

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

Permit No: 09-1249	Issue Date:	CR/ISS-E-097 155 E008001
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Location of Construction: 44 Bay Street - split from 146 Bay	Owner Name: MGW Consulting & Development, L	Owner Address: 46 Irving Street	Phone: 207-615-5000
Business Name:	Contractor Name: Robie Builders, LLC	Contractor Address: PO Box 1463 Windham	Phone: 2078313582
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Permit Fee: \$1,815.00	Cost of Work: \$171,400.00	CE0 District: 4
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 5B IRC 2003	

Proposed Project Description:
Build new 2,750 square foot home with attached two car garage.

Signature: _____ Date: 12/11/09

Signature: JM 12/11/09

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: GS	Date Applied For: 11/04/2009
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Zoning Approval

- 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

Shoreland N/A

Wetland N/A

Flood Zone 06-17-max

Subdivision

Site Plan 2009-0078

Maj Minor MM

OK w/ conditions

Date: 12/2/09

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: _____

PERMIT ISSUED

DEC 11 2009

City of Portland

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

12-30-09 OK - party / address y/cy (note: add more set piece)

2-26-10 $\frac{1}{2}$ Bath 1st floor needs exhaust vent in
How many layers shear rock wall from garage to
Living space

OK to close in some plumbing + electric

Final

9-12-10

OK to issue T. Case 0.

6/1/10 Smt



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 44 Bay St CBL 155 500001

Mgw Consulting And/Robin Builders, LLC

Date of Issue 04/13/2010

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. 09-1249, 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.

PURPOSE OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R3
Type 5B
IRC 2003

Issuance Conditions:

This is a temporary occupancy certificate, which expires on June 1, 2010. All site work shall be completed in accordance with the approved site plan. The basement ceiling requires R 21 insulation.

This certificate supersedes
all certificates issued

Issued:

4-13-2010

Stephen Hunt
Inspector

[Signature]
Inspector of Buildings

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

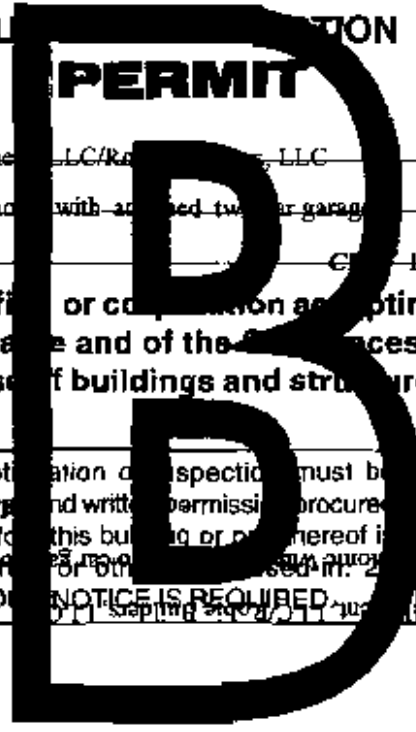
Permit Number: 091249

Please Read Application And Notes, If Any, Attached

This is to certify that MGW Consulting & Development LLC/Realty LLC has permission to Build new 2,750 square foot home with attached two car garage AT 44 Bay Street City of Portland 155-808001 DEC 11 2006

PERMIT ISSUED

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



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

Notification of inspection must be given and written permission procured before this building or portion thereof is laid out for construction. 24 HOURS 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. Permit Number 091249
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Marshall
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

