

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION
PERMIT

PERMIT ISSUED
Permit Number: 060764
JUN 19 2006
CITY OF PORTLAND

This is to certify that SECOND CHANCE PROPERTIES LLC/Beh Swan
has permission to Renovations of window & Door rot/ window replacement, add closets to floor plan
AT 412 OCEAN AVE L 159 B018001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is started or enclosed-in. 24 HOUR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Ad Kuntz 6/19/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0764	Issue Date:	CBL: 159 B018001
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Location of Construction: 412 OCEAN AVE	Owner Name: SECOND CHANCE PROPERTIES
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Owner Address: 51 LONGWOOD DR	Phone: 222-2700
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Business Name:	Contractor Name: Bob Swan
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Contractor Address: 95 Morton Road Yarmouth	Phone: 207-653-2235
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Lessee/Buyer's Name	Phone:
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Permit Type: Alterations - Dwellings	Zone: R-3
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Past Use: Single Family Home	Proposed Use: Single Family Home/ Renovations of window & Door rot/ window replacement, add 3 closets to floor plan
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Permit Fee:	Cost of Work:	CEO District:
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Proposed Project Description: Renovations of window & Door rot/ window replacement, add 3 closets to

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type 5B 6/19/06 Signature: <i>[Signature]</i>
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Action, <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature _____ Date, _____

Permit Taken By: Idobson	Date Applied For: 05/22/2006
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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
<input type="checkbox"/> Shoreland
<input type="checkbox"/> Wetland
<input type="checkbox"/> Flood Zone
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Site Plan
Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>
Date: <i>5/26/06</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
Date: <i>[Signature]</i>

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0764	Date Applied For: 05/22/2006	CBL: 159 B018001
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Location of Construction: 4 12 OCEAN AVE	Owner Name: SECOND CHANCE PROPERTIES	Owner Address: 5 1 LONGWOOD DR	Phone:
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Business Name:	(Contractor Name): Bob Swan	(Contractor Address): 95 Morton Road Yarmouth	(Phone) (207) 653-2235
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings
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Proposed Use: Single Family Home/ Renovations of window & Door rot/ window replacement, add 3 closets to floor plan	Proposed Project Description: Renovations of window & Door rot/ window replacement, add 3 closets to floor plan
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/16/2006
Note: 6/14/06 Mark P. brought in deeds so I could determine that this lot was separate and distinct in ownership from adjoining lots - deeds say that - was under Payson Park Evangelical Free Church			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 06/19/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Must provide egress windows in each sleeping room. 			

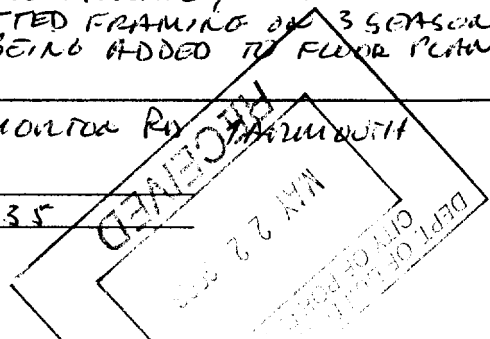
there are separate lots that were never combined. He needs to show me that research so that I can confirm that these lots have been separate and distinct in ownership since 1957 and would not be considered a subdivision at this time. - The only number on the permit



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.

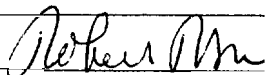
Total Square Footage of Proposed Structure 2200 ± SF		Square Footage of Lot 8500 ± SF	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# PARCEL ID = 159 B 015001 MAP # 159 18, 19		Owner: SECOND CHANCE PROPERTIES	Telephone: 653-2235
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: BOB SWAN 95 MONTON RD YARMOUTH, ME 04096		Cost Of Work: \$ 500-1000 Fee: \$ 30 C of O Fee: \$
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: SINGLE FAMILY RESIDENCE			
Project description: STRUCTURE IS 105 YRS OLD WITH MIX OF CONVENTIONAL + POST BEAM CONSTRUCTION. WHERE HEADERS ARE MISSING, THEY ARE BEING ADDED AS PART OF WINDOW REPLACEMENT. ROTTED FRAMING ON 3 SEASON PORCH IS BEING REPLACED. 3 CLOSETS ARE BEING ADDED TO FLOOR PLAN			
Contractor's name, address & telephone: BOB SWAN 95 MONTON RD YARMOUTH			
Who should we contact when the permit is ready: BOB SWAN		Phone: 653-2235	
Mailing address: _____			



