



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

Location: 68 WOLCOTT ST

CBL: 185- K-004-001

Issued to: JOSHUA P. WAGNER

Date Issued: 1/4/2012

**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. 2011-05-998-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

4 UNIT APARTMENT  
USE GROUP R-2, TYPE 5B, IBC-2009

Limiting Conditions: This certificate certifies the use of the building only. It does not certify building code compliance.

Approved:

1-4-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that JOSHUA P WAGNER

Located At 68 WOLCOTT ST

Job ID: 2011-05-998-CH OF USE

CBL: 185-K-004-001

has permission to nonconforming unit 3 to 4 units

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

  
\_\_\_\_\_  
12/27/2011  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

*closed*

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

1. Final Inspection after Housing/Life Safety Violations have been completed

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-05-998-CH OF USE

Located At: 68 WOLCOTT ST

CBL: 185- K-004-001

## Conditions of Approval:

### Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuance of this permit and the certificate of occupancy, this property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.

5-12-11 Application is complete. Gave noticing form to Gayle. Asked front staff to schedule inspection for housing and fire. – amachado

5-23-11 Received housing sheet from Don McPherson – approved with conditions. Received life safety sheet from John Martell – disapproved with conditions. Needs second means of egress. John has been in contact with the owner and he will pull the necessary permits. On hold still. – amachado

11-3-11 Applied for permit (2011-10-2548) to build second, exterior egress.

12-19-11 Received approved fire inspection slip from John Martell.

### Fire

This permit is for a zoning change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 for existing apartment building upon inspection. All outstanding code violations shall be corrected prior to final inspection.

### Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. This is a Change in the number of dwelling units ONLY. It does NOT authorize any construction activities.
4. This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code.
5. The certificate of occupancy will not be issued until all the violations have been corrected. Compliance with the violation notice sent previously is required at the date specified and an inspection shall be scheduled with this office.



**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-05-998-CH OF USE	Date Applied: 5/3/2011	CBL: 185 - - K - 004 - 001 - - - - -	
Location of Construction: 68 WOLCOTT ST	Owner Name: JOSHUA P WAGNER	Owner Address: 130 BANCROFT ST PORTLAND, ME 04102	Phone: 207-831-4545
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-COMM - Change of Use Commercial	Zone: R-3
Past Use: Legal three family with one illegal unit	Proposed Use: Four family – legalize one illegal dwelling unit	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (58)	Inspection: Use Group: <i>RA</i> Type: <i>5B</i> Signature: <i>[Signature]</i>
Proposed Project Description: 68 WOLCOTT ST. legalize one illegal unit for total of four units		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions</i> <i>12/19/11 ABM</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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>ABM</i>
	<b>CERTIFICATION</b>		

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 appication 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	PHON







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

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 68 WOLCOTT STREET**

**Issues:** Josh Wagner, owner of the property located at 68 Wolcott Street, has submitted an application to legalize one existing non-conforming dwelling unit for a total of four dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance

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

**FOR MORE INFORMATION**

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

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Affidavit

I Joe Meyers have lived @ 76 Wolcott St since January of 1994. I am next door and in clear view of 68 Wolcott. I know that there has been 4 units in the building right along. I have been in the building many times over the years in all the units.

Joe Meyers

76 Wolcott St.  
Portland, ME

Sworn to and subscribed this 29th day of <sup>April</sup>~~March~~, 2011.

James Skillings  
Notary Public

JAMES SKILLINGS  
Notary Public, Maine  
My Commission Expires July 9, 2017

My commission expires:




Affidavit

I, Rita Doering, have lived at 64 WOLCOTT ST, Portland, Maine since December, 1989. My house is approximately 20 feet away from 68 Wolcott St, Portland, ME. I have a very clear view of the entire building. I know that 68 Wolcott Street Portland, ME, has consisted of a 4 bedroom apartment before April 1, 1995. Also, I has been in the apartment building once. Changing the building to a 3 unit 5 bedroom building would increase the already congested parking on Wolcott St.

64 Wolcott St.  
Portland, ME



Sworn to and subscribed this 7<sup>th</sup> day of April 2011.