#091249

155 #156



General Building Permit Application

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

Location/Address of Construction: <u>44 Bay Street</u>		
Total Square Footage of Proposed Structure/Access: <u>2750</u> <u>None</u>	Square Footage of Lot: <u>12,148</u>	Number of Stories: <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# <u>155 E 008</u> <u>156 B 015</u>	Applicant *must be owner, Lessee or Buyer* Name: <u>Mike Wilson</u> <u>(maw consulting)</u> Address: <u>46 Irving Street</u> City, State & Zip: <u>Portland, ME 04103</u>	Telephone: <u>207-615-5000</u>
Lessee/DBA (if applicable): RECEIVED NOV - 4 2009 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name: Address: City, State & Zip:	Cost Of Work: \$ <u>121,400</u> C of O Fee: \$ <u>1740</u> Total Fee: \$ <u>123,140</u> <u>Site 300</u> <u>COFO 75</u>
Current legal use (i.e. single family): <u>Single Family</u>	Number of Residential Units: <u>1</u>	<u>2115.00</u>
If vacant, what was the previous use?	Proposed Specific use: <u>Single Family</u>	
Is property part of a subdivision? <u>NO</u>	If yes, please name	<u>2 car attached garage</u>
Project description: <u>construct a New single Family home using pre existing utility at street that must be Taped into. As well as Fill Back yard deck</u>		
Contractor's name: <u>Robie Builders LLC Jarod Robie</u>		
Address: <u>P.O. Box 1463</u>		
City, State & Zip: <u>Windham, ME 04062</u>		Telephone: <u>207-831-3582</u>
Who should we contact when the permit is ready: <u>Jarod Robie call</u>		Telephone: <u>207-831-3582</u>
Mailing address: <u>P.O. Box 1463 Windham ME 04062</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: Mike Wilson Date: 11-3-09

This is not a permit; you may not commence ANY work until the permit is issued

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.

- Footings/Building Location Inspection:** Prior to pouring concrete or setting precast piers
- Foundations Inspection:** Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical:** Prior to Any Insulating or drywalling
- 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.
- Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery**

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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

12/14/09

Date



Signature of Inspections Official

12/11/09

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1249	Date Applied For: 11/04/2009	CBL: 155 E007001
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Location of Construction: 46 Bay St (will be 44)	Owner Name: MGW Consulting & Development, L	Owner Address: 46 Irving Street	Phone: 207-615-5000
Business Name:	Contractor Name: Robie Builders, LLC	Contractor Address: PO Box 1463 Windham	Phone: (207) 831-3582
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Build new 2,750 square foot home with attached two car garage.	Proposed Project Description: Build new 2,750 square foot home with attached two car garage.
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Dept: Zoning Status: Approved with Conditions Reviewer: Arn Machado Approval Date: 12/02/2009

Note: Ok to Issue:

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Tom Markley Approval Date: 12/02/2009

Note: Ok to Issue:

- 1) Carbon Monoxide Detectors are required in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC Status: Approved with Conditions Reviewer: Philip DiPierro Approval Date: 12/10/2009

Note: Ok to Issue:

- 1) The altered section of drainage channel shall be re-vegetated and stabilized with native plants and grasses, and if possible this area should be a "no mow" zone.
- 2) Disposal of brush/yard waste, fill or other materials in the drainage channel is strictly prohibited under Chapters 23 & 24 of the City Ordinance.
- 3) Any future alteration of the drainage channel/swale, including but not limited to regrading or installation of a culvert or drain, must be reviewed and approved by the City.
- 4) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 5) The Development Review Coordinator reserves the right to require additional for grading or other drainage improvements as necessary due to field conditions.
- 6) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

Location of Construction: 46 Bay St (will be 44)	Owner Name: MGW Consulting & Development, L	Owner Address: 46 Irving Street	Phone: 207-615-5000
Business Name:	Contractor Name: Robie Builders, LLC	Contractor Address: PO Box 1463 Windham	Phone: (207) 831-3582
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 7) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 8) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 9) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 10 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 11 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

11/5/2009-gg: New divided lot, cbl 155 E008 and 156 B015, per Suzanne in Assessing. /gg

11/10/2009-amachado: Done initial review. Siteplan does not show the rear deck & stairs, front porch & stairs, and the "chimney" bumpout. I have emailed Phil. I need these added to the siteplan. I'm moving the permit forward to a plan reviewer, but I can't sign off yet. I called Mike Wilson.

12/1/2009-amachado: Received revised siteplan.

12/10/2009-amachado: Planning received revised site plan. Reviewed it. No changes to zoning; grading changes only.

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 7, 2010

RE: C. of O. for #44 Bay Street,
(Id#2009-0077) (CBI. 155 E 008001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Driveway pavement,
2. Installation of 1 street tree,
3. Minor Miscellaneous site work,

I anticipate this work can be completed by **June 1, 2010**.