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

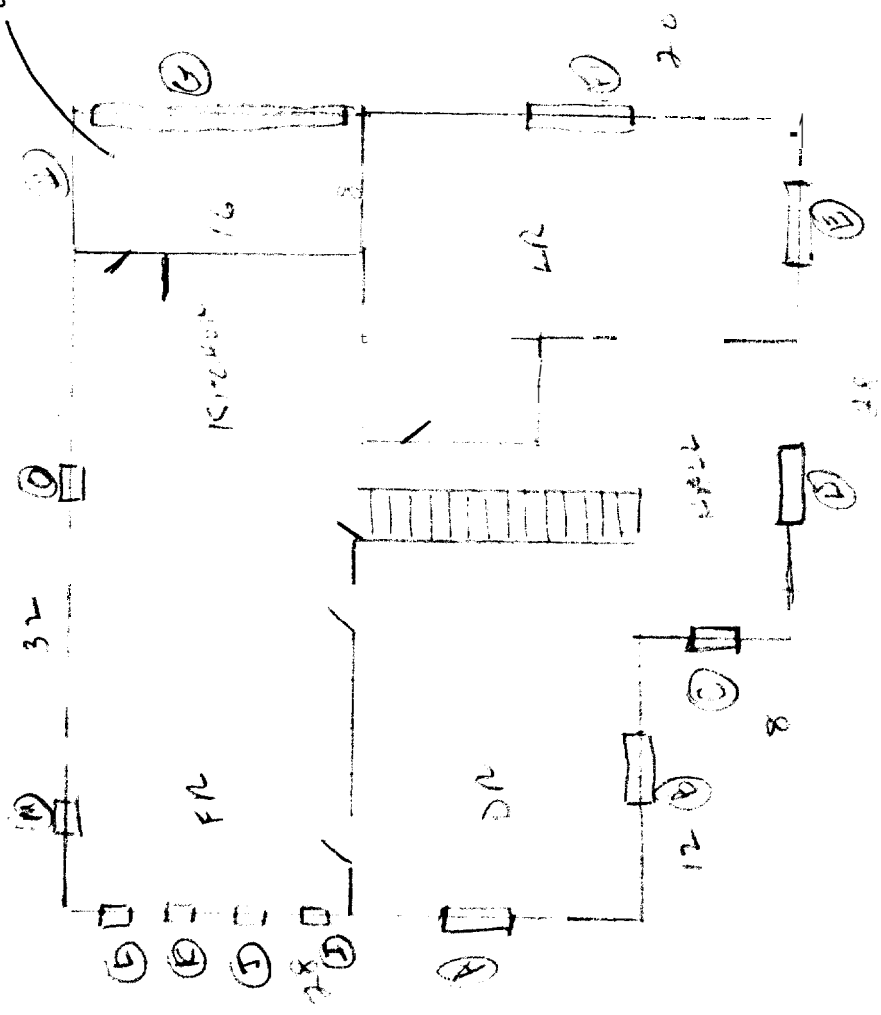
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code official's authorized representatives 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: 	Date: 5/22/2006
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This is not a permit; you may not commence ANY work until the permit is issued.

15- 54604

EMPTY ROOM



- (A) ADD 2X8 HEADER TO A MAIN FRAME
- (B) ADD 2X8 HEADSIC TO WINDOW FRAME
- (C) ADD BRIFLES TO WINDOW FRAMING
- (D) ADD CHANGES FROM ENTRANCE DOOR FRAMING
- (E) ADD CRIPING TO WINDOW FRAME
- (F) ADD 2X8 HEADER TO WINDOW FRAME
- (G) TEAR OUT RETED FRAMING LEAVING ORIGINAL HEADSIC. REFRAME WALL FOR NEW SLIDING WINDOWS USING 2X4 16' OC
- (H) TEAR OUT POTTEL FROM AT LEAVES
- (I) ADD NEW POTTEL REFRAME WALL FOR 2X4 16' OC
- (J) WINDOW REPLACED
- (K) WINDOW REMOVED
- (L) WINDOW REMOVED
- (M) WINDOW REMOVED
- (N) WINDOW REMOVED
- (O) DOOR REFINCED



APPRAISAL OF REAL PROPERTY

LOCATED AT:

412 Ocean Avenue
See legal description.
Portland, Me 04103

FOR:

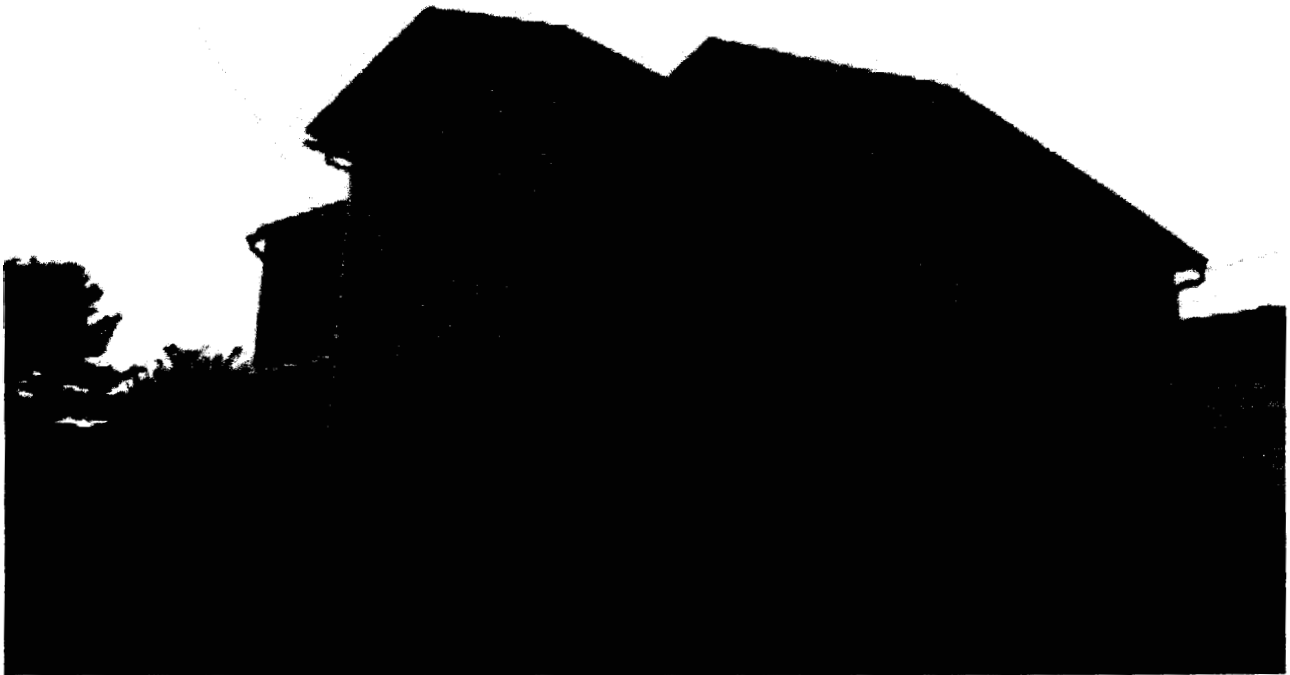
First Financial Mortgage
78 Atlantic Place, South Portland 04106

