

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ICTION

Permit Number: 090128

This is to certify that David Wade/Maine Construction Consultants / Tom Blackburn

has permission to Interior renovations, insulation & window

AT 13 FRANCES ST

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 line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-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

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: 09-0128	Issue Date: 03/05/2009	CBL: 186 A005001
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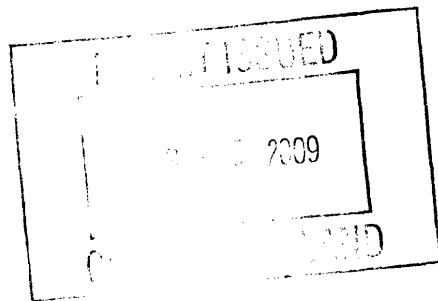
Location of Construction: 13 FRANCES ST	Owner Name: David Wade	Owner Address: 17 Frances St	Phone:
Business Name:	Contractor Name: Maine Construction Consultants / To	Contractor Address: 14 Hanover St Portland	Phone: 2072328134
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-5

Past Use: RELIGIOUS - Nunery	Proposed Use: RELIGIOUS - Nunery/ Interior renovations, insulation & window repair	Permit Fee: \$1,095.00	Cost of Work: \$100,000.00	CEO District: 3
Proposed Project Description: Interior renovations, insulation & window repair		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: 3/6/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: L.dobson	Date Applied For: 02/18/2009	Zoning Approval		
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- 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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denial Date: 3/6/09	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: 3/6/09	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:
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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



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>13-17 FRANCES STREET</u>		
Total Square Footage of Proposed Structure/Area <u>3440 SF</u>	Square Footage of Lot <u>.494 ACRE</u>	Number of Stories <u>THREE</u>
Tax Assessor's Chart, Block & Lot Chart# <u>186</u> Block# <u>A 005</u> Lot#	Applicant * must be owner, Lessee or Buyer * Name <u>DAVID WADE & CLAIRE WINTON WADE</u> Address <u>17 FRANCES ST</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>1095</u>
Current legal use (i.e. single family) <u>FORMER NUNERY ADJACENT TO ST. PATRICKS SCHOOL</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>SINGLE FAMILY RESIDENCE</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>INTERIOR RENOVATION: KITCHEN REMODEL, MASTER BATH REMODEL, NEW BATHROOM, REMODEL MASTER BED ROOM, REMOVAL OF 2 NON STRUCTURAL WALLS, RELOCATION OF 4 DOORS, INSULATION + WINDOW</u>		
Contractor's name: <u>MAINE CONSTRUCTION CONSULTANTS REPAIR</u> Address: <u>14 HANOVER ST</u> City, State & Zip <u>PORTLAND, ME 04101</u> Telephone: <u>232-8134</u> Who should we contact when the permit is ready: <u>THOMAS BLACKBURN</u> Telephone: <u>SAME</u> Mailing address: <u>14 HANOVER ST. PORTLAND, ME 04101</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.

