

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**  
**BUILDING INSPECTION**

**PERMIT ISSUED**

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 060092  
AUG 25 2006

This is to certify that WAYFARER VILLAGE INCORPORATED James Gray

has permission to 22x32 Cape with deck and attached garage

AT 392 CASSIC ST

225 E005001

provided that the person or persons who perform or supervise the construction 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-4 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 \_\_\_\_\_

*James Bond* 8/22/06  
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: 06-0092	Issue Date: <b>PERMIT ISSUED</b>	CBL: 225 E005001
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<b>Location of Construction:</b> 392 CAFISIC ST	<b>Owner Name:</b> WAYFARER VILLAGE INCORPO	<b>Owner Address:</b> 2 PENNELL LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> James Gray	<b>Contractor Address:</b> 2 Pennell Ln Gray	<b>Phone:</b> 2074157881
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	<b>Zone:</b> R3

<b>Past Use:</b> Vacant Land	<b>Proposed Use:</b> Single Family 22x32 cape with deck and attached garage	<b>Permit Fee:</b> \$1,644.00	<b>Cost of Work:</b> \$172,000.00	<b>CEO District:</b> 3
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB	

<b>Proposed Project Description:</b> 22x32 Cape with deck and attached garage	Signature:	Signature: <i>JMB 8/22/06</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 01/20/2006	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>penal 12 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0008</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MMJ <i>Or w/ conditions</i> Date: <i>5/10/06 ABH</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 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 <i>ABH</i> 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

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

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

<b>Permit No:</b> 06-0092	<b>Date Applied For:</b> 01/20/2006	<b>CBL:</b> 225 E005001
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<b>Location of Construction:</b> 392 CAFISIC ST	<b>Owner Name:</b> WAYFARER VILLAGE INCORPO	<b>Owner Address:</b> 2 PENNELL LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> James Gray	<b>Contractor Address:</b> 2 Pennell Ln Gray	<b>Phone</b> (207) 415-7881
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

Single Family 22x32 cape with deck and attached garage	22x32 Cape with deck and attached garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/22/2006

**Note:** **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/21/2006

**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans, with updates as of 8/21/06.
- 2) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 08/21/2006

**Note:** **Ok to Issue:**

- 1) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 2) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 3) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 4) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

<b>Location of Construction:</b> 392 CAFISIC ST	<b>Owner Name:</b> WAYFARER VILLAGE INCORPO	<b>(Owner Address:</b> 2 PENNELL LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> James Gray	<b>Contractor Address:</b> 2 Pennell Ln Gray	<b>Phone</b> (207) 415-7881
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>		

**Dept:** Planning

**Status:** Not Applicable

**Reviewer:**

**Note:**

**Ok to Issue:**

**Comments:**

1/25/2006-amachado: Left a message with James Gray. It is a two story house so it needs a 14' setback on both sides and it scales to 9.5. There is one parking space in the garage but it is only 12' to the 25' front setback so there is not room for a second parking space. We need a deed description of the lot split. The chimney shown on the building plan needs to be shown on the site plan.

1/25/2006-amachado: Spoke with Jim Gray. He will redesign the house to make it 1 1/2 stories to meet the side setbacks. He will also add another parking space.

4/13/2006-amachado: Jim Gray brought in new house plans yesterday (4/12/06). He now needs a revised stamped site plan because the footprint changed. The elevation plan has an error (question about the roof line) and we need a cross section of the house from the side showing the main living area and one for the garage. I left Jim a message.

5/18/2006-amachado: Jim brought in new building plans and a revised site plan. The site plan still does not completely match the building plan. Left a message with Jim Gray.

5/22/2006-amachado: Jim Gray came in on 5/19/06 and revised the site plan so the site plan and building plans match

6/7/2006-jmb: Spoke w/Jim Gray for details from review checklist, he will submit an addendum

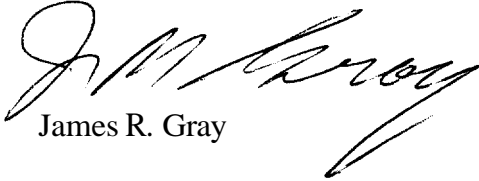
7/28/2006-jmb: Spoke with Jim Gray, he will be bringing in the info sometime w/i the next 3 weeks, so Tammy will probably do the approval.