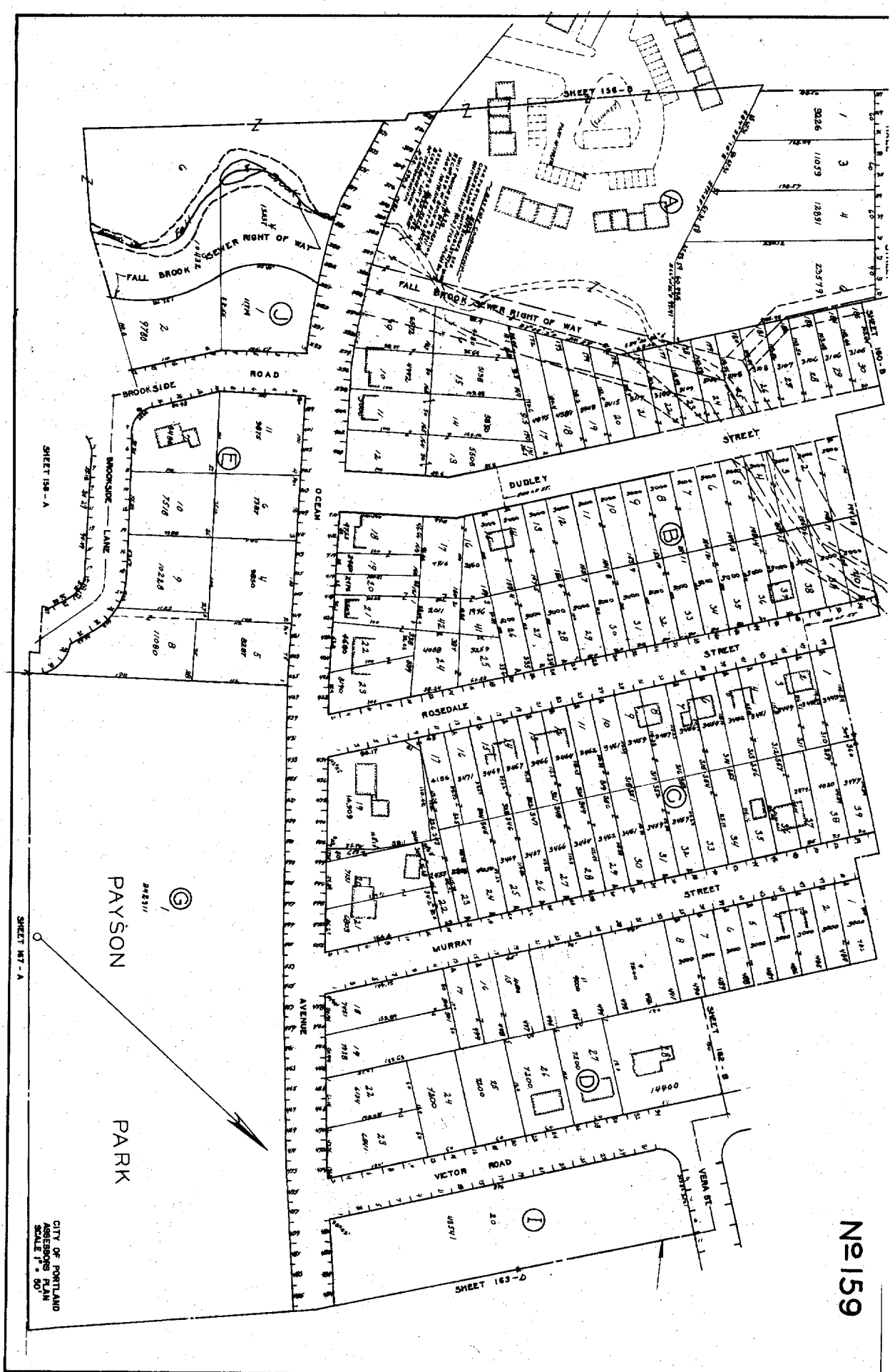
AS OF:

5-4-06

BY:

Theodore J. Volger, Jr.





