



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life - [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

March 16, 2010

Thomas F. Jewell, Esq.  
Jewell & Boutin, P.A.  
Suite 1104  
477 Congress Street  
Portland, ME 04101-3427

RE: 15-17 Hemlock Street – 065-A-17 – R-6 Residential Zone

Dear Attorney <sup>Tfw</sup>Jewell,

I am in receipt of your request for a determination letter concerning 15-17 Hemlock Street and whether the property meets the test and requirements of a functional division of land as outlined by the State Law Court under Keith v. Saco River Corridor Commission.

#### Preliminary Criteria:

- 1. Were the structures in existence prior to adoption of the Zoning Ordinance?**  
The records indicate that #15 or the rear single family structure was built prior to or around 1900. #17 Hemlock with three families was built in 1922. The basis of the current Land Use Zoning Ordinance is June 5, 1957. Therefore both structures were in existence prior to the adoption of the current Zoning Ordinance. This criterion is being met.
- 2. From that time to the present, the buildings have been separately used and occupied.** Yes. Documentation in our microfiche shows separate building permit activities for each address. This criterion is being met
- 3. Each structure is served by its own utilities and sewerage disposal systems.** Information has been submitted for each structure showing separate bills and separate meter numbers for the utilities of water, electric and gas. The applicant has also stated that there are two separate waste lines, one for each building. The wastewater fee on each Portland Water District bill supports this. The third criterion is being met.

#### Further Tests:

- 1. The use reflects the “nature and purpose” of the use prevailing when the zoning legislation took effect.** The use of the property has not changed since the Land Use Zoning Ordinance went into effect in 1957. The City’s microfiche indicates that #15 Hemlock Street was a single family dwelling prior to 1957 and remains a single family dwelling. The City’s microfiche also has evidence that

**JEWELL & BOUTIN, P. A.**  
**Attorneys at Law**  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3427

Thomas F. Jewell  
Daniel W. Boutin

Email: [tjewell@jewellandboutin.com](mailto:tjewell@jewellandboutin.com)  
Email: [dboutin@jewellandboutin.com](mailto:dboutin@jewellandboutin.com)

Telephone: 207-774-6665  
Fax: 207-774-1626

February 19, 2010

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

R-6

Re: 15-17 Hemlock Street, Portland/65-A-17/Functional subdivision

Dear Marge:

Enclosed please find our check in the amount of \$150 for your review and determination of this request for a functional subdivision of the two buildings located at 15 and 17 Hemlock Street.

I write on behalf of my client, MJECO, LLC, the owner of the above property. The most recent deed is dated October 13, 2009 and recorded at the Cumberland County Registry of Deeds in Book 27319, Page 276, when MJECO, LLC obtained the property from Donald R. Aguilo and Holly A. Aguilo, a copy of which is attached. A copy of the Assessor's map and a recent survey showing the proposed new boundaries are also included.

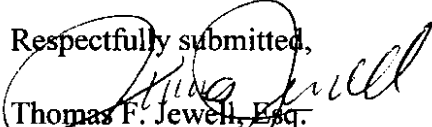
The total lot size of 65-A-17 is 6,452 square feet according to the survey although the assessor shows the lots size as 5,679 square feet. The lot is located in the R-6 Zone. There is one dwelling unit at 15 Hemlock Street and three dwelling units at 17 Hemlock Street.

The buildings have been separately used and occupied since they were constructed. The single family building at 15 Hemlock Street was built about 1900 and the building with the three units at 17 Hemlock Street was built about 1922. All utilities are separate. I am submitting utility bills showing separate water, sewer, electric and gas service for the two buildings.

We submit that the proposed subdivision of 15-17 Hemlock Street into two lots would meet the requirements of a functional subdivision.

We look forward to your determination. Please let me know if you need any further information.

Respectfully submitted,

  
Thomas F. Jewell, Esq.  
Attorney for MJECO, LLC

Cc: MJECO, LLC (w/encs.)

3/16/10 3:30pm Tom Jewell stated that there are 2 waste lines and that the water district bills reflect that

FEB 22 2010

APPLICATION TO APPROVE FUNCTIONAL DIVISION OF LAND

DECISION

R-6

Name and address of applicant: \_\_\_\_\_

Location of property under appeal: 15<sup>4</sup>. 17 Newlock St

Appearances: \_\_\_\_\_

Names and addresses of witnesses (proponents, opponents and others): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Exhibits: \_\_\_\_\_

\_\_\_\_\_

Suggest Driveway easement  
KEITH CRITERIA\*

Keith Preliminary Criteria:

1. The structures were in existence prior to adoption of the Zoning Ordinance. -1957  
YES 1900 & 1922 NO \_\_\_\_\_

2. From that time to the present, they have been separately used and occupied.  
YES Apparently NO \_\_\_\_\_

3. Each structure is served by its own utilities and sewage disposal systems.  
YES \_\_\_\_\_ NO \_\_\_\_\_

Keith Test:

1. The use reflects the "nature and purpose" of the use prevailing when the zoning legislation

See Keith v. Saco River Corridor Commission, 464 A.2d 150 (Me. 1983).

took effect.

YES

NO

still residential - created as residential

2. The use created will not be different in quality or character, as well as in degree, from the original use.

YES

NO

NO newly created use from the original

3. The current use is not different in kind, in its effect on the neighborhood, from the original use.

YES

NO

The neighborhood is residential, has been

Specific Conditions:

Reasons:

suggest Driveway easement

Date of Public Hearing:

Motion:

(including conditions and findings of fact)

#15 Hemlock

cmp - meter # AB96642436

unit # - acct # 5100071-5050822 - meter # E4749,

Portland Water Dist - meter # A17134719

Votes in favor

Votes Opposed

#17 Hemlock

cmp - meter # AB96401912 (2<sup>nd</sup> floor)

unit # - acct # 5100071-5001542 - meter # K30284

Portland Water Dist - meter # A17068725

36.00'

5.50'

PK NAIL TO BE SET

54.00'

Hemlock Street

PAVED

built 1922

#17

3 STORY

#13  
2 STORY

LOT 18  
2,548 S.F.

S67°39'30"E 65.00'

PARCEL B 349 S.F.