At this time, I **recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Inspection Services Manager
File: Urban Insight



CIVIL & STRUCTURAL ENGINEERING
www.cascobayengineering.com

424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

January 7, 2010

Mr. Don Allard
Hancock Lumber, Co.
258 Main Street
Yarmouth, ME 04096

Re: #44 Bay Street Residence
Portland, ME

Project Number: 10-002

Dear Don:

Casco Bay Engineering was requested to perform analysis and design of roof support beams and floor support beams for the proposed residence located at 44 Bay Street in Portland, Maine. The beams we designed are as follows:

<u>Roof Support Beams</u>	<u>Location</u>	<u>Length</u>
3 1/2"x9 1/2" LVL	Bedroom #2	10'-6"
3 1/2"x9 1/2" LVL	Owners Bedroom	15'-0"
W10x22	Owners Bedroom	16'-6"
<u>Second Floor Beams</u>		
5 1/2"x9 1/2" LVL	Breakfast Nook	10'-6"
W8x28 or W10x22	Kitchen	20'-6"
7"x9 1/2" LVL	Dining Area	16'-0"
5 1/2"x9 1/2" LVL	Dining Window Header	7'-0"
W14x34	Garage	23'-4"
3 1/2"x9 1/2" LVL	Garage	15'-0", 8'-6"
3 1/2"x9 1/2" LVL	Garage door header	9'-6"
(3)-2x8's	Porch beams	6'-0", 10'-6"

The beams are designed in accordance with the 2003 International Building Code (IBC). Please note that we did not analyze any other portion of the existing building.

Please contact us if you have any additional questions or concerns.

Sincerely,

Eric Dube
Casco Bay Engineering

Carolyn C. Bird, PE
Casco Bay Engineering

155-E-008

RECEIVED

JAN 29 2010

Dept. of Building Inspections
City of Portland, Maine

RECEIVED

JAN 19 2010

Dept. of Building Inspections
City of Portland, Maine

BH2M**BERRY • HUFF •
McDONALD • MILLIGAN • INC.****ENGINEERS • SURVEYORS • PLANNERS**LESTER S. BERRY
WILLIAM A. THOMPSON

ROBERT C. LIBBY, JR.

January 11, 2010

Ann Machado
Zoning Specialist
City of Portland
389 Congress St.
Portland, ME 04101

155-E-8

RE: Foundation Location
44 & 46 Bay Street

Dear Ann:

Berry Huff McDonald Milligan, Inc. was hired by Mike Wilson to lay out the house foundations at 44 & 46 Bay Street in Portland, Maine.

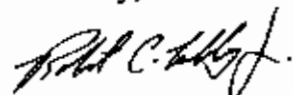
On December 22, 2009, Berry Huff McDonald Milligan, Inc. set 5/8" rebar at each corner of the proposed house foundation for 46 Bay Street. On December 29, 2009, Berry Huff McDonald Milligan, Inc. checked the existing foundation and found it to be within the required setbacks shown on the submitted plans.

On December 29, 2009, Berry Huff McDonald Milligan, Inc. set 5/8" rebar at each corner of the proposed house foundation for 44 Bay Street.

This morning, I checked the existing foundation and found it to be within the required setbacks shown on the submitted plans.

I trust this is the information you require. If you have any questions, please call me at 207-839-2771 ext. 208.

Sincerely,

Robert C. Libby, Jr.
PLS #2190

cc: M. Wilson

WilsonFoundations

RECEIVED

JAN 11 2010

Dept. of Building Inspections
City of Portland Maine

Applicant: M&W Corralby development
Mike Wilson

Date: 11/10/09

Address: 44 Bay St - split from 46 Bay St

C-B-L: ~~155-E-007~~ currently
* will be 155-E-008

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

permit # 09-1249

Zone Location - R-3

* received revised site plan 12/1/09
review is based on this plan.

Interior or corner lot -

* revised site plan to planning 12/10/09
grading changes - no change to zoning

Proposed Use/Work -

Waste Disposal - city/public

Lot Street Frontage - 50' min - 80.99' given

Front Yard - 25' min - 27' given

* Rear Yard - 25' min - ~~73' to home~~ ^{61' to deck} (OK) - deck?

* Side Yard - 1 1/2 stories - 8' min - ~~12' to screen wall~~ ^{15' to chimney vent on left scaled} (OK)
2 stories - 14' min 16' scaled on right (OK)

Projections -

Width of Lot - 65' max min - 91' scaled.

Height - 35' max - 27.33' scaled.