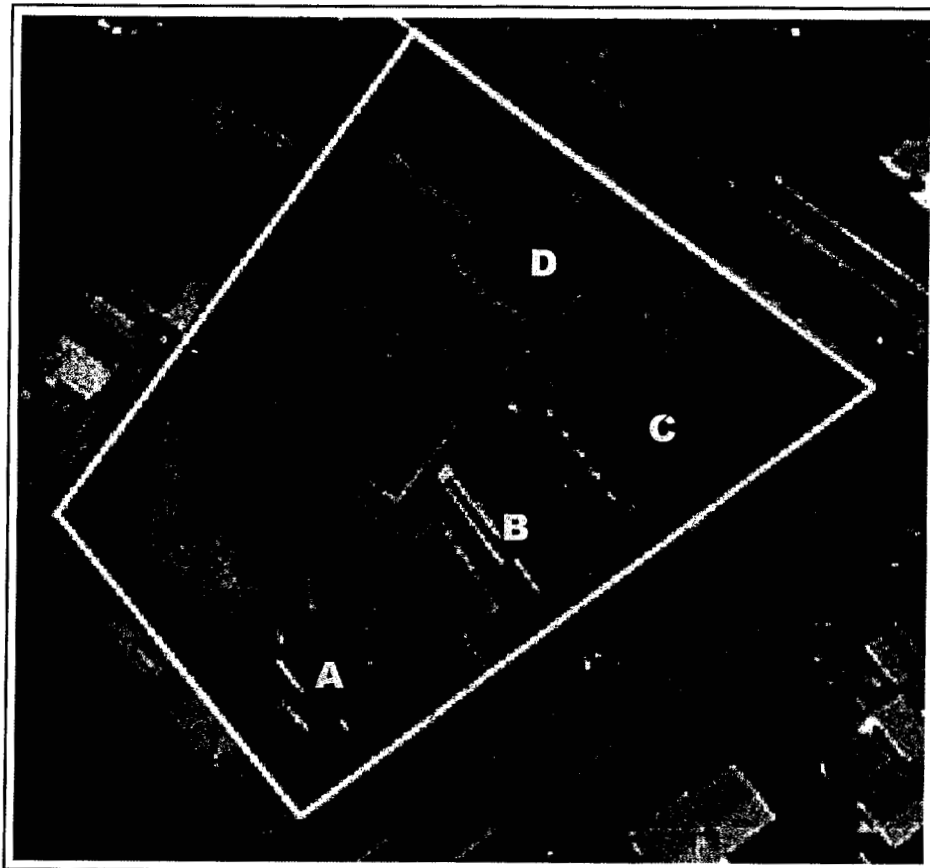
No 159

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

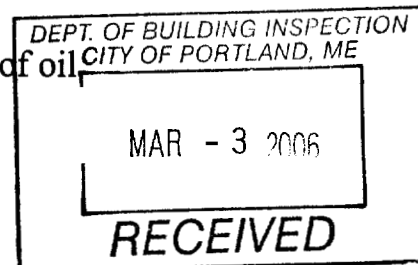
RETRACED 3-7-8-87

RAM HARNDEN

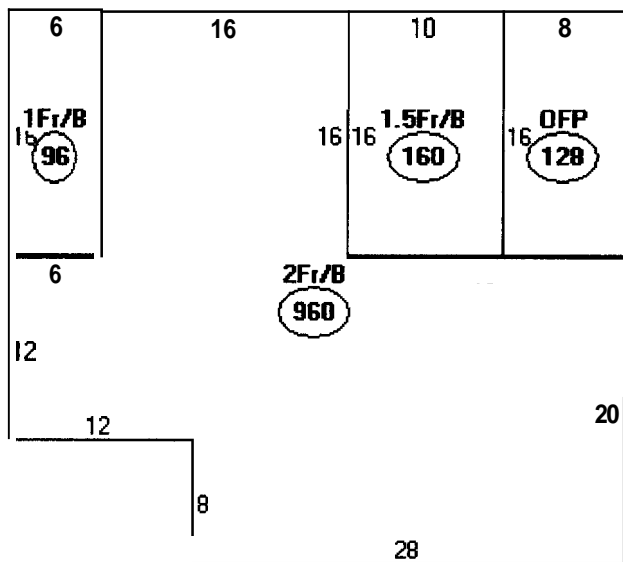
COMMERCIAL REAL ESTATE SERVICES



- 1.11 Acres
- 12,576± total building square feet (as estimated)
- Map 159, Block B, Lots 16-25, 41-42
- R-3 Residential Zone
- Frontage: 245'± on Ocean Avenue
220'± on Rosedale Street
- New assessed value is \$567,100
- Estimated 2005 Annual Expenses:
 - Electricity **\$2,454**
 - Water/sewer \$708
 - Snowplowing \$3,220
 - Heating 5,292 gallons of oil
- Taxes are non-exempt status
- Sale priced at \$1,000,000



Land use feasibility study available upon request.