S67°36'30"E 62.45'

proposed division line

Walk

LOT 17  
6,452 S.F.

entire lot size before the split

6.01'

PK NAIL TO BE SET

Drive

S67°36'30"E 100.00'

17.30'

S02°42'31"E

E 20.39'

A  
F. 27.68'

S67°36'30"E

#15  
2 STORY

built 1900

Sp. 29  
1900

WOOD FENCE

S22°23'30"W 90.00'

CHAIN LINK FENCE

N/F

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

Sep. 8, 2009

Fees

New

Scheduling

CBL	065 A017001	Acct No	10602	Property Address	15 HEMLOCK ST	View Complaint	Close				
Owner Name 1	MJECO LLC			Property Type	RESIDENTIAL	Dist#: 3					
Name 2				Description	65-A-17	View Inspection	Print Inv.				
Mailing Address	89 PINE ST # 2			Census Tract	HEMLOCK ST 15-19	View Site Plan	View Permit				
City, State, Zip	PORTLAND	ME	04102		20.02						
6452 SF											
Prop Info	Inspections	Site Plans	Permits	Complaints	Food/Water/Odor	Documents	Letters	Property Mgr	Fees	Taxes	Notes

Land Use	FOUR FAMILY	Nbr of Units	4
Zone	R6	Neighborhood	
District	ST JOHN ST	Historic District	No

Click Here to View:

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

Yr Built	1922	House Style	OLD STYLE
Total Rms	24	Baths	5
Heat Type	BASIC	1/2 Baths	0
Fuel Type	OIL	Bedrms	13
System Type	HOT WATER	Basement	FULL
		Attic	FULL FINSH
Yr Built	1900	House Style	OLD STYLE
Total Rms	7	Baths	2
Heat Type	BASIC	1/2 Baths	0
Fuel Type	OIL	Bedrms	4
System Type	HOT WATER	Basement	FULL
		Attic	NONE

NOTES

02/05/2009

There are two buildings on the property. The legal use of the front building is three(3) dwelling units. The legal use of the rear building is one (1) dwelling unit per microfiche & assessor's records. - amachado



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

2-22 20 10

Received from Shell's Bookery, Inc.

Location of Work 15-17 Franklin

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 150

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Small Detached

CBL: 65A-17

Check #: 12256 Total Collected \$ 150

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

**RECEIVED**  
FEB 22 2010  
Dept. of Building Inspections  
City of Portland, Maine

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

Assessor's Office : 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874 8486

City Home Departments City Council e-Services Calendar Jobs

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

**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

**CBL** 065 A017001  
**Land Use Type** FOUR FAMILY  
**Property Location** 15 HEMLOCK ST  
**Owner Information** MJECO LLC  
 89 PINE ST # 2  
 PORTLAND ME 04102  
**Book and Page** 27319/276  
**Legal Description** 65-A-17  
 HEMLOCK ST 15-19

**Acres** 5679 SF  
 0.148

**Current Assessed Valuation:**

**TAX ACCT NO.** 10602 **OWNER OF RECORD AS OF APRIL 2009**  
 AGUILLO DONALD R &  
 HOLLY A AGUILLO JTS  
 15 HEMLOCK ST  
 PORTLAND ME 04102  
**LAND VALUE** \$69,200.00  
**BUILDING VALUE** \$288,900.00  
**NET TAXABLE - REAL ESTATE** \$358,100.00  
**TAX AMOUNT** \$6,352.70

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**Building Information:**



Best viewed at 800x600, with Internet Explorer

Card 1 of 2

**Year Built** 1922  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 7  
**Full Baths** 3  
**Total Rooms** 17  
**Attic** FULL FINSH  
**Basement** FULL  
**Square Feet** 3762  
[View Sketch](#) [View Map](#) [View Picture](#)



# 17

Card 2 of 2

**Year Built** 1900  
**Style/Structure Type** OLD STYLE  
**# Stories** 1.5  
**Bedrooms** 3  
**Full Baths** 2  
**Total Rooms** 7  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1584  
[View Sketch](#) [View Map](#) [View Picture](#)



# 15

**Sales Information:**

Sale Date	Type	Price	Book/Page
10/13/2009	LAND + BUILDING	\$218,000.00	27319/276
6/1/2003	LAND + BUILDING	\$320,000.00	19488/117
4/13/1999	LAND + BUILDING	\$184,100.00	14679/1
12/1/1998	LAND + BUILDING	\$0.00	14379/284

*R-f Zan*  
 #17 front Bldg is a legal 3 unit  
 #15 rear Bldg is a legal single family


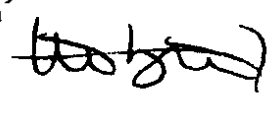


**WARRANTY DEED**  
Maine Statutory Short Form

**KNOW ALL MEN BY THESE PRESENTS, That Donald R. Aguilo and Holly A. Aguilo of Lyman, Maine, for consideration paid, grant(s) to MJECO LLC whose mailing address is 89 Pine Street # ~ #2, Portland, Maine 04102, with WARRANTY COVENANTS, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.**

**WITNESS, my/our hand(s) and seal(s) this 13th day of October, 2009.**

MAINE REAL ESTATE TAX PAID

  
Witness to all  


  
Donald R. Aguilo

  
Holly A. Aguilo

State of Maine  
County of Cumberland, ss.

October 13, 2009

Personally appeared before me the above named **Donald R. Aguilo and Holly A. Aguilo** and acknowledged the foregoing instrument to be his/her/their free act and deed.