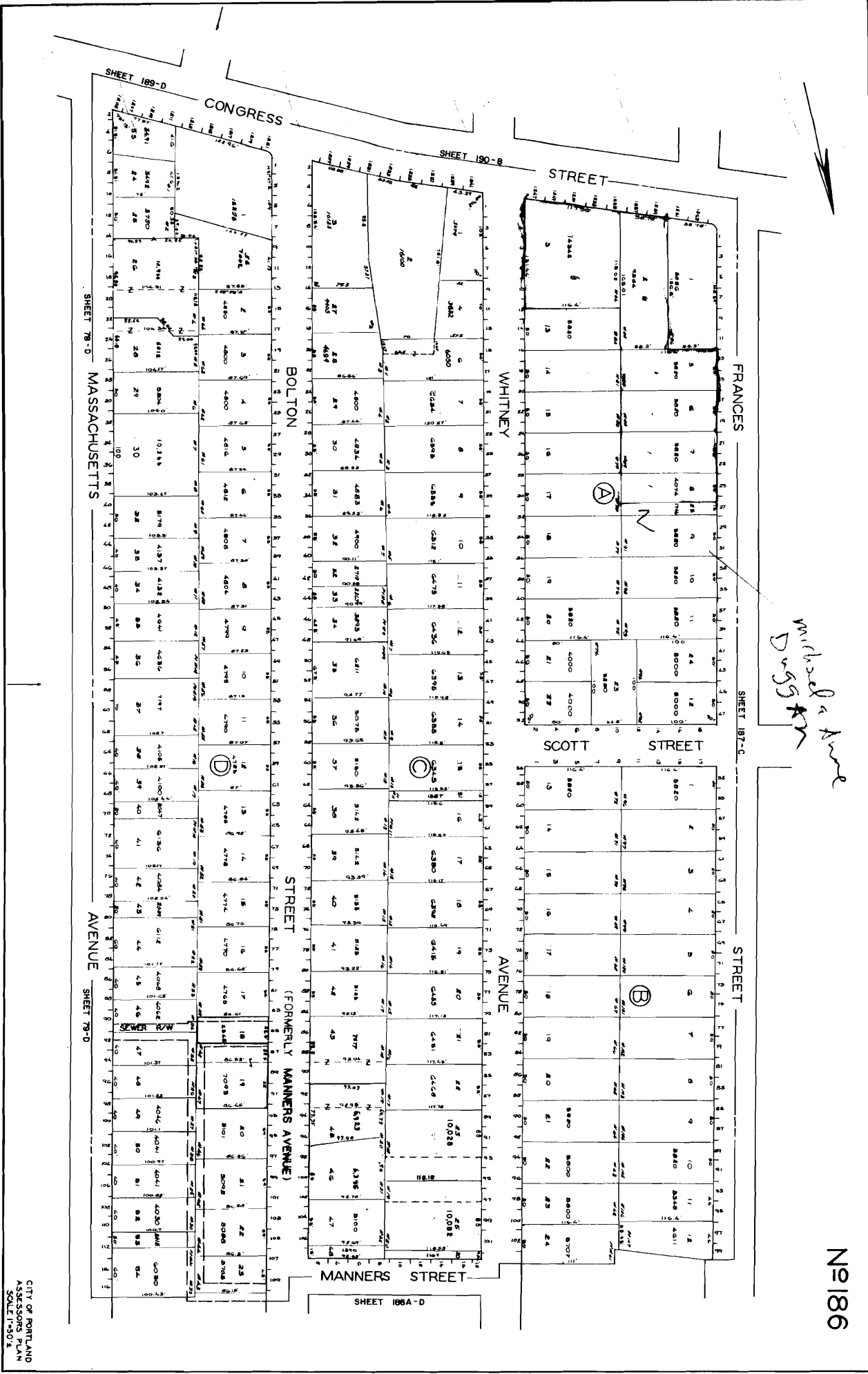
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: Tom Date: 2/17/09

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

*withheld a line
DUGS KN*



FEB 2 / 2009

EASEMENT DEED

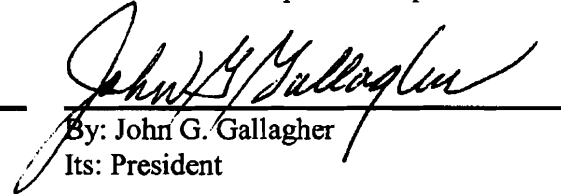
Westbrook Development Corporation, a Maine non-profit corporation with a place of business at 30 Liza Harmon Drive, Westbrook Maine, for consideration paid, release to **David M. Wade and Claire Winston-Wade**, both of Portland, County of Cumberland, and State of Maine, the following described real estate in Portland, County of Cumberland, and State of Maine, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 6 day of November, 2008.