Descriptor/Area

- A 2Fr/B
960 sqft
- B: 1Fr/B
96 sqft
- C: 1.5Fr/B
160 sqft
- D: OFP
128 sqft

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

Current Owner Information

Card Number 1 of 1
Parcel ID 159 B018001
Location 412 OCEAN AVE
Land Use SINGLE FAMILY

*was under
 Pagsm Park E.F.
 Church*

Owner Address SECOND CHANCE PROPERTIES LLC
 51 LONGWOOD DR
 PORTLAND ME 04102

Book/Page 23799/254
Legal 159-B-18-19
 OCEAN AVE 410-414
 DUDLEY ST 7224SF

*HAS been held
 in corporate
 Disfranch
 ownership*

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$31,710	\$108,570	\$140,280

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$66,600	\$140,100	\$206,700

*from
 Adjoung lots*

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

Property Information

Year Built 1910	Style old Style	Story Height 2	Sq. Ft. 2296	Total Acres 0.166		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	quantity	Year Built	Size	Grade	Condition
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Sales Information

Data 03/29/2006	Type LAND & BLDING	Price \$130,000	Book/Page 23799 - 254
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Picture and Sketch

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

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

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL BY THESE PRESENTS, That **PAYSON PARK EVANGELICAL FREE CHURCH**, a Maine nonprofit corporation, with a place of business in Portland, Maine ("Grantor"), for consideration paid, grants to **SECOND CHANCE PROPERTIES, LLC**, a Maine limited liability company, with a mailing address of 51 Longwood Drive, Portland, Maine 04102 ("Grantee"), certain lots or parcels of land situated in Portland, Cumberland County, Maine, and more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Payson Park Evangelical Free Church has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Steven Scott, Vice Chair of its Elders and by Bruce Munger, its Stewardship Chair, effective as of the 25th day of March, 2006.

PAYSON PARK EVANGELICAL FREE CHURCH, a
Maine nonprofit corporation

By: Steven Scott
Steven Scott
Its: Vice Chair of Elders

By: Bruce Munger
Bruce Munger
Its: Stewardship Chair

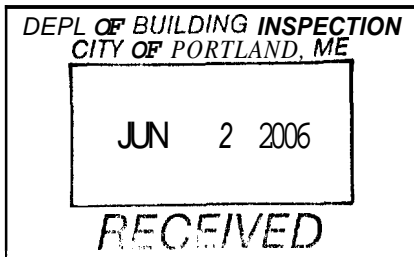


EXHIBIT A

A certain lot or parcel of land together with the buildings and improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the northerly side of Ocean Avenue and easterly side of Dudley Street, being lots 162 and 163 as shown on revised plan of Forest Hills recorded in Cumberland County Registry of Deeds in Plan Book 15 at Pages 34 and 41, to which reference is hereby made for a more particular description of said lots.

EXCEPTING from the premises described above, a certain strip of land abutting said Ocean Avenue, measuring seventy-five feet (75'), more or less, by one and one half feet (1½'), more or less, and containing one hundred thirteen (113) square feet, more or less, being parcel 17 described in, and taken pursuant to, the Notice of Layout and Taking by the State of Maine, Department of Transportation, Bureau of Highways for improvement to State Aid Highway #6 (Federal Aid Project M-0711(1)) dated November 25, 1980

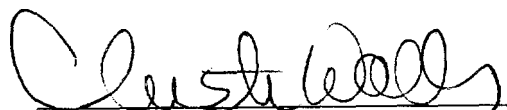
Reference is made to a deed from Vivian H. McGann to Grantor dated May 15, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6450, Page 3.

Received
Recorded Register of Deeds
Mar 29, 2006 01:53:16P
Cumberland County
John B O'Brien

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On March ²⁴ 2006, personally appeared the above-named Steven Scott, Vice Chair of the Elders of said Payson Park Evangelical Free Church and the above-named Bruce Munger, Stewardship Chair of said Payson Park Evangelical Free Church, in their said capacities, and acknowledged the foregoing to be their free act and deed and the free act and deed of said Payson Park Evangelical Free Church.

Before me,



Notary Public

Printed Name: Christine Walls

Christine C. Walls
NOTARY PUBLIC
State of Maine
My Commission Expires 7/1/10

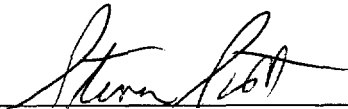
MAINE REAL ESTATE TAX PAID

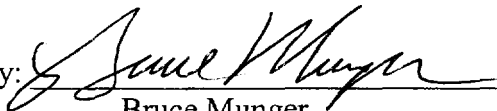
QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL BY THESE PRESENTS, That **PAYSON PARK EVANGELICAL FREE CHURCH**, f/k/a Scandinavian Bethlehem Church, a Maine nonprofit corporation, with a place of business in Portland, Maine ("Grantor"), for consideration paid, grants to **SECOND CHANCE PROPERTIES, LLC**, a Maine limited liability company, with a mailing address of 51 Longwood Drive, Portland, Maine 04102 ("Grantee"), certain lots or parcels of land situated in Portland, Cumberland County, Maine, and more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Payson Park Evangelical Free Church has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Steven Scott, Vice Chair of its Elders and by Bruce Munger, its Stewardship Chair, effective as of the 25th day of March, 2006.