  
Notary Public

My commission expires:

JANELA M. COSTELLO  
Notary Public, Maine  
My Commission Expires September 30, 2015


**Affidavit**


I DOUGLAS P. DOERING have owned and lived at 64 Wolcott St. - right next to 68 Wolcott St. since Dec. 1989.

I have a clear and unobstructed view of the bldg. and can state with absolute certainty that the building has always (since April 1, 1995) consisted of 4 one bedroom apartments.

I was in the building one time prior to April 1995 and it was 4 one bedroom apartments at that time. I am concerned that adding an additional bedroom will increase parking problems on the street.

-----  
64 Wolcott St.  
Portland, ME

  
Sworn to and subscribed this 7<sup>th</sup> day of ~~April~~ <sup>March</sup>, 2011. D.P.D.

  
Notary Public

My commission expires:

JASLA M. COSTELLO  
Notary Public, Maine  
My Commission Expires September 30 2015

LDN:72

NOTICE OF HOUSING CONDITIONS

DU 4

CITY OF PORTLAND  
Health Department - Housing Division  
Telephone 775-5451 - Extension 448

Chart-Bl.-Lot:  
Location:  
Project:  
Issued:  
Expires:

185-K-1  
68 Wolcott Street  
General  
October 30, 1974  
December 30, 1974

Mr. Harold Dodge  
68 Wolcott Street  
Portland, Maine 04102

OK  
12-30-74  
DATE \_\_\_\_\_

Dear Mr. Dodge:

An examination was made of the premises at 68 Wolcott Street  
Portland, Maine, by Housing Inspector MacIsaac. Violations of Municipal Codes  
relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these  
defects on or before December 30, 1974. You may contact this office to arrange a  
satisfactory repair schedule if you are unable to make such repairs within the specified time.  
We will assume the repairs to be in progress if we do not hear from you within ten days from  
this date and, on re-inspection within the time set forth above, will anticipate that the premises  
have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in  
decent, safe and sanitary housing.

Very truly yours,

Health Director

Inspector

B. MacIsaac

By

[Signature]  
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"

Section(s)

Second Floor

- 1270 1. Remove peeling paint from ceiling in kitchen. 3b
- 1270 2. Replace missing sash cords in window of bathroom. 3c
- 1270 3. Correct the condition at the fixture causing a cross connection in the bathtub  
of the bathroom. 6d
- 1270 4. Repair or replace sagging tiles in ceiling of dining room. 3b
- 1270 5. Remove the illegal extension cord on door of dining room. 3c
- 1270 6. Repair or replace sagging tiles in ceiling of rear bedroom. 3b

Third Floor

- 1270 7. Correct the condition at the fixture causing cross connection in the bathtub of  
the bathroom. 6d

LDN:rl

0030465

BK 16264 PG 296

**WARRANTY DEED**

**Know All Men By These Presents That** I, Dana S. Ireland

of 1524 Minot Avenue, Auburn,  
County of Androscoggin and State of Maine,

for consideration paid, grant to Joshua P. Wagner

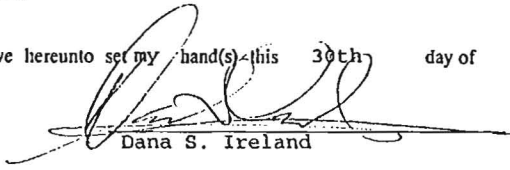
of 267 Pleasant Hill Road, Portland,  
County of Cumberland and State of Maine

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 30th day of  
April, 2001.

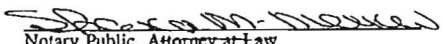
Witness

  
Dana S. Ireland

State of Maine  
County of Cumberland ss.

On this 30th day of April, 2001, personally appeared before me the  
above named Dana S. Ireland

and acknowledged the foregoing to be his/her/their free act and deed.