WITNESS

Westbrook Development Corporation



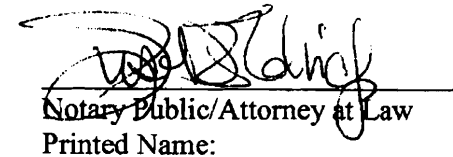
By: John G. Gallagher
Its: President

STATE OF MAINE
Cumberland, ss.

November 6, 2008

Then personally appeared the above-named John G. Gallagher, President of Westbrook Development Corporation, and acknowledged the foregoing instrument to be his/her free act and deed and his/her free act and deed of Westbrook Development Corporation.

Before me,



Notary Public/Attorney at Law
Printed Name: _____

SUSAN D. ELDRIDGE
Notary Public, Maine
My Commission Expires September 23, 2015

Exhibit A

A non exclusive easement for ingress and egress over the following described land situated on the southeasterly side of Frances Street in the City of Portland, Cumberland County, State of Maine and is more particularly described as follows:

Beginning at a rebar on the southeasterly right of way line of Frances Street at northerly corner of lands described in a deed to Bruce Toner and Sharon Toner recorded in Book 14620, Page 16 (all references in this legal description to book and page numbers are to the respective book and page numbers from the Cumberland County Registry of Deeds), said lands of Toner being Lot 86 as shown on a plan of Congress Park recorded in Plan Book 10, Page 113;

Thence, N 26° 51' 01" E along the right of way line of Frances Street a distance of 38.61 feet to a rebar;

Thence, S 63° 08' 59" E a distance of 101.00 feet to a rebar;

Thence, continuing through land of Westbrook Development Corporation to the northwesterly line of lands described in a deed to Jeff Davis recorded in Book 24194, Page 320;

Thence, S 26° 51' 13" W along lands of said Davis to the southwesterly corner of said Davis land;

Thence N 63° 08' 29" W through land of Westbrook Development Corporation and then along the northerly side of lands of said Toner to the point of beginning.

For title of Grantor reference is hereby made to a deed given by the Roman Catholic Bishop of Portland dated October 27, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26425, Page 213.

This easement is subject to revision per the terms of a Memorandum of Post Closing Obligations Pursuant to Amendment to Contract For the Sale of Commercial Real Estate 1251-1257 Congress Street by and between Westbrook Development Corporation and the Roman Catholic Bishop of Portland, predecessor in title to Grantees, to be recorded in the Cumberland County Registry of Deeds, which agreement remains in full force and effect.

Grantees, by acceptance hereof, and their successors and assigns, agree to enter into a driveway maintenance agreement with Grantor, and its successors and assigns, providing for the sharing of the cost of maintenance and snow removal of the easement area described above, such cost to be apportioned among Grantees and Grantors, based upon the respective number of dwelling units on Grantor's land and Grantees' land, such maintenance agreement to be recorded in the Cumberland County Registry of Deeds.

G:\CLIENTS\W\Wade\EasementDeed.doc

Received
Recorded Register of Deeds
Nov 10, 2008 01:58:01P
Cumberland County
Pamela E. Lovley

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0128	Date Applied For: 02/18/2009	CBL: 186 A005001
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Location of Construction: 13 FRANCES ST	Owner Name: David Wade	Owner Address: 17 Frances St	Phone:
Business Name:	Contractor Name: Maine Construction Consultants / To	Contractor Address: 14 Hanover St Portland	Phone (207) 232-8134
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single Family Home - Change of use to Single Family Home w/ Interior renovations, insulation & window repair	Proposed Project Description: Change of use to Single Family Home w/ Interior renovations, insulation & window repair
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/26/2009

Note: **Ok to Issue:**

- 1) This property may need to be included with the subdivision review and approval of the previous St Patrick's school that is currently being redeveloped.
- 2) This property shall remain a single family dwelling with the issuance of this permit and subsequent issuance of certificate of occupancy. 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/05/2009

Note: **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

2/18/2009-Ldobson: received PDF e-mail

2/19/2009-mes: this lot was part of a larger lot owned by the church. There is a conditional contract rezoning/site plan review that is going through the planning division concerning the school which is on another portion of the previously entire lot. I will check deeds. I will put this on the next Wednesday site plan review agenda. I gave the main permit back to Lannie because there is no site plan included with the submittal.