PAYSON PARK EVANGELICAL FREE CHURCH, a
Maine nonprofit corporation

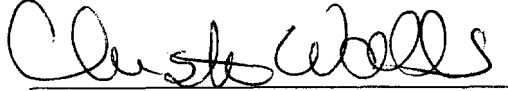
By: 
Steven Scott
Its: Vice Chair of Elders

By: 
Bruce Munger
Its: Stewardship Chair

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On March 24, 2006, personally appeared the above-named Steven Scott, Vice Chair of the Elders of said Payson Park Evangelical Free Church and the above-named Bruce Munger, Stewardship Chair of said Payson Park Evangelical Free Church, in their said capacities, and acknowledged the foregoing to be their free act and deed and the free act and deed of said Payson Park Evangelical Free Church.

Before me,



Notary Public

Printed Name: Christine Walls

Christine C. Walls
NOTARY PUBLIC
State of Maine
My Commission Expires 7/1/10

EXHIBIT A

Parcel I

A certain lot or parcel of land, with all the buildings and improvements thereon, situated in the City of Portland, County of Cumberland, State of Maine. Being a certain lot on Ocean Avenue, more particularly bounded and described as follows:

Beginning at the southwesterly comer of land now or formerly of G.C. Frye, thence running in a northeasterly direction by land of said G.C. Frye, One Hundred (100) feet, thence turning by right angle and running in a southwesterly direction to a proposed street, thence in a southeasterly direction by said street to Ocean Avenue, thence by Ocean Avenue to a point of beginning.

Also five lots of land situated in said City of Portland, being Lots numbered Two (2), Three (3), One Hundred Fifty-Nine (159), One Hundred Sixty (160) and One Hundred Sixty-One (161), as shown on Plan of Forest Hills, dated September 1923, recorded in Cumberland County Registry of Deeds, Book 15, Page 41.

Parcel II

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Ocean Avenue and the northeasterly side of Dudley Street, in the City of Portland, County of Cumberland and State of Maine, being lots numbered 1, 2, 3, 159, 160 and 161 on Plan of Forest Hills, recorded in Cumberland County Registry of Deeds, in Plan Book 15, Page 34, to which Plan reference is hereby made.

Reference is also made to Plan of Forest Hills Extension, recorded in said Registry of Deeds in Plan Book 15, Page 41.

EXCEPTING from the premises described above, the property taken by the State of Maine-Department of Transportation described in the Notice of Layout and Taking dated November 25, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4708, Page 279.

The above described Parcel I and Parcel II are conveyed SUBJECT TO the following:

1. Restrictions, covenants, terms and conditions as set forth in an instrument from A.H. Chapman Land Company to Thomas J. Hennessy, Jr., dated July 3, 1933 and recorded in said Registry of Deeds in Book 1420, Page 500;
2. Restrictions, covenants, terms and conditions as set forth in an instrument from Ivy H. Cox to Elsie M. Hennessy, dated October 31, 1930 and recorded in said Registry of Deeds in Book 1361, Page 29;

3. Such state of facts as shown on a plan entitled "Forest Hills" dated April, 1923 and revised in July, 1923 and prepared by E. H. Sheffield and recorded in said Registry of Deeds in Plan Book 15, Page 34;
4. Such state of facts as shown on a plan entitled "Forest Hill Extension" dated July, 1923 as revised on September, 1923 and prepared by E. H. Sheffield and recorded in said Registry of Deeds in Plan Book 15, Page 41;
5. Such state of facts as shown on a plan entitled "State of Maine-Department of Transportation, State Aid Highway No. 6, Portland, Cumberland County" dated June 1980 and recorded in said Registry of Deeds in Plan Book 134, Page 43; and
6. Rights and Easements as set forth in a Notice of Layout and Taking by the State of Maine Department of Transportation, dated November 25, 1980 and recorded in said Registry of Deeds in Book 4708, Page 279.

Reference is made to a deed from Elise M. Hennessy to the Scandinavian Bethlehem Church, a/k/a Payson Park Evangelical Free Church dated May 26, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3007, Page 22. Further reference is made to a deed from Phyllis R. Heald, Charlotte R. Card and Thomas J. Hennessy, Jr. to the Scandinavian Bethlehem Church, a/k/a Payson Park Evangelical Free Church, dated August 10, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3007, Page 20.

Received
Recorded Register of Deeds
Mar 29, 2006 01:56:24P
Cumberland County
John E O'Brien

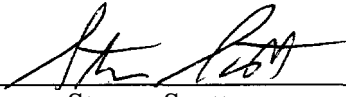
MAINE REAL ESTATE TAX PAID

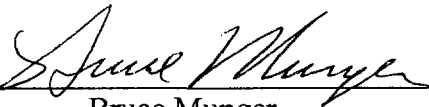
QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL BY THESE PRESENTS, That **PAYSON PARK EVANGELICAL FREE CHURCH**, f/k/a Bethlehem Evangelical Church (Congregational), a Maine nonprofit corporation, with a place of business in Portland, Maine ("Grantor"), for consideration paid, grants to **SECOND CHANCE PROPERTIES, LLC**, a Maine limited liability company, with a mailing address of 51 Longwood Drive, Portland, Maine 4102, ("Grantee"), certain lots or parcels of land situated in Portland, Cumberland County, Maine, and more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Payson Park Evangelical Free Church has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Steven Scott, Vice Chair of its Elders and by Bruce Munger, its Stewardship Chair, effective as of the 25th day of March, 2006.

