

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061324

Please Read Application And Notes, If Any, Attached

This is to certify that 2320 CONGRESS STREET /C/Pete Kostopoulos
has permission to ammendment to permit #06003 exterior stairs, handicap ramps, rails
AT 2320 CONGRESS ST 237 A009001

PERMIT ISSUED
SEP 14 2006
CITY OF PORTLAND

provided that the person or persons who accept 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 procedure is complete this building or part thereof shall be closed or closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass PFID
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jamie Bouke 9/13/06
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: 06-1324	Issue Date:	CBL: 237 A009001
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Location of Construction: 2320 CONGRESS ST	Owner Name: 2320 CONGRESS STREET LLC	Owner Address: 57 CONGRESS ST	Phone:
Business Name:	Contractor Name: Pete Kostopoulos	Contractor Address: 158 Chute Windham	Phone 2079397139
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: EM

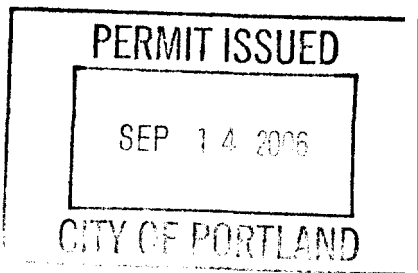
Past Use: Commercial	Proposed Use: Commercial/ amendment to permit #060413 exterior stairs, handicap ramp & rails	CEO District: \$30.00 \$30.00
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Type:
--	-------------------

Proposed Project Description: amendment to permit #060413 exterior stairs, handicap ramp & rails <i>and 7956 of parking lot.</i>	Signature: <i>Green</i>	Signature: <i>JMB 9/13/06</i>
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: ldobson	Date Applied For: 09/08/2006	Zoning Approval
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> 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 <i>v/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 12 - zone x</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>2006-0060</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/conditions</i> Date: <i>9/12/06</i> <i>Asm</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Asm</i>
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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

Permit No: 06-1324	Date Applied For: 09/08/2006	CBL: 237 A009001
------------------------------	--	----------------------------

Location of Construction: 2320 CONGRESS ST	Owner Name: 2320 CONGRESS STREET LLC	Owner Address: 57 CONGRESS ST	Phone:
Business Name:	Contractor Name: Pete Kostopoulos	Contractor Address: 158 Chute Windham	Phone: (207) 939-7139
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Commercial/ ammendment to permit #0604 13 exterior stairs, handicap ramp & rails, & add 7956 s.f. of parking lot.	Proposed Project Description: ammendment to permit #0604 13 exterior stairs, handicap ramp & rails, & add 7956 s.f. of parking lot.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/12/2006

Note: **OktoIssue:**

1) 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 **Reviewer:** Jeanine Bourke **Approval Date:** 09/13/2006

Note: **OktoIssue:**

1) Application approval based upon mformation provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 09/12/2006

Note: **Ok to Issue:**

Comments:

091112006-amachado:Need exact calcuations of impervious surface area on lot. Can only have 75% and it is close. Jeanie spoke to Pete Kostopoulos.

09/11/2006-amachado: Spoke to Mike Roy at SGC. He will get me the numbers for the impervious surface area.

09/12/2006-amachado: Received exact calculations for impervious surface from Mike Roy at SGC.

09/12/2006-jmb: Received pdf file for structurals



General Building Permit Application

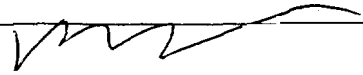
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure		Square Footage of Lot	
Chart# MAO 237 A 9	Block# 237	Lot# A 9	owner: 2320 CONGRESS ST LLC Telephone: 775.4200
Lessee/Buyer's Name (If Applicable) 2320 CONGRESS	Applicant name, address & telephone: First Financial 7% Atlantic Place South Portland		cost Of Work: 30.00 Fee: 30.00 C of O Fee: \$
Current Specific use: If vacant, what was the previous use? Proposed Specific use:	offices on 06-0413		
Project description:	two sets exterior stairs - precast 1 Handicap Ramp + Rails Amedd permit # 06-0413 Cost of work on		
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: Pete Kostopoulos			
Mailing address: Phone: 939-7139			

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized 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: 9/8/06

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

Applicant: 2320 Congress St. LLC

Date: 9/11/06

Address: 2320 Congress St

C-B-L: 237-A-9
Permit # 06-1324

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1975

Zone Location - IM

Interior or corner lot -

Proposed Use/Work - amendth 06-0413 - add exterior stairs, handicap ramp,
add to parking lot - 7956 sq ft

Sevage Disposal -

Lot Street Frontage -

Front Yard - 1' for each 1' of height - steps same as 1' of

Rear Yard -

Side Yard - 25' min. - ramp 71.5' (scaled)
steps 38.5' (scaled)

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/Impervious Surface - 75% - $37,537.5 - 33,793 = 67.5\%$

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - 2006-0050 - minor

Shoreland Zoning/Stream Protection - N/A

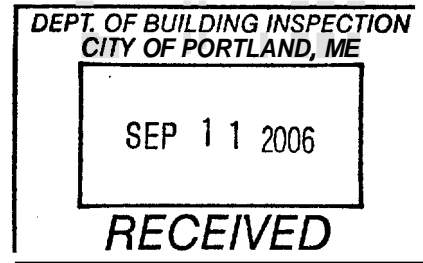
Flood Plains - panel 12 - zone X
* pavement setback 10' from property line - all new pavement property is 10'

517001

**2320 Congress Street
Portland, Maine**

Proposed Conditions

	Area (SF)
Total Parcel	50,050
<u>Impervious Coverage</u>	
Existing Building	7,927
Existing and Proposed Pavement	25,341
Concrete Surfaces	<u>525</u>
Total Impervious	33,793
Percentage Impervious	67.5%



SGC Engineering, LLC.