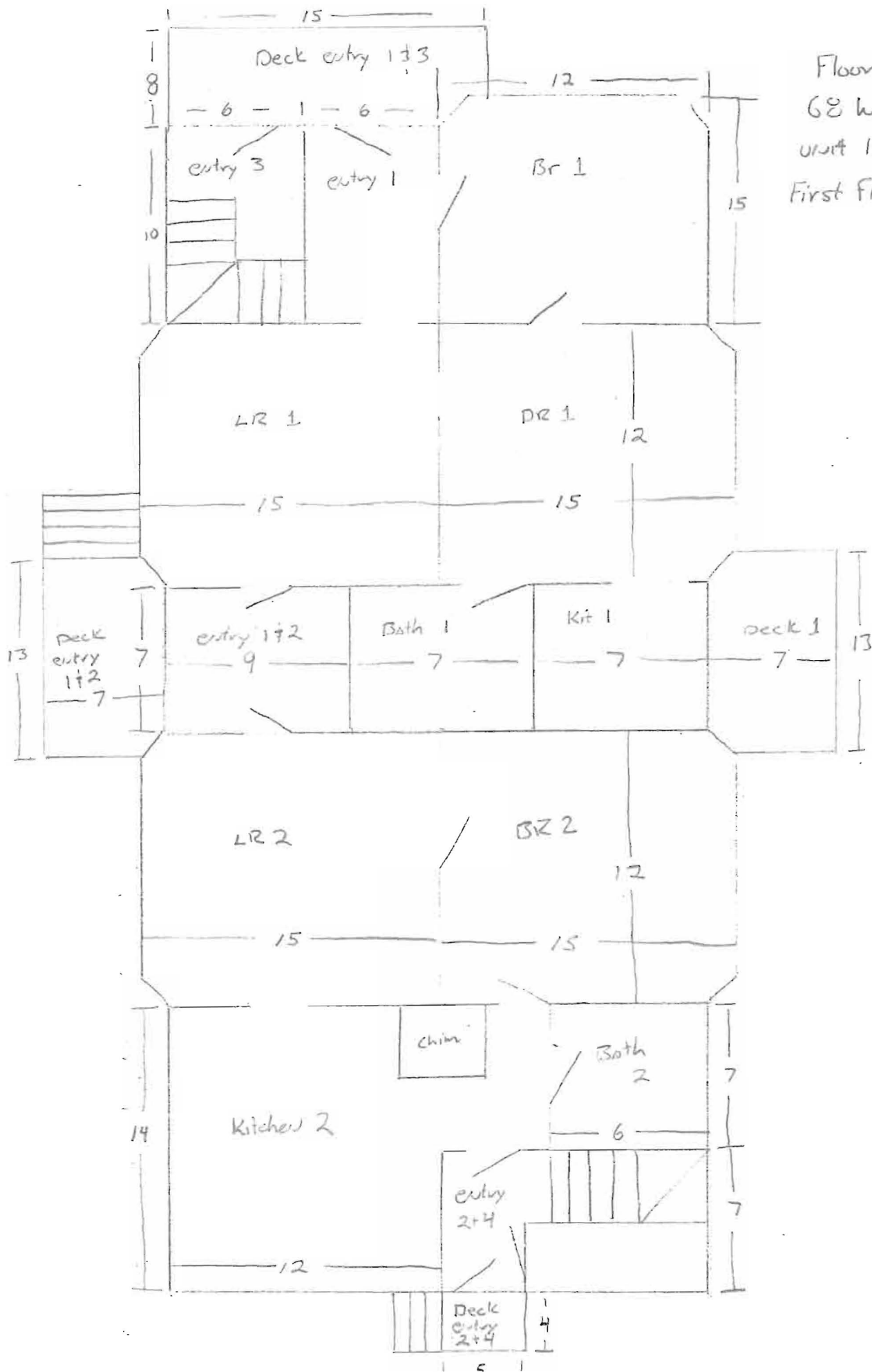
  
Notary Public, Attorney at Law

Return to: Joshua P. Wagner

MAINE REAL ESTATE TAX PAID



Floor Plan  
 68 Wolcott St  
 unit 1 & 2  
 First Floor





Floor Plan  
 units 3+4  
 second floor  
 68 Welcott



CITY OF PORTLAND

CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE

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

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

Location: 68 Wolcott St, 18J-K-004

Owner: Josh Wagner

Address of Owner: 130 Berne St, Portland ME 04102 Telephone: 837-4545

Applicant information if different than above:

Current number of legal units: three (3)

Number of units to be legalized: one (1)

total: four (4)

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

see attached list

Signature: Josh Wagner Date: 5-23-11

Housing Inspection  
January 25, 2011

68 Wolcott St

Provide:

1. Code compliant electrical wiring in stair
2. Clear path of travel in halls/corridors. Storage not allowed in means of egress.
3. Code compliant dryer vent.
4. 36" from boiler to all combustibles. Note: Amount of clutter in the basement is pushing the limits of what is allowed. Suggest reducing the amount of storage at this time.
5. Electrical wiring to be brought up to code (secure electrical boxes, provide cover plates (j-boxes, water heater cover plate, etc), secure wiring, remove extension cords going over partitions, provide blanks at sub panel, secure subpanels, provide clear path to panels, remove unused switches in stair to boiler and protect wiring to remaining switch



**From:** Donald McPherson  
**To:** Joshwagner4545@yahoo.com  
**CC:** Machado, Ann; Martell, John  
**Date:** 5/26/2011 8:07 AM  
**Subject:** 68 Wolcott St. Compliance lists  
**Attachments:** DwellingUnitComplianceFormWolcott68.pdf; McPherson, Donald.vcf

Hi Josh,

This is the list we compiled. You will need a building permit for the egress requirement as well as an electrical permit for the smoke/co detectors and electrical repairs.

Don

Don McPherson  
Code Enforcement Officer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8705  
DMcPherson@portlandmaine.gov



5/12/11

CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE

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

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

Location: 68 Wolcott St, 185-K-004

Owner: Josh Wagner

Address of Owner: 130 Bancroft St. Portland 04102 Telephone: 831-4545

Applicant information if different than above:

Current number of legal units: three (3)

Number of units to be legalized: None (0)

total: four (4)

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

Signature: [Signature] Date: 12/19/11



RECEIVED

MAY - 3 2011

Dept. of Building Inspections  
City of Portland Maine

CITY OF PORTLAND

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

Location/Address of Legalization: <u>68 Wolcott St #4</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>185</u> Block# <u>K</u> Lot# <u>4</u> <i>185 ok</i>	Owner: <u>Josh Wayner</u> Address: <u>130 Bancroft St</u> <u>Portland 04102</u>
Telephone: <u>378314545</u>	
Contact name, address & telephone if different than above:	Cost of Work: \$ <u>375.00</u> Fee: \$ _____
\$300 per legalized unit & \$75 per C of O	
Current # of legal D.U. <u>3</u>	Requested # of units To be legalized: _____ Total bldg. units: <u>4</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Notarized Affidavits from renters that have lived at their address</u> <u>since before 4/1/95 AND have been in the illegal unit</u>	
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: <u>I purchased the property 5/3/2001 Book 16264 Page 296</u>	
I hereby certify that I am the Owner of record of the above property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.	
Signature of applicant:	Date: <u>4/3/11</u>
<b>This is NOT a permit, you may not commence ANY work until the permit is issued.</b>	



# PORTLAND MAINE

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

## LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 68 Wolcott St. , 185-k-004

Notices to owners of properties situated within 300 feet sent on: garek bayle - 5/12/11 sent 5/13/11

City Housing Ordinance compliance given on: 5/12/11 received: 5/23/11 approved w/condition

City NFPA compliance given on: 5/12/11 received: 5/23/11 not approved  
12/19/11 approved

Received any letters within 10 days from notices sent? \_\_\_\_\_

Unit(s) existed prior to April 1, 1995? Housing Condition sheet from 1974 - 4 du.  
Affidavit from 3 neighbors - been in building - lived  
here since before 4/1/95.

Unit(s) shown to be established by different owner? deed - purchased. 5/3/01

Site plan included: yes

Floor plans included? yes

Is ZBA action required? \_\_\_\_\_





**CITY OF PORTLAND**

**NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE**

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

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

**Location:** 68 Wolcott St, 185-K-004

**Owner:** Josh Wagner

**Address of Owner:** 130 Bancroft St, Portland 04102 **Telephone:** 831-4545

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** three (3)

**Number of units to be legalized:** None (0)  
total: two (2)

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

Dwelling units @ 68 Wolcott shall comply with the attached list of violations to comply with NFPA Life Safety Code 101 And City of Portland Fire Code.