PAYSON PARK EVANGELICAL FREE CHURCH, a
Maine nonprofit corporation

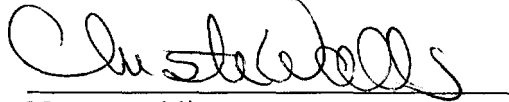
By: 
Steven Scott
Its: Vice Chair of Elders

By: 
Bruce Munger
Its: Stewardship Chair

STATE OF MAINE
COUNTY OF CLIMBERLAND,ss.

On March 24, 2006, personally appeared the above-named Steven Scott, Vice Chair of the Elders of said Payson Park Evangelical Free Church and the above-named Bruce Munger, Stewardship Chair of said Payson Park Evangelical Free Church, in their said capacities, and acknowledged the foregoing to be their free act and deed and the free act and deed of said Payson Park Evangelical Free Church.

Before me,



Notary Public

Printed Name: Christine Walls

Christine C. Walls
NOTARY PUBLIC
State of Maine
My Commission Expires 7/1/10

EXHIBIT A

A certain lot or parcel of land situated at Forest Hills, so called in the City of Portland, County of Cumberland and State of Maine, being lots numbered Three Hundred Thirty-Eight (338) containing Four Thousand Seven Hundred Seventeen (4717) square feet more or less and Three Hundred Thirty-Nine (339) containing Five Thousand One Hundred Ninety (5190) square feet more or less, both as shown on plan of E.N. Sheffield, Civil Engineer, dated September 1923 and recorded in the Cumberland County Registry of Deeds, Book 15, Page 41.

EXCEPTING from the above described premises the property taken by the State of Maine-Department of Transportation described in the Notice of Layout and Taking dated November 25, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4708, Page 279.

The above described premises are conveyed SUBJECT TO the following:

1. Restrictions, covenants, terms and conditions as set forth in an instrument from Paul A. Gullikson to Bethlehem Evangelical Church, dated February 2, 1951 and recorded in said Registry of Deeds in Book 2035, Page 25;
2. Such state of facts as shown on a plan entitled "Forest Hills" dated April, 1923 and revised in July, 1923 and prepared by E. H. Sheffield and recorded in said Registry of Deeds in Plan Book 15, Page 34;
3. Such state of facts as shown on a plan entitled "Forest Hill Extension" dated July, 1923 as revised on September, 1923 and prepared by E. H. Sheffield and recorded in said Registry of Deeds in Plan Book 15, Page 41;
4. Such state of facts as shown on a plan entitled "State of Maine-Department of Transportation, State Aid Highway No. 6, Portland, Cumberland County" dated June 1980 and recorded in said Registry of Deeds in Plan Book 134, Page 43; and
5. Rights and Easements as set forth in a Notice of Layout and Taking by the State of Maine Department of Transportation, dated November 25, 1980 and recorded in said Registry of Deeds in Book 4708, Page 279.

Reference is made to a deed from Paul A. Gullikson to the Bethlehem Evangelical Church (Congregational) dated February 5, 1951 and recorded in the Cumberland County Registry of Deeds in Book 2035, Page 25.

Received
Recorded Register of Deeds
Mar 29 2006 01:55:49P
Cumberland County
John B O'Brien

MAINE REAL ESTATE TAX PAID

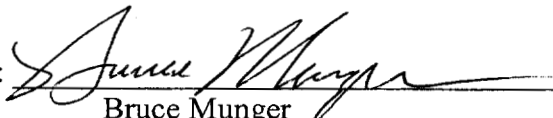
QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL BY THESE PRESENTS, That **PAYSON PARK EVANGELICAL FREE CHURCH**, a Maine nonprofit corporation, with a place of business in Portland, Maine ("Grantor"), for consideration paid, grants to **SECOND CHANCE PROPERTIES, LLC**, a Maine limited liability company, with a mailing address of 51 Longwood Drive, Portland, Maine 04102 ("Grantee"), certain lots or parcels of land situated in Portland, Cumberland County, Maine, and more particularly described in Exhibit **A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Payson Park Evangelical Free Church has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Steven Scott, Vice Chair of its Elders and by Bruce Munger, its Stewardship Chair, effective as of the 25th day of March, 2006.

PAYSON PARK EVANGELICAL FREE CHURCH, a
Maine nonprofit corporation

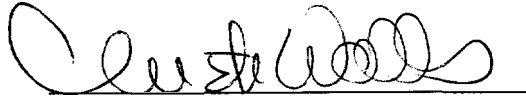
By:  _____
Steven Scott
Its: Vice Chair of Elders

By:  _____
Bruce Munger
Its: Stewardship Chair

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On March ____, 2006, personally appeared the above-named Steven Scott, Vice Chair of the Elders of said Payson Park Evangelical Free Church and the above-named Bruce Munger, Stewardship Chair of said Payson **Park** Evangelical Free Church, in their said capacities, and acknowledged the foregoing to be their free act and deed and the free act and deed of said Payson Park Evangelical Free Church.

