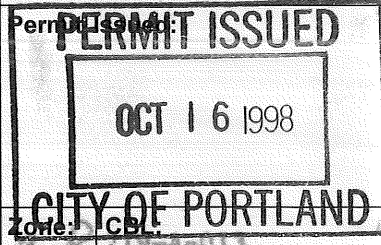


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1887 Congress Street 3 and 2 floors		Owner: Deed River Properties		Phone: 773-5068	Permit No: 981196
Owner Address: 49 Atlantic Place		Lessee/Buyer's Name: Intermed		Phone:	Business Name:
Contractor Name: Maine State Builders		Address: 245 Warren Ave		Phone:	
Past Use: Business		Proposed Use: Partial renovations Proposed Use: Business		COST OF WORK: \$	PERMIT FEE: \$
Proposed Project Description: Renovation's (within existing 3 story office bldg.) approx. 1800 s.q. feet on 3rd fl., 5,000 s.f. on 2nd fl.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 2A	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By:		Date Applied For: 10-8-98		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:	



1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- Zoning Approval: *[Signature]*
- Special Zone or Reviews:**
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan maj minor mm

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: *[Signature]*

CEO DISTRICT 3

COMMENTS

10-20-98 Contractor will call to set up a
Pre construction meetg w/ Daymond + myself and
11/2/98 Demo work started went thru bldg,
with Joe Delany OK to use blocking 2x4 between
metal studs OK Midway
1-25-99 Final walk through all items at complete
walked through with Mike Collins and Lt. Mark (R) OK

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

January 26, 1999

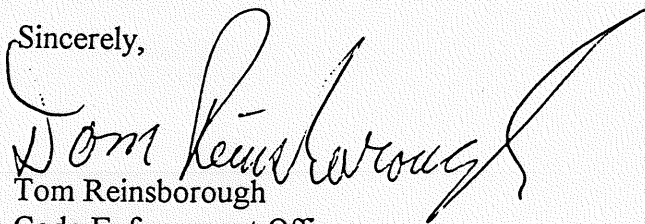
Dead River Properties
49 Atlantic Place
S. Portland ME 04106


RE: 1685 Congress St
CBL: 219-A-013
Stroudwater Crossing

Dear Sir/Madam:

Work has been completed as per your plans submitted on October 16, 1998. A final inspection was been done on January 25, 1999, for permit # 981196.

Sincerely,


Tom Reinsborough
Code Enforcement Officer


Michael Collins
Chief Electrical Inspector


Lt. Gaylen McDougal
Fire Prevention Officer

/sap

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

March 9, 1999


Dead River Properties
49 Atlantic Place
S. Portland ME 04106


RE: 1685 Congress St
CBL: 219-A-013
Stroudwater Crossing

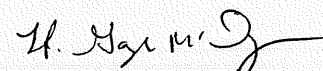
Dear Sir/Madam:

Work has been completed as per your plans submitted on October 16, 1998. A final inspection was done on March 5, 1999, on the 3rd floor (left rear) for permit # 981196.

Sincerely,


Tom Reinsborough
Code Enforcement Officer


Michael Collins
Chief Electrical Inspector


Lt. Gaylen McDougal
Fire Prevention Officer

/mag

BUILDING PERMIT REPORT

DATE: 13 OCT. 98 ADDRESS: 1685 Congress St. CBL 219-A-013

REASON FOR PERMIT: Renovations

BUILDING OWNER: Dead River Properties

CONTRACTOR: MAINE STATE BUILDERS

PERMIT APPLICANT: _____

USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

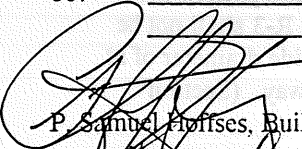
Approved with the following conditions: *1, 17, *18, *19, *20, *24, *26, *30

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- 12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

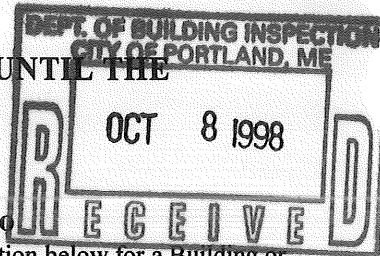
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
- X18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- X19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 31. State Fire Marshall approval required for this project