2/24/2009-mes: on 2/13/09 the applicant brought in a site plan on a 11x18 sheet. - I am putting on the Wednesday 2/25/09 site plan agenda.

2/26/2009-mes: Tom Blackburn revised his plans this morning and drew in the two required parking spaces for the single family dwelling. I have not heard back from Danielle yet, but I will pass this permit on to building plan reviewers for their review.

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.

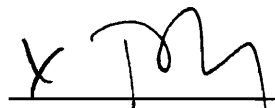
A Pre-construction Meeting will take place upon receipt of your building permit.

- 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.

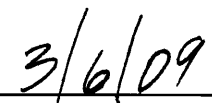
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

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



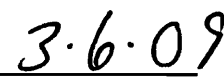
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date

KNOW ALL MEN BY THESE PRESENTS,

THAT, the **Roman Catholic Bishop of Portland**, a body politic and corporation sole, created and existing under the laws of the State of Maine, and having its chancery in Portland, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations paid by **David M. Wade and Claire Winston-Wade**, of 217-A Commercial Street, Portland, Maine 04101, the receipt of which consideration it does hereby acknowledge, does hereby remise, release, and convey, and forever quit-claim unto the said **David M. Wade and Claire Winston-Wade**, ^{as joint tenants} their heirs, successors and assigns, the following described real estate:

See attached Exhibit A.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever.

In Witness Whereof, the said Roman Catholic Bishop of Portland, a body politic and corporation sole, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Richard Malone, Roman Catholic Bishop of Portland, thereunto duly authorized. according to the discipline and government of the Roman Catholic Church and the laws of the State of Maine, this 3RD day of NOVEMBER, in the year of our Lord Two Thousand and EIGHT.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

ROMAN CATHOLIC BISHOP OF PORTLAND

[Signature]

By: *[Signature]*
Richard Malone, Roman Catholic
Bishop of Portland

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
Cumberland, ss.

November 3, 2008

Personally appeared the above named Richard Malone, Roman Catholic Bishop of Portland, and acknowledged the above instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation sole.

Before me,

Carol A. Connolly SEAL
Notary Public

CAROL A. CONNOLLY
Notary Public, Maine
My Commission Expires November 1, 2012

EXHIBIT A

A parcel of land with any improvements, thereon, situated on the southeasterly side of Frances Street, City of Portland, Cumberland County, State of Maine and is more particularly described as follows:

Beginning at a set rebar on the southeasterly right of way line of Frances Street N26°51'01"E a distance of 38.61 feet as measured along the right of way line of Frances Street from a rebar at the northerly corner of lands described in a deed to Bruce Toner and Sharon Toner recorded in book 14620, page 16 (all references in this legal description to book and page numbers are to the respective book and page numbers from the Cumberland County Registry of Deeds), said lands of Toner being Lot 85 as shown on a plan of Congress Park recorded in plan book 10, page 113;

Thence, N26°51'01"E along the right of way line of Frances Street a distance of 146.35 feet to a rebar at the westerly corner of lands described in a deed to Michael G. Duggan and Anne E. Duggan recorded in book 16001, page 119;

Thence, S63°08'40"E along lands of Duggan a distance of 105.40 feet to a rebar;

Thence, S26°51'01"W a distance of 57.05 feet to a rebar;

Thence, N63°08'59"W a distance of 4.40 feet to a rebar;

Thence, S26°51'01"W a distance of 89.30 feet to a rebar;

Thence, N63°08'59"W a distance of 101.00 feet to the point of beginning;

Containing 15,032 square feet, more or less.