Lot Area - 6500' min - 12,148' given

Lot Coverage/Impervious Surface - 35% = 4251.8' given

Area per Family - 6500' (OK)

Off-street Parking - 2 spaces required - garage 21' x 21' (OK)

10 x 11.75 = 117.5
4 x 7 = 28
5 x 16 = 80
3 x 34 = 102
5 x 6 = 30
7 x 12 = 84
~~2 x 10 = 20~~
park - 2 x 11 = 22
stairs - 6 x 17.5 = 105
deck - 2 x 33.75 = 67.5
sheds - 6 x 17.5 = 105

Loading Bays - N/A

Site Plan - minor/interior 2009 - 0078

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

2312 (OK)
2485 (OK)

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

2009-0078
Application I. D. Number

Mgw Consulting & Development, LLC
Applicant

11/4/2009
Application Date

48 Irving Street, Portland, ME 04103
Applicant's Mailing Address

New single family home
Project Name/Description

Consultant/Agent

44 - 44 Bay Street, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 815-9000 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

155 E008001
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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units 12146 Acreage of Site 0 Proposed Total Disturbed Area of the Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Traffic Movement |
| | | <input type="checkbox"/> 14-03 Streets Review | <input type="checkbox"/> Housing Replacement |
| | | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 11/5/2009

Building 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) _____ expiration date _____

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 _____

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 12/10/2009 3:06:39 PM
Subject: Single Family Site Plan Approval for 44 & 46 Bay Street

Hi all, 44 Bay Street, site plan # 2009-0078; and 46 Bay Street, site plan #2009-0077 meet minimum site plan requirements for the issuance of building permits. Please see UI for DRC sign off.

Thanks.

phil

615-5000
Mike Wilson

Tom can you call ?

**CORRECTIVE DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, MGW Consulting and Development, LLC, with a mailing address of 46 Irving Street, Portland, Maine 04103 for no consideration paid, hereby RELEASES to MGW Consulting and Development, LLC, its heirs and assigns, a certain lot or parcel of real property situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 28th day of October, 2009.

Carly Smith
WITNESS

Michael G. Wilson
Michael G. Wilson
Sole Member MGW Consulting and Development, LLC

STATE OF MAINE
COUNTY OF Cumberland, ss.

Personally appeared before me on this 28th day of October, 2009 the above named Michael G. Wilson, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said MGW Consulting and Development, LLC.

**CARLY R. SMITH
ATTORNEY AT LAW, STATE OF MAINE
AUTHORIZED TO TAKE ACKNOWLEDGEMENTS
PURSUANT TO 4 MRS.A SEC 1056**

Carly R. Smith
Notary Public / Attorney At Law
Carly R. Smith
Print Name

EXHIBIT A

A certain lot or parcel of land located on the southwesterly sideline of Bay Street, so-called, in the City of Portland, County of Cumberland and State of Maine and shown on the plan titled "Existing Conditions & Standard Boundary Survey 38-48 Bay Street, Portland, Maine" for MGW Consulting & Development, L.L.C. dated August 2009 by Berry Huff McDonald Milligan, Inc.; said parcel being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southwesterly sideline of said Bay Street at the northwesterly corner of land now or formerly of John S. Campbell (Trustee) as shown on aforesaid plan;

Thence S 28°-09'-59"W along the land of John S. Campbell a distance of 150.00 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of the Heirs of Mary C. Donahue;

Thence N 61°-49'-53"W along the land of the Heirs of Mary C. Donahue and along land now or formerly of the Spurwink School a distance of 80.99 feet to a capped iron rod to be set (PLS #2190) and remaining land of MGW Consulting and Development L.L.C.;

Thence N 28°-09'-59"E along the remaining land of MGW Consulting and Development, L.L.C. a distance of 150.00 feet to a capped iron rod to be set (PLS #2190) and the southwesterly sideline of said Bay Street;

Thence S 61°-50'-01"E along the southwesterly sideline of said Bay Street a distance of 80.99 feet to the point of beginning.

The above-described parcel contains 12,148 s.f. All bearings refer to Maine State Coordinates - West Zone.

Meaning and intending to convey the same premises conveyed to MGW Consulting and Development by deed dated September 24, 2009 and recorded in Book 27284, Page 266 with the Cumberland County Registry of Deeds. This corrective deed being conveyed to correct the property description in the aforementioned deed.

Received
Recorded Register of Deeds
Oct. 28-2009 62109114P
Cumberland County
Paula E. Lovin