  
Notary Public/Attorney at Law

LESLEY J. WENTWORTH  
Notary Public, Maine  
My Commission Expires December 12, 2013

**EXHIBIT A**  
**(DEED)**

A certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of Hemlock Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a 5/8" iron rod set at the southwest corner of land now or formerly of John D. McCullum recorded in the Cumberland County Registry of Deeds in Book 9346, Page 24, on the easterly side of Hemlock Street, all as shown on "Standard Boundary Survey on Hemlock Street, Portland, Maine made for Catherine A. Nodine August 17, 1998 by Owen Haskell, Inc.;

Thence S 67° 36' 30" E by said land now or formerly of McCullum 100.00 feet to the land now or formerly of George M. Hutchins;

Thence S 22° 23' 30" W by said land now or formerly of Hutchins 74.70 feet to a 5/8" iron rod set;

Thence N 67° 36' 30" W a distance of 27.68 feet to a 5/8" iron rod set;

Thence N 22° 38' 30" E a distance of 5.09 feet to a 5/8" iron rod set;

Thence N 02° 42' 31" W a distance of 23.31 feet to a pk nail set;

Thence N 67° 36' 30" W a distance of 62.45 feet to Hemlock Street to a pk nail set;

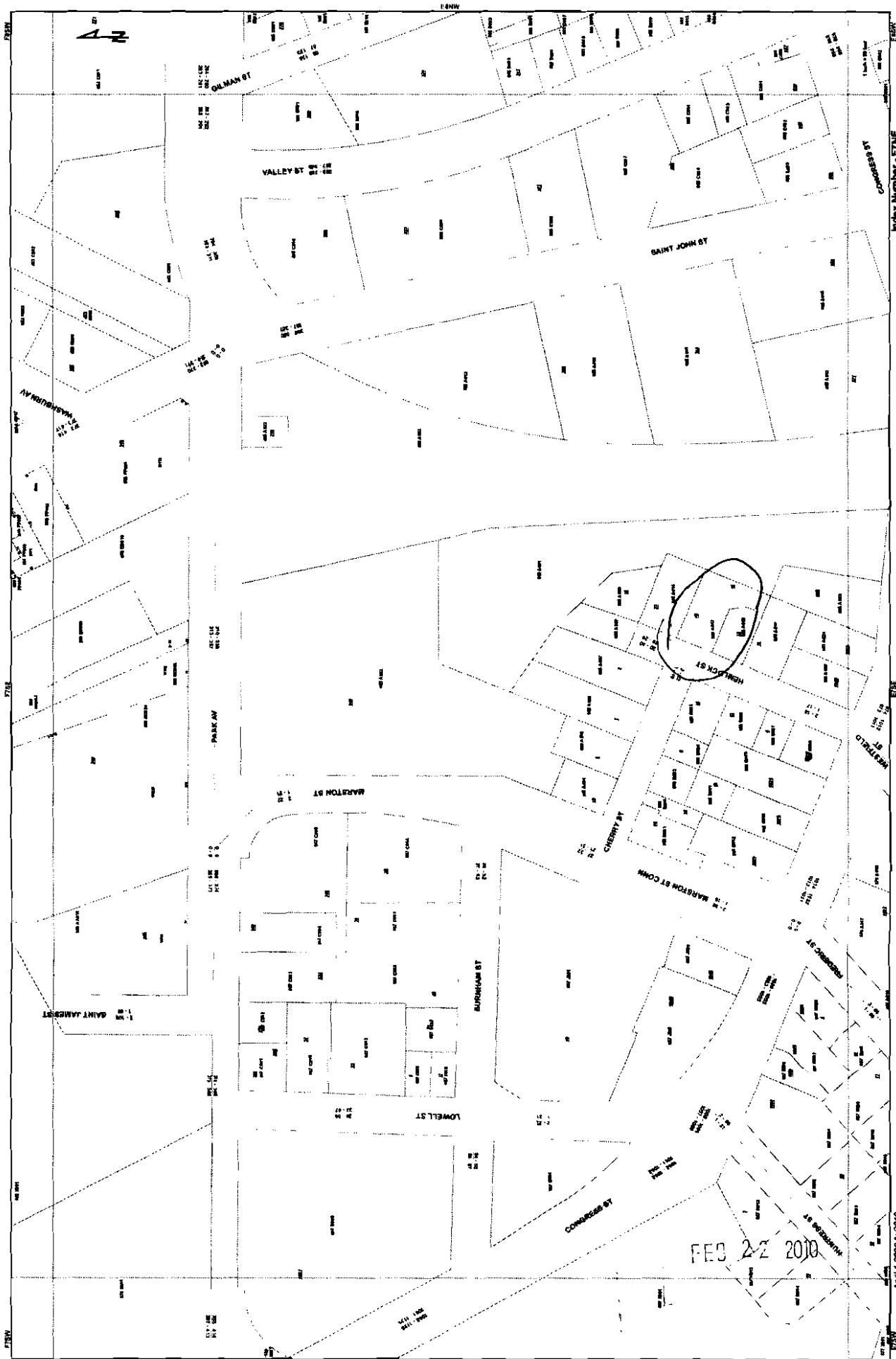
Thence N 22° 23' 30" E by Hemlock Street 48.50 feet to the point of beginning.

Said parcel contains 5,679 square feet and is shown on the above referenced plan. All bearings are railroad true.

Meaning and intending to convey and hereby conveying the same premises described in a deed to Donald R. Aguilo and Holly A. Aguilo from Michael Stevens and Bonneva A. Stevens dated May 2, 2003 and recorded in said Registry of Deeds in Book 19488, Page 117.

Received  
Recorded Register of Deeds  
Oct 13, 2009 02:45:17P  
Cumberland County  
Pamela E. Lovles

Reviewed and Approved:

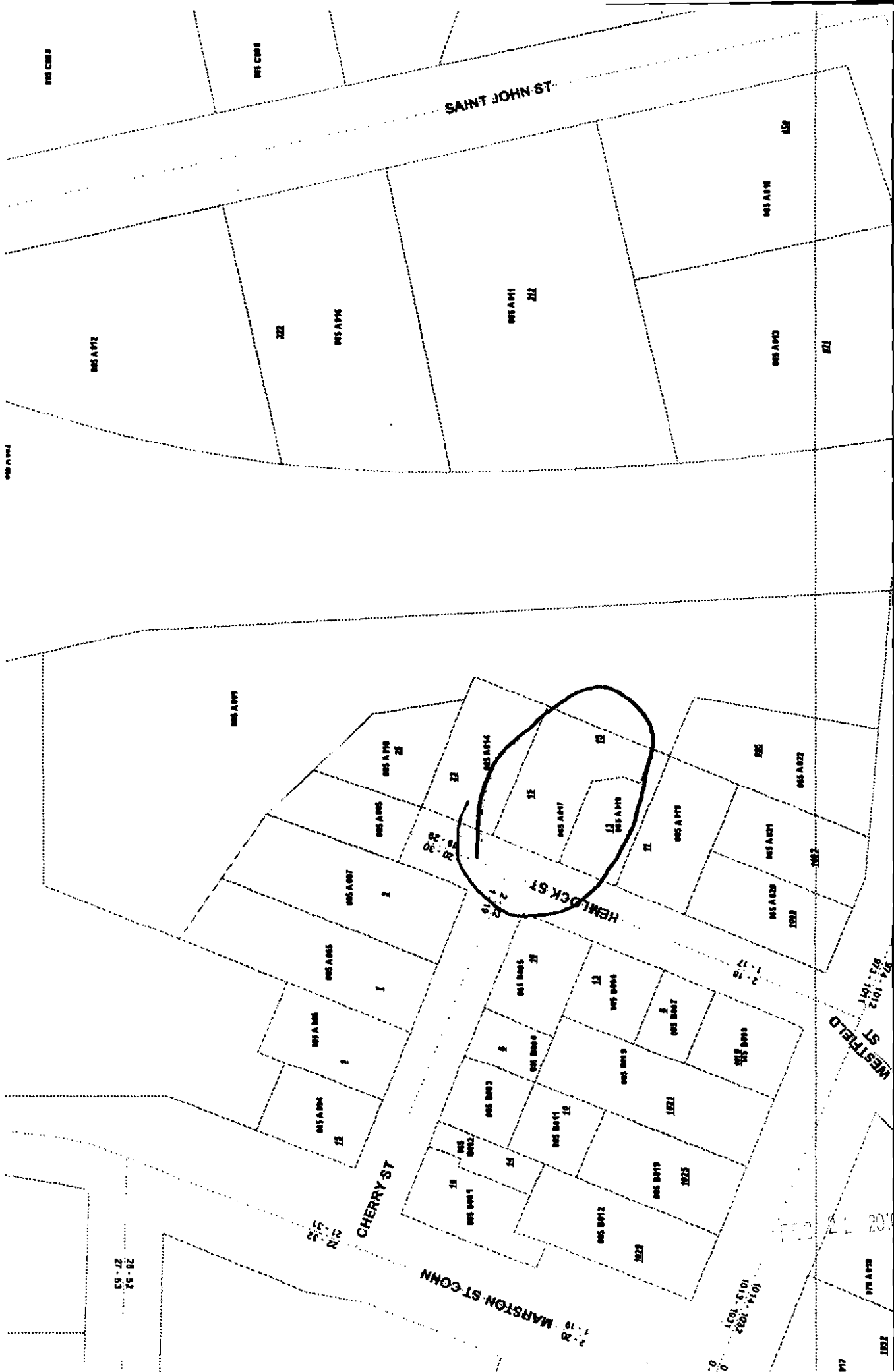


G  
42

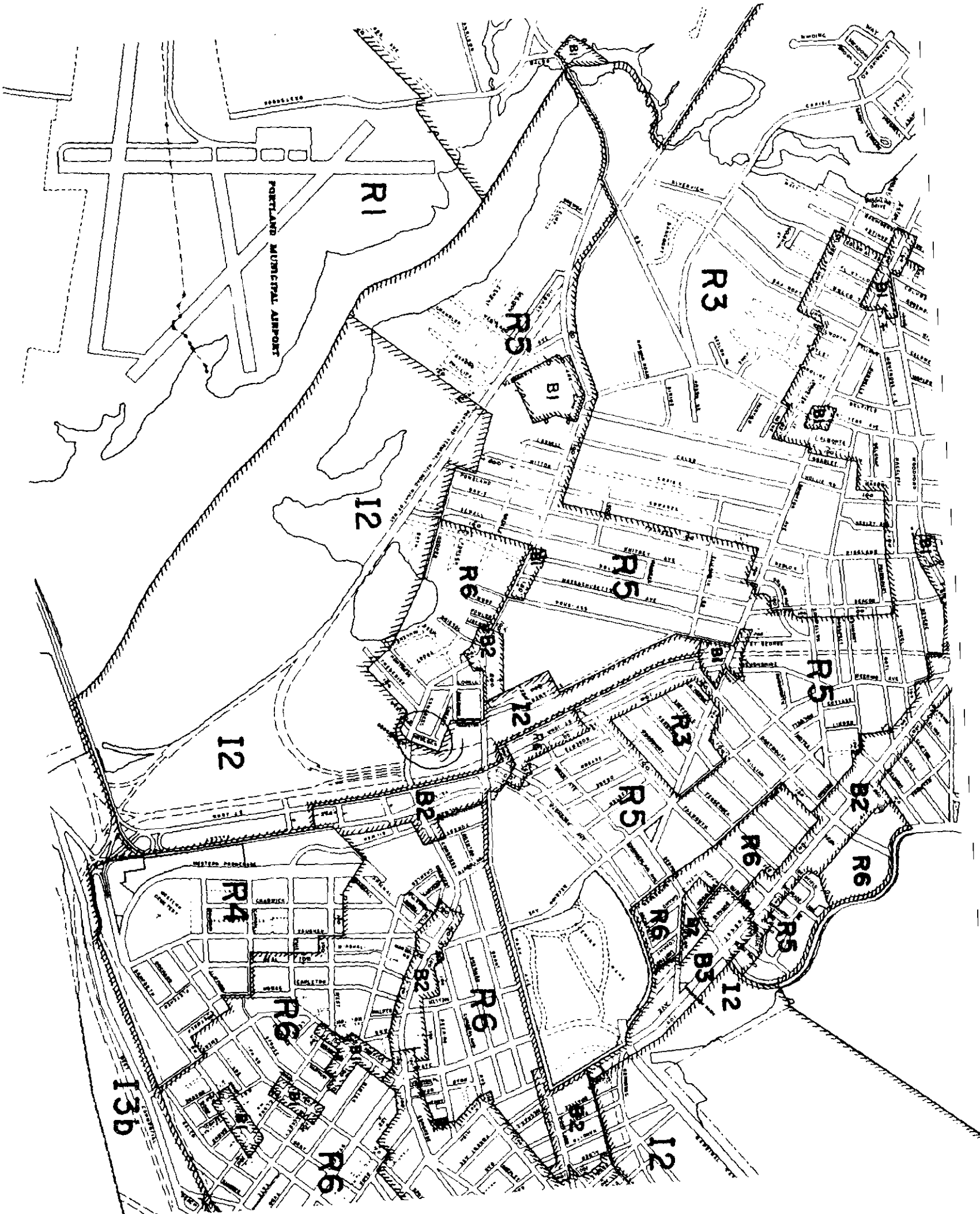
Index Number - ETNE

FEB 22 2010

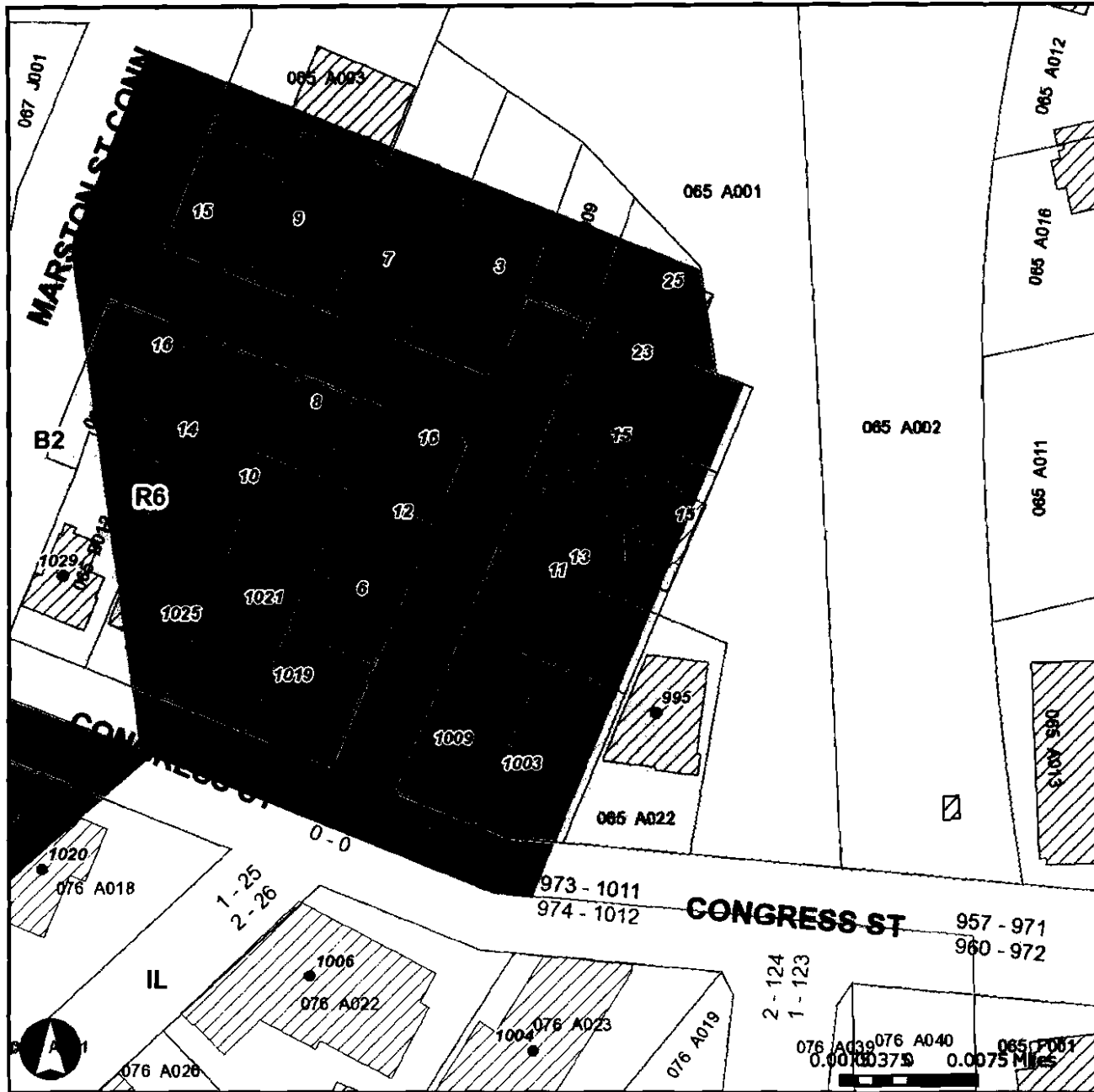
April 1, 2008 NY 2010



Index 1



# Map



<b>Parcels</b>	<b>Island Zoning</b>	<b>Zoning (continued)</b>	<b>Zoning (continued)</b>
Parcel	C43	R3 Residential	C25
Interstate	I-B	R4 Residential	C26
Streets	I-TS	R5 Residential	C27
Buildings	I-R1	R6 Residential	C28
Out Building	I-R2	ROS Recreation Open	C29
	I-R3	Space	C30
	ROS	RP Residential	C31



Your CMP account number:  
441-038-4185-020



Central Maine Power  
customer assistance line  
1-800-750-4000  
To report a power outage: 1-800-696-1000



MJECO LLC  
17 HEMLOCK ST 2ND  
PORTLAND ME  
Service location

Billing date: 10/29/09

Read cycle: 19

Page 001 of 003

**Customer Meter Summary**

Meter Number	Read Date	Prior Read Date	Number of Days	Meter Reading	Prior Meter Reading	Total KWH
AB96401912	10/28/09	10/14/09	14	54767	54592	175

**Account Summary**

Prior balance						\$0.00
Payments received through 10/29/09					\$0.00+	
Balance forward						\$0.00
New charges						
Electricity Delivery: Central Maine Power (see detail below)					\$35.71+	
Electricity Supply: Standard Offer Service					\$15.62+	
Total new charges						\$51.33
<b>Current Account Balance:</b>						<b>\$51.33</b>

Please pay before 11/25/09

**Central Maine Power Delivery Service Account Detail**

Prior balance for Central Maine Power delivery						\$0.00
Payments received					\$0.00+	
Balance forward						\$0.00
Current delivery charges						
Delivery Charges: Residential Delivery Service:	175 KWH				\$12.71+	
Up to	100 KWH @	\$8.36				
Over	100 KWH @	.058017				
Establish service charge					\$23.00+	
Total current delivery charges						\$35.71
Central Maine Power account balance						\$35.71

**Messages about your Central Maine Power delivery account**

We're upgrading substations and adding new equipment to help us respond to outages quickly and to reduce the size and duration of some outages.