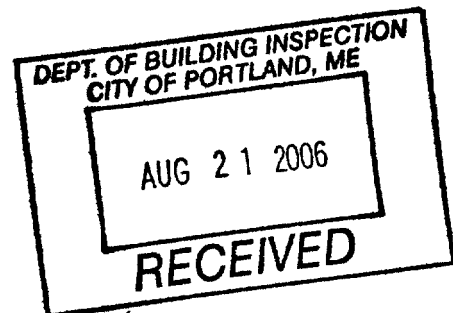
City of Portland  
Planning and Development Dept.  
389 Congress Street  
Portland, Maine

Re; Building permit 378 Capisic Street

Enclosed is **an** affidavit dealing with the questions raised during the review of the application for a permit on 378 Capisic. I believe I have addressed all the issues but if there is other questions please let me know.

Sincerely:

  
James R. Gray



received  
8/7/06

opened upon  
return from vacation  
JMB

**ADDENDUM TO  
PLAN OF 378 CAPISIC STREET**

1. The perimeter drains, both interior and exterior will be covered with washed stone and filter fabric. No hay or straw to be used. Drains will go to daylight on property.
2. The area of the cathedral ceiling in the **living room** will have collar ties, therefore the ceiling will have a flat section the length of the ties.
3. The lally column spacing will be adjusted to be 6'8" maximum under the main house and 6'10" under the cathedral area of the living room.
4. Fastening schedule will conform to IRC 2003
5. The door to the home from the garage will be a steel fire door with a twenty minute fire rating.
6. There will be an attic scuttle opening in the upstairs hall with a 22"x30" open
7. The floor of the bedroom over the garage will be supported by a steel beam. and the garage door header will be a **6x10 LVL**
8. The first floor will be insulated with **R 19** fiberglass.
9. Window are to be "Superseal" series **1850**, low **E** vinyl clad.
 

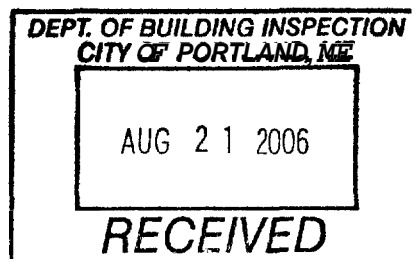
U-Value	<b>034</b>
R-value	<b>294</b>
Solar heat gain	<b>0.39</b>
Visible light <b>trans</b>	<b>0.56</b>
Condensation resistance	<b>51.9</b>
10. Bed rooms will have egress rated windows
11. Heat will be supplied by a BAXI propane condensing boiler.
12. There will be a short hand **rail** on the stair extension in the living room, located toward the front of the house, and a full rail up the stairs on the **same side of stairs.**

*Structural Beams  
to span - full -  
and Rafters to  
be 2x10 @  
12" O.C.  
JMB  
&  
J. Gray  
8/21/06*

⑬ - Smokes - spec on conditions JMB

Wayfarer Village Inc.

By *[Signature]*  
Its President



6/5/06 PM

392 Caprice St. # 06-0092  
225-E-5

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings Revisions Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 8" Feeding 24" x 24" x 12 Pads	OK 75/102 Feb OK 8/2/06
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	drain, stone, damp	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" Anchor b' c.c.	OK
Lally Column Type (Section R407)	3 1/2" conc lallys	9'4" @ cathedral 6'8" max at 2 Floors OK
Girder & Header Spans (Table R 502.5(2))	7'0" @ 27' Bldg.	
Built-Up Wood Center Girder Dimension/Type	3-2x12 2 Floors Partial	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C.	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 @ 16" o.c	OK ? at cathedral ceiling/collar tie continues OK

1108  
3

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8))	2x10 16" o.c.		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4, 12 & 12, 12		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	7/16 water, 3/4 Adv, 5/8" CDX		
Fastener Schedule (Table R602.3(1) & (2))	?		OK 8/21/06
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)			
Fire separation (Section R309.2)	5/8 walls/ceiling		
Opening Protection (Section R309.1)	? Door		OK
Emergency Escape and Rescue Openings (Section R310)	3046		
Roof Covering (Chapter 9)	Asphalt Shingles		
Safety Grazing (Section R303)	N/A		
Attic Access (Section R807)	?		OK
Chimney Clearances/Fire Blocking (Chan. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))	Garage - steel w/ 2x12 5/16 X 9 1/2 - Trusses	Specs	OK condition
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19, ? 1st fl R-38 ? U-Tracker		OK