All rebar are to be set and are 5/8 inch with aluminum cap stamped "Lewis & Wasina, Inc. PLS 2114" except that in areas of pavement a nail may be set instead of a rebar.

The basis of bearing is magnetic north 2006.

The described parcel encompasses a portion of the lands conveyed to the Roman Catholic Bishop of Portland described in book 1096, page 194, book 1133, page 371 and book 1133, page 257. Reference should be made to these deeds for building restrictions along Frances Street, to which this conveyance is subject.

This description is based on a plan entitled "Boundary Survey -- Lot Split" prepared for St. Patrick's Parish by Lewis & Wasina, Inc., project no. 06-35 with revisions through September 22, 2008.

The above-described premises are conveyed SUBJECT to the restrictions that the Grantee, Grantee's successors and assigns, shall not use the premises in any way relating to: 1) counseling regarding or performance of abortions; 2) sale or distribution of pornographic materials; or 3) erotic displays or activities.

Received
Recorded Register of Deeds
Nov 10, 2008 01:56:29P
Cumberland County
Paula E. Lovley



Chaire "David Wade

#09-0128

Sold 11/3/08

186-A-005

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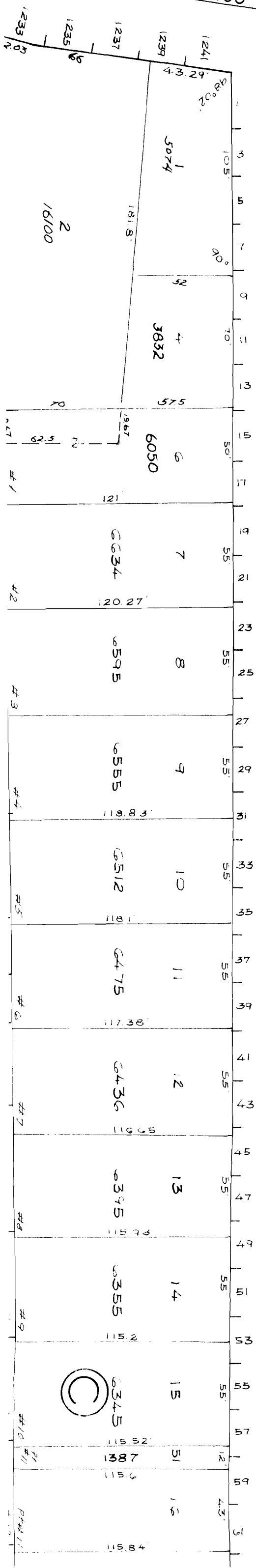
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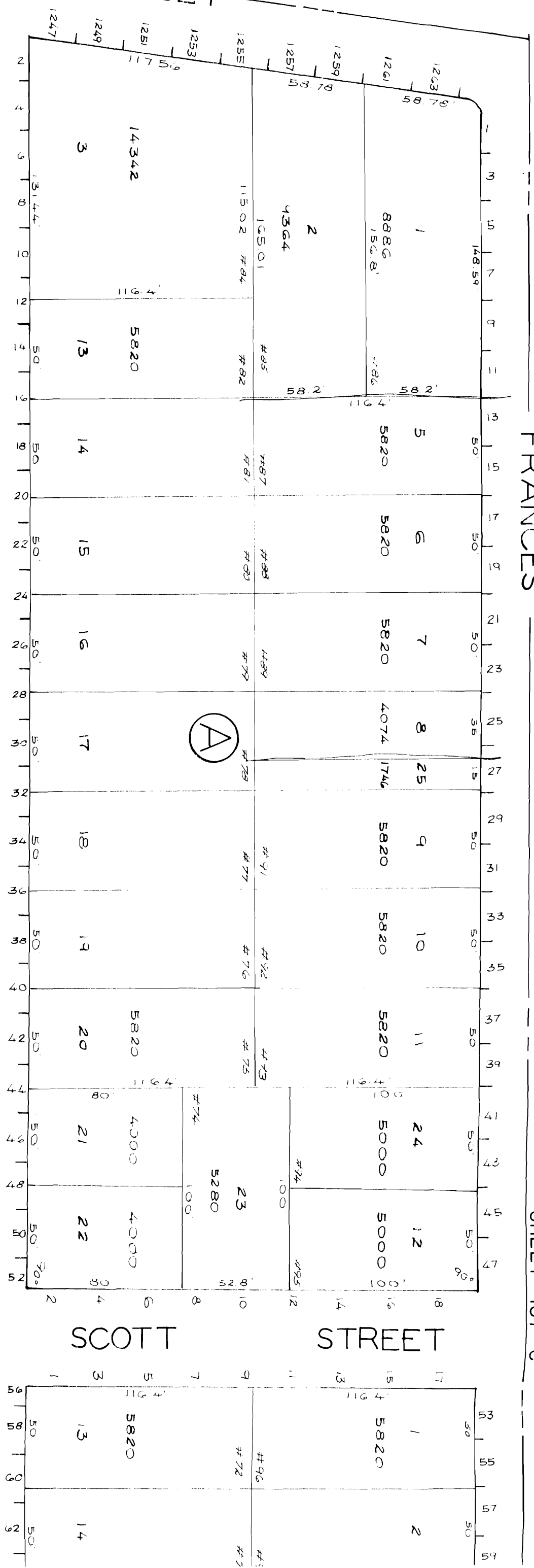
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↑
Need A copy of this