Please see back page for important information

Your electricity usage (in kilowatt hours)

	10/09
Daily	13
Monthly	175

Please return this stub with payment to CMP. If applicable, supply payments are forwarded to the appropriate energy provider. Do not send cash or coins, and do not return with staples or paper clips. Refer to back to fill in information for mail address changes or to learn about our paperless eBill service.



Your CMP account number:  
441-038-4185-020



Central Maine Power Co.  
PO Box 1084  
Augusta ME 04332-1084

Please pay this amount  
**\$51.33**  
before 11/25/09 so you  
can avoid late charges

04888 D

MJECO LLC  
89 PINE ST UNIT 2  
PORTLAND ME 04102-3719



FEB 22 2010



Please write  
amount paid:

\$ \_\_\_\_\_

Thank you!

Please do not write below this line

581029094410384185020000005133



Your CMP account number:  
**441-038-4152-020**



Central Maine Power  
customer assistance line  
**1-800-750-4000**  
To report a power outage: 1-800-696-1000



MJ ECO LLC  
15 HEMLOCK ST  
PORTLAND ME  
Service location

Billing date: 10/29/09

Read cycle: 19

Page 001 of 003

**Customer Meter Summary**

Meter Number	Read Date	Prior Read Date	Number of Days	Meter Reading	Prior Meter Reading	Total KWH
AB96642436	10/28/09	10/14/09	14	76324	75916	408

**Account Summary**

<b>Prior balance</b>						\$0.00
Payments received through 10/29/09					\$0.00+	
<b>Balance forward</b>						\$0.00
<b>New charges</b>						
Electricity Delivery: Central Maine Power (see detail below)					\$49.23+	
Electricity Supply: Standard Offer Service					\$36.41+	
<b>Total new charges</b>						\$85.64
<b>Current Account Balance:</b>					Please pay before 11/25/09	<b>\$85.64</b>

**Central Maine Power Delivery Service Account Detail**

<b>Prior balance for Central Maine Power delivery</b>						\$0.00
Payments received					\$0.00+	
<b>Balance forward</b>						\$0.00
<b>Current delivery charges</b>						
Delivery Charges: Residential						
Delivery Service:	408 KWH				\$26.23+	
Up to	100 KWH @	\$8.36				
Over	100 KWH @	.058017				
Establish service charge					\$23.00+	
<b>Total current delivery charges</b>						\$49.23
<b>Central Maine Power account balance</b>						\$49.23

**Messages about your Central Maine Power delivery account**

We're upgrading substations and adding new equipment to help us respond to outages quickly and to reduce the size and duration of some outages.

Please see back page for important information

Your electricity usage (in kilowatt hours)	
10/09	
Daily	29
Monthly	408

Please return this stub with payment to CMP. If applicable, supply payments are forwarded to the appropriate energy provider. Do not send cash or coins, and do not return with staples or paper clips. Refer to back to fill in information for mail address changes or to learn about our paperless eBill service.



Your CMP account number:  
**441-038-4152-020**



**Central Maine Power Co.**  
PO Box 1084  
Augusta ME 04332-1084

Please pay this amount  
**\$85.64**  
before 11/25/09 so you  
can avoid late charges

04885 D

MJ ECO LLC  
89 PINE ST UNIT 2  
PORTLAND ME 04102-3719



FEB 22 2010



Please write  
amount paid:

\$ \_\_\_\_\_

Thank you!

Please do not write below this line

231029094410384152020000008564





ACCOUNT NUMBER

AMOUNT DUE

AMOUNT PAID

5100071-5050822

\$156.56

paid online Norway - E pay  
12-2-09

80051000710050508220000156567

001564 000001731



MJECO LLC  
89 PINE ST 2  
PORTLAND ME 04102-3719



UNITIL ME  
PO BOX 981010  
BOSTON MA 02298-1010

NAME AND/OR ADDRESS CHANGES. PLEASE CHECK THIS BOX AND NOTE CHANGES ABOVE.  
FOLD ALONG DOTTED LINE, DETACH AND RETURN THIS PART WITH PAYMENT



PLEASE SEE REVERSE SIDE  
IF PAYING BY CREDIT CARD

Page 1 of 1

YOUR MONTHLY USAGE & AVERAGE DAILY TEMPERATURE (ADT)				SERVICE ADDRESS	MJEC	ACCOUNT NUMBER	BILL DATE DUE DATE					
KWH	CCF	ADT		METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	NUMBER OF DAYS	METER CONSTANT	METERED USAGE	METERED DEMAND	RATE CODE	
NOV 09	0	122	0	E47491	9942	64	23	122.00	CCF		R2	
OCT 09	0	0	0	BALANCE FORWARD								\$ .00
SEP 09	0	0	0	CURRENT CHARGES GAS SERVICE								
AUG 09	0	0	0	METERED USAGE								122.00 CCF x = 122.00 CCF
JUL 09	0	0	0	DELIVERY CHARGES								
JUN 09	0	0	0	CUSTOMER CHARGE								.83
MAY 09	0	0	0	DISTRIBUTION CHARGE FIRST								6.67 CCF x \$ .40330 2.69
APR 09	0	0	0	DISTRIBUTION CHARGE NEXT								19.85 CCF x \$ .22771 4.52
MAR 09	0	0	0	EERA								26.52 CCF x \$ .04336 1.15
FEB 09	0	0	0	ERC								26.52 CCF x \$ .02903 .77
JAN 09	0	0	0	CUSTOMER CHARGE								2.98
DEC 08	0	0	0	DISTRIBUTION CHARGE FIRST								24.00 CCF x \$ .40250 9.66
NOV 08	0	0	0	DISTRIBUTION CHARGE NEXT								71.48 CCF x \$ .22776 16.28
				EERA								95.48 CCF x \$ .02000 1.91
				ERC								95.48 CCF x \$ .02524 2.41
TOTAL CURRENT GA CHARGES										\$43.20		
APPROXIMATE NEXT METER READING: 12/06/09				CURRENT CHARGES GAS SUPPLIER SVC		SERVICE PERIOD 10/14/09-10/31/09						
				GAS SUPPLY CHARGES AT COST				95.48 CCF x \$ .76508		73.05		
				CURRENT CHARGES GAS SUPPLIER SVC		SERVICE PERIOD 11/01/09-11/06/09						
				GAS SUPPLY CHARGES AT COST				26.52 CCF x \$1.04864		27.81		
TOTAL CURRENT GS CHARGES										\$100.86		
				OTHER						\$12.50		
				TURN ON/READ IN							\$12.50	
TOTAL OTHER												
TOTAL AMOUNT DUE										\$156.56		

Effective Nov 1, 2009 through April 30, 2010, winter rates will be in effect and the Gas Cost component of your bill will change from \$0.7649 to \$1.0480 per therm. This increase

If you received an application from your Fuel Assistance Office, please be sure to return it as soon as possible. If you are not eligible for Fuel Assistance, the Neighbor Helping Neighbor Fund may be able to help you. Call your local Fuel Assistance Office for additional information.