# 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.

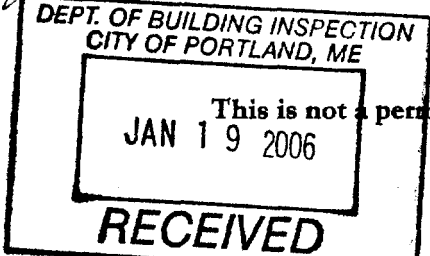
Location/Address of Consttuction: <u>392 Copeland ST</u>		
Total Square Footage of Proposed Structure <u>1660 sq ft + 1 car garage</u>	Square Footage of Lot <u>12,371</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>259</u> BEk# <u>C</u> Lot# <u>4</u>	owner: <u>Wayfarer Village</u>	Telephone: <u>415-7881 call</u> <u>657-5225</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>James R. Gray</u> <u>2 Pennell Lane</u> <u>Gray, Me. 04039</u>	Cost Of Work: \$ <u>172,000</u> <u>1569 sq ft</u> Fee: \$ <u>300 site</u> <u>13944</u> C of O Fee: \$ <u>1500</u>
Current Specific use: <u>Vacant</u>		
Proposed Specific use: <u>Single Family Res</u>		
Project description: <u>Construct a 3 Bed house with attached one car garage.</u>		
Contractor's name, address & telephone: <u>James R. Gray - 2 Pennell Lane, Gray, Me 04039</u>		
Who should we contact when the permit is ready: <u>James R. Gray</u>		
Mailing address: _____ Phone: <u>415-7881</u> <u>657-5225</u>		

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](http://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 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: [Signature] Date: 1-16-06



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

[Handwritten initials]

Applicant: Wayfarer Village Inc.

Date: 1/25/06

Address: 292 Capisic (212 10th)

C-B-L: 225-E-005 (PO)  
permit # 06-0092

CHECK-LIST AGAINST ZONING ORDINANCE

Date - rv

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - construct single family 22x32 cape w/ 1 car garage 15x24, deck, porch

Sewage Disposal - City

Lot Street Frontage - 50' min. - 67.09 given

Front Yard - 25' min. - 36<sup>35</sup> scaled

Rear Yard - 25' min. - 115<sup>101.5</sup> scaled

→ Side Yard - 2 strips 14' - \* left 9.5' scaled  
11 1/2' 8' \* right 9.5' scaled

Projections - porch 6x20, deck 6x4 & 10x11, chimney 1x5

Width of Lot - 65' min. - 67 scaled

Height - 35' max. - 29.5'

Deck w/ Mesa

Lot Area - min 6500 sq ft - 12,377.5 given

Lot Coverage Impervious Surface - 35% max - 4332.13 sq ft

Area per Family - 6500 sq ft

→ Off-street Parking - 2 spaces required - 1 car garage

Loading Bays - N/A

12' x 15' from garage to 25'  
not  
15 x 9

Site Plan - 2006-0008

Shoreland Zoning/Stream Protection - N/A

Flood Plains - pond - 12 C zone X

day light basement

porch	6x20	=	120
house	35x22	=	770
house	33x13	=	429
	24x2	=	48
	10x11	=	110
	6x4	=	24
	15x2	=	30
			<u>1531</u>

115	=	5
47x22	=	1034
36x2	=	72
15x2x2	=	24
6x20	=	120
10x11	=	110
6x4	=	24
		<u>1200</u>

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

**Zoning Copy**

**2006-0008**

Application I. D. Number

**1/1912005**

Application Date

**Wayfarer Village**

Project Name/Description

**Lestage Raymond J &**

Applicant

**378 Capisic St, Portland, ME 04102**

Applicant's Mailing Address

**Wayfarer Village Inc**

Consultant/Agent

**Agent Ph: (207)415-7881**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Marge Schmuckal**

**378 - 378 Capisic St, Portland, Maine**

Address of Proposed Site

**225 E005001**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

**1660sf**

Proposed Building square Feet or # of Units

**12,371 sf**

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> <b>14-403</b> Streets Review |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification      |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |   |

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **112012006**

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved**  **Approved w/Conditions**  
See Attached  **Denied**

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_  
signature date

**Performance Guarantee**  **Required\***  **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

**From:** Jay Reynolds  
**To:** Ann Machado  
**Date:** 1/27/2006 11:13:39 AM  
**Subject:** Re: 392 Capisic

I sent them review comments as well.....