Before me,



Notary Public

Printed Name: Christine Walls

Christine C. Walls
NOTARY PUBLIC
State of Maine
My Commission Expires 7/1/10

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Rosedale Street in said City of Portland at Forest Hills, so called, and being lots numbered 336 and 337 on plan recorded in Cumberland County Registry of Deeds in Plan Book 15, Page 41, to which plan references is hereby made for a more particular description of said lots.

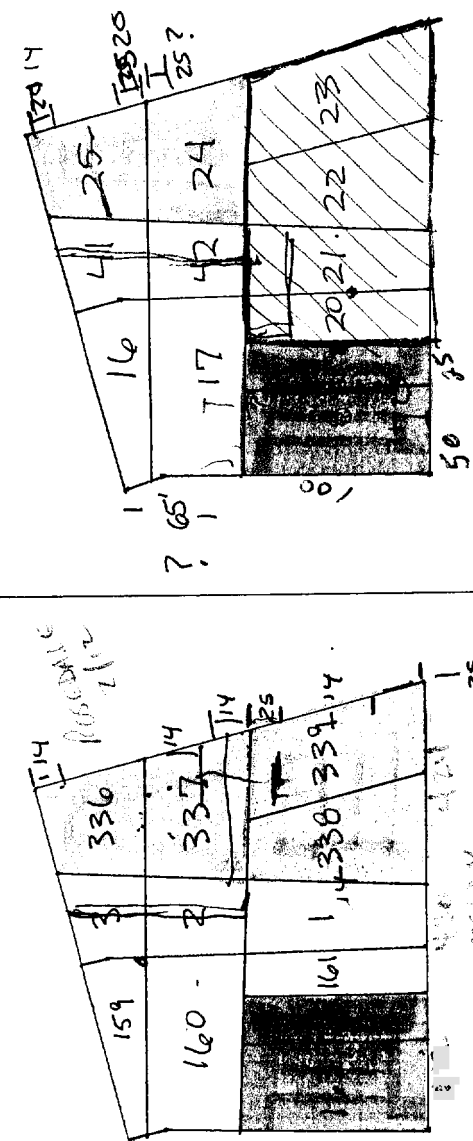
The above described premises are conveyed SUBJECT TO the following:

1. Restrictions, covenants, terms and conditions as set forth in an instrument from William L. McDuffie, et als Trustees under the Last Will and Testament of Charles W. L. McDuffie to Alice M. Soule, dated December 8, 1954 and recorded in said Registry of Deeds in Book 2223, Page 314;
2. Such state of facts as shown on a plan entitled "Forest Hills" dated April, 1923 and revised in July, 1923 and prepared by E. H. Sheffield and recorded in said Registry of Deeds in Plan Book 15, Page 34;
3. Such state of facts as shown on a plan entitled "Forest Hill Extension" dated July, 1923 as revised on September, 1923 and prepared by E. H. Sheffield and recorded in said Registry of Deeds in Plan Book 15, Page 41;
4. Such state of facts as shown on a plan entitled "State of Maine-Department of Transportation, State Aid Highway No. 6, Portland, Cumberland County" dated June 1980 and recorded in said Registry of Deeds in Plan Book 134, Page 43; and
5. Rights and Easements as set forth in a Notice of Layout and Taking by the State of Maine Department of Transportation, dated November 25, 1980 and recorded in said Registry of Deeds in Book 4708, Page 279.

Reference is made to a deed from Charles C. McDuffie to Grantor dated June 24, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6203, Page 94.

Received
Recorded Register of Deeds
Mar 29, 2006 01:54:30P
Cumberland County
John B O'Brien

Deed	Lots from the Forest Hills Subdivision Plan Cumberland County Registry of Deeds Plan Book 15, Pages 34 and 41	City of Portland Lots From the City of Portland Assessor's Map 159
Warranty Deed Book 3007, Page 20 August 10, 1967	1, 2, 3, 159, 160, 161 (Title Parcel 1a)	21, 42, 41, 16, 17, 20 (As Part of Parcel ID - 159 B016001)
Quitclaim Deed Book 3007, Page 22 May 26, 1967	1, 2, 3, 159, 160, 161 (Title Parcel 1b)	21, 42, 41, 16, 17, 20 (As Part of Parcel ID - 159 B016001)
Warranty Deed Book 6450, Page 3 May 15, 1984	162, 163 (Title Parcel 2)	18, 19 (As Part of Parcel ID - 159 B018001)
Warranty Deed Book 6203, Page 94 June 24, 1983	336, 337 (Title Parcel 3)	24, 25 (As Part of Parcel ID - 159 B024001)
Warranty Deed Book 2035, Page 25 February 5, 1951	338, 339 (Title Parcel 4)	22, 23 (As Part of Parcel ID - 159 B016001)



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329-4200 Mark