STREET



WHITNEY



FRANCES

SHEET 187-C

SCOTT

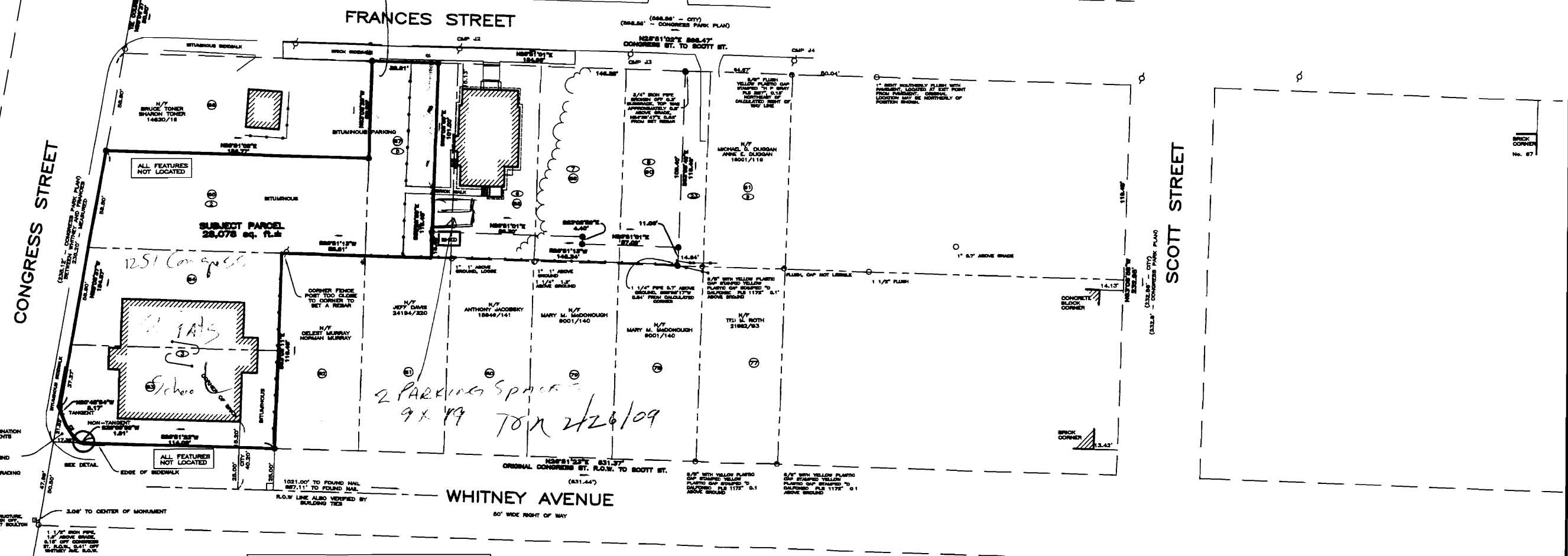
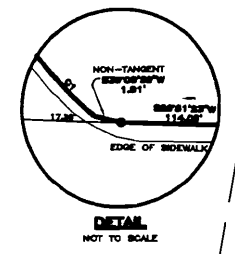
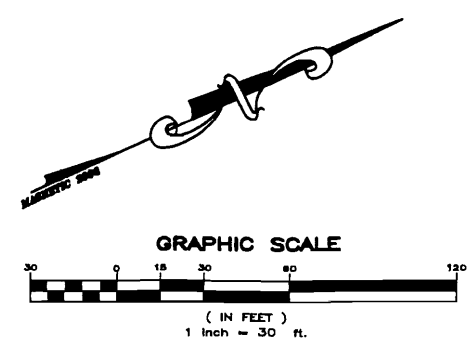
STREET