**Signature:** FF Joel Matell **Date:** 5/17/11

-----  
**Inspection Information:**

Inspection date . . . : 1/26/11  
Inspection type . . . : ROUTINE INSPECTION  
Inspector 1 name . . . : JOHN R. MARTELL  
Inspecting station . . : Fire HQ  
Inspecting shift . . . : Staff 10 hrs  
Inspecting apparatus: C41

**Property Information:**

Property number . . . : 234107  
Property name . . . . : 3 UNIT  
Address . . . . . : 0068 WOLCOTT ST, PORTLAND ME 04101  
Phone number . . . . : 000-000-0111

**Owner Information:**

Owner name . . . . . : JOSH WAGNER  
Address . . . . . : 130 BANCROFT ST, PORTLAND ME 04102  
Phone number . . . . : 207-831-4545

-----  
**\*\* VIOLATIONS \*\***  
-----

Violation number . . : 1  
Violation class . . . : FIRE DOORS  
Violation type . . . : 1-HOUR FIRE DOORS ASSEMBLIES REQUIRED  
Location . . . . . : UPSTAIRS DOORS TO STAIRS,UNIT2-2 DOORS  
UNIT 1 ENTRY TO LAUNDRY  
Compliance date . . : 3/07/11  
Compliance remedy . : Per City Ordinance

-----  
Violation number . . : 2  
Violation class . . . : APARTMENT BUILDINGS  
Violation type . . . : HARDWIRED SMOKE DETECTORS WITH BATTERY BACK UP REQ  
UIRED IN EACH SLEEPING ROOM  
Code reference . . . : 10-3  
Location . . . . . : PHOTOELECTRIC INTERCONNECTED DETECOTRS WITH  
ONES IN COMMON AREA OF UNIT  
Compliance date . . : 3/07/11  
Compliance remedy . : Per City Ordinance

-----  
Violation number . . : 3  
Violation class . . . : FIRE DOORS  
Violation type . . . : 1-HOUR FIRE DOORS ASSEMBLIES REQUIRED  
Location . . . . . : BASEMENT  
Compliance date . . : 3/07/11  
Compliance remedy . : Per City Ordinance

-----  
Violation number . . : 4  
Violation class . . . : APARTMENT BUILDINGS  
Violation type . . . : ELECTRICAL VIOLATION  
Location . . . . . : PROPERLY MOUNT ELECTRIC PANELS BASEMENT  
Compliance date . . : 3/07/11







CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
294 C002001	SKINNER MICHAEL B & BRYAN CHARBONNEAU JTS	33 BEAUMONT ST PORTLAND, ME 04103	33 BEAUMONT ST	1
294 C004001	SKINNER MICHAEL B & BRYAN CHARBONNEAU JTS	33 BEAUMONT ST PORTLAND, ME 04103	BEAUMONT ST	1
294 C005001	SKINNER MICHAEL B & BRYAN CHARBONNEAU JTS	33 BEAUMONT ST PORTLAND, ME 04103	BEAUMONT ST	1
294 C007001	CHAU SHU HEUNG & CUI FEN CHAU JTS	21 BEAUMONT ST PORTLAND, ME 04103	BEAUMONT ST	1
294 C010001	MACKAY MARY FRANCES	15 BEAUMONT ST PORTLAND, ME 04103	15 BEAUMONT ST	1
294 C012001	CLARK WARREN R WWII VET & MARIE E JTS	25 BEAUMONT ST PORTLAND, ME 04103	25 BEAUMONT ST	1
294 C015001	GAILEY DWIGHT I	346 AUSTIN ST WESTBROOK, ME 04092	13 DOROTHY ST	1
294 C041001	BRIDGE JANE A	36709 N 25TH ST CAVE VREEK, AZ 85331	1428 FOREST AVE	1
294 C044001	BICKEL GREGORY A & KIM A JTS	17 AVALON TER PORTLAND, ME 04103	17 AVALON TER	1
294 C045001	LEIGHTON BRIAN J & KRISTEN WILKINS JTS	16 AVALON TER PORTLAND, ME 04103	16 AVALON TER	1
294 C053001	MILLER CHRISTOPHER M	52 HICKS ST PORTLAND, ME 04103	52 HICKS ST	1
294 C055001	JENKINS CAROL V & KRISTINE L JENKINS JTS	78 HICKS ST PORTLAND, ME 04103	78 HICKS ST	1
294 C057001	CONNERS NATHAN A	80 HICKS ST PORTLAND, ME 04103	80 HICKS ST	1
294 C062001	MAKOKO GEORGES BUDAGU	26 BEAUMONT ST PORTLAND, ME 04103	26 BEAUMONT ST	1
294 C064001	MAGANTI TIRUMALA DEVI	1414 FOREST AVE #1 PORTLAND, ME 04103	1414 FOREST AVE UNIT 01	1
294 C064002	GOODWIN MARY-LYNE	1414 FOREST AVE # 2 PORTLAND, ME 04103	1414 FOREST AVE UNIT 02	1
294 C064003	HANSON LINDA J	1414 FOREST AVE # 3 PORTLAND, ME 04103	1414 FOREST AVE UNIT 03	1
294 C064004	KIM MI JUNG	1414 FOREST AVE # 4 PORTLAND, ME 04103	1414 FOREST AVE UNIT 04	1
294 C064005	SMITH DEBRA ANN	1414 FOREST AVE # 5 PORTLAND, ME 04103	1414 FOREST AVE UNIT 05	1
294 C064006	BOGNOT CHRISTINA L	1414 FOREST AVE # 6 PORTLAND, ME 04103	1414 FOREST AVE UNIT 06	1
294 C064007	MIKAILOV EMROUZ & ZUMRUD MIKAILOV JTS	1414 FOREST AVE # 7 PORTLAND, ME 04103	1414 FOREST AVE UNIT 07	1
294 C064008	GREEN DEBORAH A	1414 FOREST AVE # 8 PORTLAND, ME 04103	1414 FOREST AVE UNIT 08	1
294 C064009	DULAC KATHLEEN COLE	1414 FOREST AVE # 9 PORTLAND, ME 04103	1414 FOREST AVE UNIT 09	1
294 C064010	HORIGAN ALICE H	1414 FOREST AVE APT 10 PORTLAND, ME 04103	1414 FOREST AVE UNIT 10	1
294 C064011	ALLEN NATALIE M	1414 FOREST AVE # 11 PORTLAND, ME 04103	1414 FOREST AVE UNIT 11	1
294 C064012	D'ARCANGELO JOANNE	1414 FOREST AVE # 12 PORTLAND, ME 04103	1414 FOREST AVE UNIT 12	1
294 C064013	DIDONATO MATTHEW J	1414 FOREST AVE #13 PORTLAND, ME 04103	1414 FOREST AVE UNIT 13	1
294 C064014	DUBAIL JENNIFER M	1414 FOREST AVE # 14 PORTLAND, ME 04103	1414 FOREST AVE UNIT 14	1
294 C064015	DOW MARY ELLEN	1414 FOREST AVE PORTLAND, ME 04103	1414 FOREST AVE UNIT 15	1

BK 16264 PG 297

File No: 01031347

**Exhibit A - Deed**

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

BEGINNING at a point on the said southeasterly side of Wolcott Street distant - southwesterly thereon one hundred fifty (150) feet from Rockland Avenue; thence southeasterly and at right angles to Wolcott Street one hundred (100) feet to a point; thence southwesterly and parallel with Wolcott Street fifty (50) feet to a point; thence northwesterly and again at right angles to Wolcott Street one hundred (100) feet to said Wolcott Street; thence northeasterly along the southeasterly side of Wolcott Street fifty (50) feet to the point of beginning, said lot containing five thousand (5,000) square feet of land and being lot #230 as shown on plan of Greater Brighton recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 111.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Gail Bemis-Saldanha dated June 30, 1998 to David W. Thomas and recorded in the Cumberland County Registry of Deeds in Book 13953, Page 139.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 MAY -3 AM 11: 19