>>> Ann Machado 01/27/2006 10:55:45 AM >>>  
Jay -

The contractor for 392 Capisic (CBL 225 E005) is coming up with a new house design since the two story house does not meet the side setbacks. I will get you a copy of the new siteplan when we get it. I also told him that a 1:15 scale was not easy to work with.

Ann

**Warranty Deed**  
(Maine Statutory Short Form)

**Edward Nieves** of Leavenworth, Kansas, for consideration paid, grants to **Wayfarer Village, Incorporated** with a mailing address of 2 Pennell Lane, Gray, Maine 04039 with WARRANTY COVENANTS, the following described real property situated at 392 **Capisic Street, Portland, Cumberland County, Maine**

MAINE RECD ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Therese E. Mank and Meghan P. Mank, dated April 2, 2002, and recorded in the Cumberland County Registry of Deeds in Book 17500, Page 316.

Witness my hand this 12th day of August, 2005.

Ann Marie Lewis  
Witness

Edward Nieves  
Edward Nieves

State of Kansas  
County of Leavenworth ss

August 12, 2005

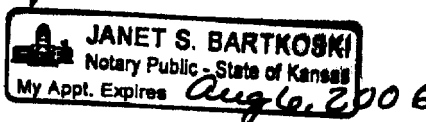
Personally appeared the above named Edward Nieves and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Janet S. Bartoski  
Notary Public/Attorney at Law

Printed Name:

Comm. Exp: Aug 6, 2006



**EXHIBIT A**

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

BEGINNING at an iron stake on the westerly side of Capisic Street at the intersection of the northerly line of a proposed street, said stake being where the southerly side of Lucas Street as laid out and accepted by the City of Portland on December 31, 1934, produced westerly across Capisic Street would intersect said westerly side of Capisic Street; thence by said westerly side of Capisic Street on a course of **N 30° 46' W**, a distance of **149.2** feet to a stake at an angle in said westerly side of Capisic Street; thence by said westerly side of Capisic Street on a course of **N 33° 41' W**, a distance of 39.22 feet to an iron stake; thence at right angles to Capisic Street on a course of **S 56° 19' W**, a distance of 125 feet to an iron stake; thence by land now or formerly of Frank L. Starbird on a course of **S 31° 20' E**, a distance of **182** feet to an iron stake on the northerly side of said proposed street; thence by the northerly line of said proposed street on a course of **N 59° 14' E** a distance of 125 feet to the westerly side of said Capisic and the point of beginning.

Said above mentioned courses are magnetic and of the date of **1938**.

Also another certain lot or parcel of land situated westerly of Capisic Street in said Portland, and bounded and described as follows:

BEGINNING at an iron stake on the northerly side of a proposed street at the southwesterly corner of the lot of land conveyed by Frank L. Starbird to Marion P. Peterson by deed dated September 8, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1560, Page 105; thence by land formerly of said Peterson on a course of **N 31° 20' W**, 122 feet to the lot of land conveyed by said Frank L. Starbird to Charles D. Fullerton by deed dated July 9, 1941, and recorded in said Registry in Book 1644 at Page 257; thence by land of said Fullerton on a course of **S 56° 55' W**, 60 feet to an iron stake; thence by other land now or formerly of said Frank L. Starbird on a course of **S 31° 19' E**, 119.56 feet to the northerly side of said proposed street; thence by the northerly side of said proposed street on a course of **N 59° 14' E**, 60 feet to the point of beginning.

Said above mentioned courses are magnetic and of the date of **1938**.

Received  
Recorded Register of Deeds  
Aug 16 2005 03:48:44P  
Cumberland County  
John B O'Brien