11=50'

C-2

FEB 23 2009

SEE EASEMENT DEED BK 2644B P 249



LEGEND

- 3/8" IRON REBAR WITH ALUMINUM CAP STAMPED "LEWS & WASINA FILE #114" OR HAS. TO BE SET
- FOUND IRON PIPE (SIZE AS NOTED)
- FOUND STREET 3" OFFSET MONUMENT
- FOUND 3/8" IRON REBAR WITH YELLOW PLASTIC CAP
- UTILITY POLE
- N/Y NOW OR FORMERLY OWNED BY DEED RECORDED IN BOOK/PAGE
- SUBJECT PARCEL - ZONING REQUEST
- ABUTTER OR RIGHT OF WAY LINE
- CONGRESS PARK LOT LINE
- CONGRESS PARK LOT NUMBER
- ADJACENT LOT No. (CHART 106, BLOCK A)
- STOCKADE FENCE
- CHAIN LINK FENCE
- BUILDING/STRUCTURE
- () RECORD INFORMATION

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	19.80	33.67	33°28'28"	S82°27'53"W	19.37

NOTES

- THIS PLAN WAS PREPARED FOR ZONING CONSIDERATIONS ONLY.
- PLAN REFERENCED: PLAN PREPARED FOR ST. PATRICK'S PARISH BY LEWS & WASINA, INC. DATED DECEMBER 27, 2008 WITH REVISIONS THROUGH SEPTEMBER 23, 2008.
- THE PARCELS ON FRANCES STREET HAVE A DEED RESTRICTION OF NO BUILDING WITHIN 16 FEET OF THE STREET LINE.

Lewis & Wasina, Inc.
PROFESSIONAL LAND SURVEYORS
11 Highmeadow Drive
Cotton M6 04038
Tel (207) 892-0955 Fax (207) 892-0956

REV.	BY	DATE	STATUS
1	BEL	10/22/08	INITIAL COPY

Designed: N/A
Drawn: BEL
Checked: BEL
Date: 12/27/08
Scale: 1"=30'
Field Book: FILE
Project: 06-35.1
File Name: 0635SBS
Contour In: N/A

PLAN SHOWING AREA OF
ZONING REQUEST
CONGRESS STREET, WHITNEY AVENUE,
FRANCES STREET
PORTLAND, CUMBERLAND COUNTY,
STATE OF MAINE
for
WESTBROOK HOUSING
30 Lisa Hampton Drive
Westbrook, ME 04092

SHEET 1 OF 1