 P. Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**



In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building) : 1685 CONGRESS ST, FLRS 3 AND 2 PARTIAL RENOVATION			
Total Square Footage of Proposed Structure NA		Square Footage of Lot NA	
Tax Assessor's Chart, Block & Lot Number Chart# 219 Block# 17 Lot# 13		Owner: DEAO RIVER PROPERTIES	Telephone#: 773.5068
Owner's Address. 49 ATLANTIC PLACE SO. PORTLAND, ME. 04106		Lessee/Buyer's Name (If Applicable) INTERMED 1685 CONGRESS PORTLAND, ME 04103	Cost Of Work: Fee \$ 350,000 \$ 1,725
Proposed Project Description:(Please be as specific as possible) RENOVATIONS WITHIN EXISTING 3 STORY OFFICE BLDG. APPROX 1800 S.F. ON FLR.3, 5,000 SIF. ON FLOOR 2. RENOVATIONS DO NOT AFFECT EXISTING EGRESS, UTILITIES, BATHROOMS, OR MECHANICAL SYSTEMS			
Contractor's Name, Address & Telephone MAINE STATE BUILDERS 245 WARREN AVE, PORTLAND 04103			Rec'd By
Current Use: BUSINESS		Proposed Use: BUSINESS	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>John A. Adams</i>	Date: 10/6/98
--	---------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

BK 14005 PG 122

048319

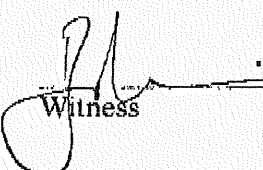
WARRANTY DEED
(Stroudwater Crossing)

KNOW ALL PERSONS BY THESE PRESENTS, that **RICHARD J. McGOLDRICK** of Cape Elizabeth, Maine, for consideration paid, **GRANTS TO DEAD RIVER STROUDWATER LLC**, a Maine limited liability company with a place of business at Portland, Maine, whose mailing address is One Dana Street, Portland, ME 04101, with **WARRANTY COVENANTS**, the premises situated in the City of Portland, County of Cumberland and State of Maine, further described on **Exhibit A**, attached hereto and made a part hereof.


Being the same premises conveyed to the Grantor herein by deed of Peter Rysman, as Trustee of Stroudwater Crossing Trust dated October 28, 1986 and recorded in the Cumberland County Registry of Deeds at Book 7448, Page 339.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed and sealed on July 22, 1998.

MAINE REAL ESTATE TAX PAID



Witness



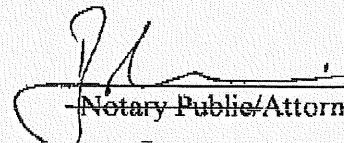
Richard J. McGoldrick

State of Maine
County of Cumberland, ss

July 22, 1998

Then personally appeared before me the above named Richard J. McGoldrick and acknowledged the foregoing to be his free act and deed.

Before me,



Notary Public/Attorney at Law

Print Name: Bruce M. Tomplans

Post-it® Fax Note	7671	Date	10/8/98	# of pages	2
To	Joe Delaney	From	Dick Thomas		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

BK 14005 PG 123

EXHIBIT A

A certain lot or parcel of land with buildings situated thereon located in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a stake at the intersection of the northerly side line of Congress Street and a prolongation of the line at the base of the westerly bank of the Tow Path of the Cumberland and Oxford Canal, so-called; thence running westerly and southwesterly by said Congress Street a distance of five hundred twenty-five (525) feet, more or less, to the high water mark of Fore River; thence running northwesterly and northerly by the high water mark of said Fore River, and by a prolongation of said high water mark to its intersection with the line at the base of the westerly bank of said Tow Path; thence running by the line at the base of the westerly bank of said Tow Path southerly to the point of beginning.

Also, all right, title and interest in and to the land, marsh and flats lying between the above described parcel and the channel of Fore River and extending northerly from Congress Street and the bridge crossing Fore River to the base of the westerly bank of Tow Path and including all shore rights and privileges appurtenant to and adjoining the property herein described.

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 JUL 22 PM 3:39

CUMBERLAND COUNTY

John B. Coburn

W H I P P L E - C A L L E N D E R A R C H I T E C T S

DATE: October 7, 1998

TO: Sam Hoffses
City of Portland
Building Inspection Dept.
389 Congress Street
Portland, Me. 04103

RE: InterMed Stroudwater

WE ARE SENDING YOU THE FOLLOWING ITEMS:

<input checked="" type="checkbox"/> PRINTS	SHOP DRAWINGS	AS REQUESTED
<input checked="" type="checkbox"/> LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS DUE	

NO. COPIES	DATE	DESCRIPTION
1	10/6	Building Permit Form
1	10/6	Construction Set
	10/6	Check for Permit
	10/6	Warranty Deed

REMARKS/MESSAGE:

Dear Sam,

I would like to meet with you regarding renovations at 1685 Congress Street. I will bring a check when we meet. Please give me a call when you have a chance at 775-2696 ext. 43.

COPIES TO: FILE

FROM: Joe Delaney