You can obtain a copy of our existing rate schedules by visiting our website at www.unitil.com. A summary of rates will also be mailed to you in December.

TO AVOID INTEREST CHARGES OF .9490% PER MONTH, EFFECTIVE 1/01/09 PAYMENT MUST BE RECEIVED BY 3 PM ON 12/07/09.

FEB 22 2010

QUESTIONS ABOUT YOUR BILL?

REMIT PAYMENT TO:  
UNITIL  
P.O. Box 981010  
Boston, MA 02298-1010

TELEPHONES:  
1-866-933-3821  
24 Hours a day



WWW.UNITIL.COM

IM20091110.TXT-1584-000001731



ACCOUNT NUMBER  
5100071-5001542

AMOUNT DUE  
\$82.47

AMOUNT PAID

*Pl online - No money e pay*  
80051000710050015420000082472  
*12-2-09*

001826 000000546



MJECO LLC  
89 PINE ST 2  
PORTLAND ME 04102-3719



UNITIL ME  
PO BOX 981010  
BOSTON MA 02298-1010

NAME AND/OR ADDRESS CHANGES. PLEASE CHECK THIS BOX AND NOTE CHANGES ABOVE.  
FOLD ALONG DOTTED LINE, DETACH AND RETURN THIS PART WITH PAYMENT



PLEASE SEE REVERSE SIDE  
IF PAYING BY CREDIT CARD

Page 1 of 1

YOUR MONTHLY USAGE & AVERAGE DAILY TEMPERATURE (ADT)				SERVICE ADDRESS	MJEC	ACCOUNT NUMBER	BILL DATE DUE DATE					
KWH	CCF	ADT		17 BEDFORD ST 2ND, PORTLAND		5100071-5001542	11/12/09	12/07/09				
				METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	NUMBER OF DAYS	METER CONSTANT	METERED USAGE	METERED DEMAND	RATE CODE	
NOV 09	0	55	0	K30284	7082	7137	23		55.00 CCF		R2	
OCT 09	0	0	0	BALANCE FORWARD								\$ .00
SEP 09	0	0	0	CURRENT CHARGES GAS SERVICE								
AUG 09	0	0	0	METERED USAGE								55.00 CCF x = 55.00 CCF
JUL 09	0	0	0	DELIVERY CHARGES								
JUN 09	0	0	0	CUSTOMER CHARGE								.83
MAY 09	0	0	0	DISTRIBUTION CHARGE FIRST								6.67 CCF x \$ .40330 = 2.69
APR 09	0	0	0	DISTRIBUTION CHARGE NEXT								5.29 CCF x \$ .22873 = 1.21
MAR 09	0	0	0	EERA								11.96 CCF x \$ .04348 = .52
FEB 09	0	0	0	ERC								11.96 CCF x \$ .02926 = .35
JAN 09	0	0	0	CUSTOMER CHARGE								2.98
DEC 08	0	0	0	DISTRIBUTION CHARGE FIRST								24.00 CCF x \$ .40250 = 9.66
NOV 08	0	0	0	DISTRIBUTION CHARGE NEXT								19.04 CCF x \$ .22794 = 4.34
				EERA								43.04 CCF x \$ .01998 = .86
				ERC								43.04 CCF x \$ .02509 = 1.08
TOTAL CURRENT GA CHARGES										\$24.52		
APPROXIMATE NEXT METER READING: 12/06/09				CURRENT CHARGES GAS SUPPLIER SVC								
				GAS SUPPLY CHARGES AT COST								
				COST OF GAS								43.04 CCF x \$ .76487 = 32.92
				CURRENT CHARGES GAS SUPPLIER SVC								
				GAS SUPPLY CHARGES AT COST								
				COST OF GAS								11.96 CCF x \$1.04766 = 12.53
TOTAL CURRENT GS CHARGES										\$45.45		
				OTHER								
				TURN ON/READ IN								\$12.50
TOTAL OTHER										\$12.50		
TOTAL AMOUNT DUE										\$82.47		

Effective Nov 1, 2009 through April 30, 2010, winter rates will be in effect and the Gas Cost component of your bill will change from \$0.7649 to \$1.0480 per therm. This increase

If you received an application from your Fuel Assistance Office, please be sure to return it as soon as possible. If you are not eligible for Fuel Assistance, the Neighbor Helping Neighbor Fund may be able to help you. Call your local Fuel Assistance Office for additional information.

You can obtain a copy of our existing rate schedules by visiting our website at [www.unitil.com](http://www.unitil.com). A summary of rates will also be mailed to you in December.

TO AVOID INTEREST CHARGES OF .9490% PER MONTH, EFFECTIVE 1/01/09  
PAYMENT MUST BE RECEIVED BY 3 PM ON 12/07/09.

FEB 22 2010

QUESTIONS ABOUT YOUR BILL?