CUMBERLAND COUNTY

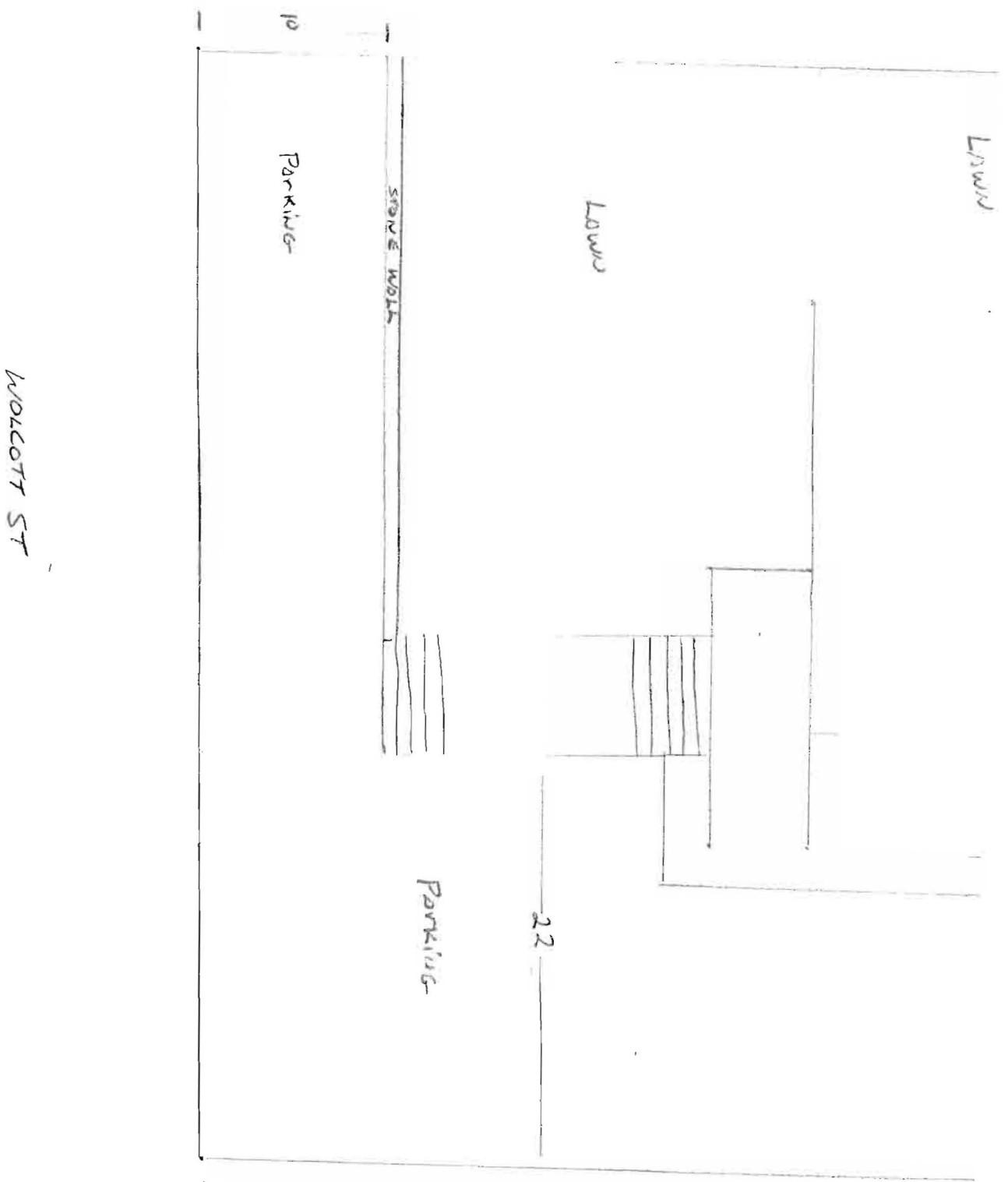
*John B. O'Brien*











WOLCOTT ST

68 WOLCOTT ST PORTLAND ME

SCALE 1/8" = 1'

