed.wpd

Received
Recorded Register of Deeds
May 12, 2004 11:58:12A
Cumberland County
John B O'Brien

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 550 STEVENS AVENUE**

Issues: Five Star Properties Inc, owner of the property located at 550 Stevens Avenue, have submitted an application to legalize one (1) existing non-conforming dwelling unit for a total of seven (7) dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

FOR MORE INFORMATION

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

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
135 A001001	HOWE DOUGLAS KW VET & PATRICIA A OR SURV	527 STEVENS AVE PORTLAND, ME 04103	527 STEVENS AVE	1
135 A002001	YOUNG AMANDA S & JOHN J YOUNG JR JTS	535 STEVENS AVE PORTLAND, ME 04103	535 STEVENS AVE	1
135 A003001	HUBER LARE P	149 PERCIVAL ST PORTLAND, ME 04103	149 PERCIVAL ST	1
135 D001001	FIVE STAR PROPERTIES INC	9 JEWELL ST BRUNSWICK, ME 04011	550 STEVENS AVE	7
135 D002001	SMITH STUART J & KATHI L JTS	542 STEVENS AVE PORTLAND, ME 04103	542 STEVENS AVE	1
135 D003001	FOLAN PATRICIA E & WILLIAM L DENSMORE JR JTS	11 CROSBY ST PORTLAND, ME 04103	11 CROSBY ST	1
135 D004001	DAVIES CAROLINE C	42 PROSPECT ST PORTLAND, ME 04103	16 NEW ST	2
135 D005001	KOZLOWSKY JOHN & SANDY KOZLOWSKY & DOUGLAS	34 JOHANSEN ST PORTLAND, ME 04103	17 CROSBY ST	2
135 D006001	GEBHARDT RICHARD	12 NEW ST PORTLAND, ME 04103	18 NEW ST	2
135 D007001	DIMILLO KIMBERLY J	19 CROSBY ST PORTLAND, ME 04103	19 CROSBY ST	1
135 D008001	REVIE BRUCE H & CATHERINE A JTS	22 NEW ST PORTLAND, ME 04103	22 NEW ST	1
135 D009001	RANK JOSEPH Z & JEAN C NALE RANK JTS	23 CROSBY ST PORTLAND, ME 04103	23 CROSBY ST	1
135 D010001	NAPPI TONI M	24 NEW ST PORTLAND, ME 04103	24 NEW ST	1
135 D011001	NAPPI TONI M	24 NEW ST PORTLAND, ME 04103	21 CROSBY ST	1
135 D012001	JONES KENNETH J	127 LELAND ST PORTLAND, ME 04103	127 LELAND ST	1
135 D013001	KOHARIAN BRUCE E VN VET & JOANNA M KOHARIAN JTS	119 LELAND ST PORTLAND, ME 04103	119 LELAND ST	1
135 D014001	HEFLER WILLIAM RICHARD	4444 CHART COURT NEW PORT RICHEY, FL 34652	546 STEVENS AVE	3
135 D015001	MILLER PATRICE	131 LELAND ST PORTLAND, ME 04103	131 LELAND ST	2
135 D016001	SWETT RICHARD D KW VET & LELA M SWETT JTS	123 LELAND ST PORTLAND, ME 04103	123 LELAND ST	1
135 D017001	SUGIHARA FUMIO D & AMY A SHERBURNE JTS	27 CROSBY ST PORTLAND, ME 04103	27 CROSBY ST	1
135 E001001	HADDADI ELIZABETH	534 STEVENS AVE PORTLAND, ME 04103	534 STEVENS AVE	1
135 E002001	MURPHY JOHN L	6 WILLARD ST SOUTH PORTLAND, ME 04106	528 STEVENS AVE	3
135 E003001	MITCHELL PAUL C	12 CROSBY ST PORTLAND, ME 04103	10 CROSBY ST	3
135 E004001	GRIBBIN LORI C	16 CROSBY ST PORTLAND, ME 04103	14 CROSBY ST	2
135 E005001	SPRAGUE MARK G	20 CROSBY ST PORTLAND, ME 04103	20 CROSBY ST	3
135 E006001	LEO JOANN & ROBERT E JTS	26 CROSBY ST PORTLAND, ME 04103	26 CROSBY ST	3
135 E014001	PUSCHOCK PATRICIA & THOMAS PUSCHOCK II &	107 LELAND ST PORTLAND, ME 04103	107 LELAND ST	2
135 E015001	SMITH CHRISTOPHER MICHAEL	99 LELAND ST PORTLAND, ME 04103	99 LELAND ST	2
135 E024001	FREUND KATHERINE L	51 BEACON ST PORTLAND, ME 04103	28 CROSBY ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	29	UNITS		53