REMIT PAYMENT TO:  
UNITIL  
P.O. Box 981010  
Boston, MA 02298-1010

TELEPHONES:  
1-866-933-3821  
24 Hours a day



WWW.UNITIL.COM

IM20091112.TXT-1826-000000546

Customer Name MJECO LLC Account Number 203023-01  
 Service Address 15 HEMLOCK ST PORTLAND

Portland Water District

Send Correspondence to:  
 Address:  
 225 Douglass St.  
 P.O. Box 3553  
 Portland, ME 04104-3553  
 Office Hours:  
 8:30 a.m. - 4:30 p.m.  
 Monday through Friday  
 Phone: 207.761.8310  
 Web Site and E-Mail:  
 www.pwd.org  
 customerservice@pwd.org

	MEMBER WATER CHARGES	CITY OF PORTLAND'S WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			\$0.00
BALANCE FORWARD			\$0.00
CURRENT CHARGES			
Consumption Charge	\$8.95	\$25.98	\$34.93
Activation Fee	\$14.00	\$0.00	\$14.00
Total Current Charges	\$22.95	\$25.98	\$48.93
<b>TOTAL AMOUNT DUE</b>			<b>\$48.93</b>

\* WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND

Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

A17134719	P	01/20/10	01/08/10	02/05/10	154	150	4
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YOUR 13 MONTH CONSUMPTION SUMMARY (Hundred Cubic Feet)

Month	Water	Waste Water	Days

Hundred Cubic Feet = 748 Gallons

Notes

Fats, oils, and grease poured down the kitchen sink can clog your sewer pipes and cause back ups into homes, streets, and streams. Read the enclosed flier for easy tips on how you can avoid this messy problem.

Refer to back for customer information, to apply for direct payment, or to make mailing address changes.  
 Remit Total Payments to:

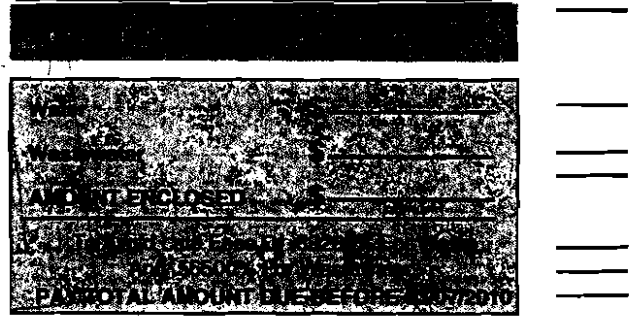
Portland Water District  
 PO Box 6800  
 Lewiston ME 04243-6800



MJECO LLC  
 MICHAEL BRUENJES  
 89 PINE ST  
 PORTLAND, ME 04102



BILL DUE UPON RECEIPT



Total Amount Due: \$48.93

Customer Name MJECO LLC

Account Number

143454-04

Service Address 17 HEMLOCK ST PORTLAND

# Portland Water District

Send Correspondence to:

Address:

225 Douglass St.  
P.O. Box 3553  
Portland, ME 04104-3553

Office Hours:

8:30 a.m. - 4:30 p.m.  
Monday through Friday  
Phone: 207.761.8310

Web Site and E-Mail:

www.pwd.org  
customerservice@pwd.org

### PREVIOUS BALANCE

Payment - Thank You

### BALANCE FORWARD

### CURRENT CHARGES

Consumption Charge

### Total Current Charges

### TOTAL AMOUNT DUE

MEMBER  
WATER CHARGES

CITY OF PORTLAND\*  
WASTEWATER CHARGES

TOTAL

\$512.46

\$512.46 CR

\$0.00

\$44.23

\$145.16

\$189.39

\$44.23

\$145.16

\$189.39

\$189.39

\* WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND  
DIRECT PAYMENT-DO NOT PAY

### Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

A17068725	P	01/19/10	12/18/09	02/05/10	651	632	19
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### YOUR 13 MONTH CONSUMPTION SUMMARY (Hundred Cubic Feet)

Month	Water	Waste Water	Days
01/10	28	28	32
12/09	21	21	28
11/09	02	2	5

Hundred Cubic Feet = 748 Gallons

### Notes

Fats, oils, and grease poured down the kitchen sink can clog your sewer pipes and cause back ups into homes, streets, and streams. Read the enclosed flier for easy tips on how you can avoid this messy problem.

Refer to back for customer information, to apply for direct payment, or to make mailing address changes.  
Remit Total Payments to:

Portland Water District  
PO Box 6800  
Lewiston ME 04243-6800



MJECO LLC  
MICHAEL BRUENJES  
89 PINE ST  
PORTLAND, ME 04102



BILL DUE UPON RECEIPT



Total Amount Due: \$189.39

11434540400004423000145160000189394

Assessor's Office 389 Congress Street Portland, Maine 04101 | Phone: 215 207-5746 ext.

City Home Departments City Council E. Services Calendar Jobs

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

**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



find us here at 8005000 with internet explore

**CBL** 065 A017001  
**Land Use Type** FOUR FAMILY  
**Property Location** 15 HEMLOCK ST  
**Owner Information** MIECO LLC  
 89 PINE ST # 2  
 PORTLAND ME 04102  
**Book and Page** 27319/276  
**Legal Description** 65-A-17  
 HEMLOCK ST 15-19  
**Acres** 0.148

**Current Assessed Valuation:**

**TAX ACCT NO.** 10602 **OWNER OF RECORD AS OF APRIL 2009**  
 AGUILO DONALD R &  
 HOLLY A AGUILO JTS  
 15 HEMLOCK ST  
 PORTLAND ME 04102  
**LAND VALUE** \$69,200.00  
**BUILDING VALUE** \$288,900.00  
**NET TAXABLE - REAL ESTATE** \$358,100.00  
**TAX AMOUNT** \$6,352.70

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**Building Information:**

Card 1 of 2

**Year Built** 1922  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 7  
**Full Baths** 3  
**Total Rooms** 17  
**Attic** FULL FINISH  
**Basement** FULL  
**Square Feet** 3762

[View Sketch](#) [View Map](#) [View Pictures](#)



Card 2 of 2

**Year Built** 1900  
**Style/Structure Type** OLD STYLE  
**# Stories** 1.5  
**Bedrooms** 3  
**Full Baths** 2  
**Total Rooms** 7  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1584

[View Sketch](#) [View Map](#) [View Pictures](#)



**Sales Information:**

Sale Date	Type	Price	Book/ Page
10/13/2009	LAND + BUILDING	\$218,000.00	27319/276
6/1/2003	LAND + BUILDING	\$320,000.00	19488/117
4/13/1999	LAND + BUILDING	\$184,100.00	14679/1
12/1/1998	LAND + BUILDING	\$0.00	14378/284