SGC ENGINEERING, LLC

- Civil Design & Survey Engineering
 - Environmental & Regulatory Permitting
 - Electrical Power Systems Engineering
- Offices - Westbrook & Orono, Maine

To: Ann Machado From: SGC Engineering, LLC

Fax: 207-874-8716 Pages: 1 + Cover

Phone: 207-874-8709 Date: September 11, 2006

Re: 2320 Congress Street CC:

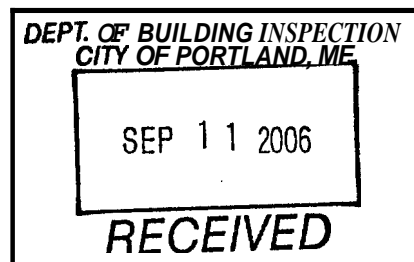
Impervious coverage

Urgent For Review Please Comment Please Reply Please Recycle

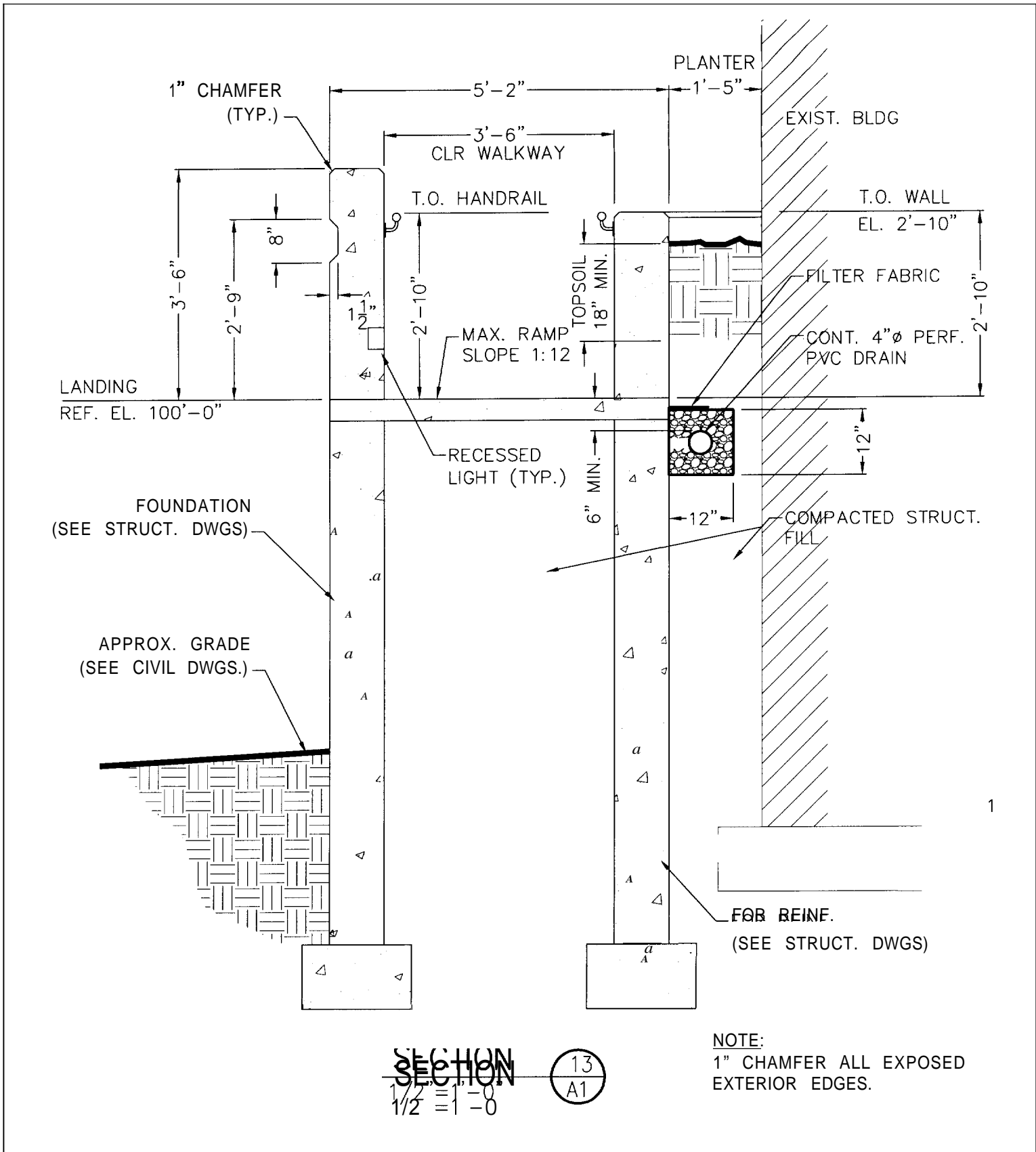
Ann,

feel free to give me a call at 347-8100. Thanks.

Michael Roy
Project Engineer



501 County Road, Westbrook, Maine 04092 - Office: 207-347-8100 • Fax: 207-347-8101
 Target Technology Center, 20 Godfrey Drive, Suite 200, Orono, Maine 04473 - Office: 207-866-6571 • Fax: 207-846-6501
 www.sgceng.com • E-mail: sgc@sgceng.com



designed by:	JHL
drawn by:	JML
checked by:	JML
scale:	NO SCALE
date:	August 31, 2006

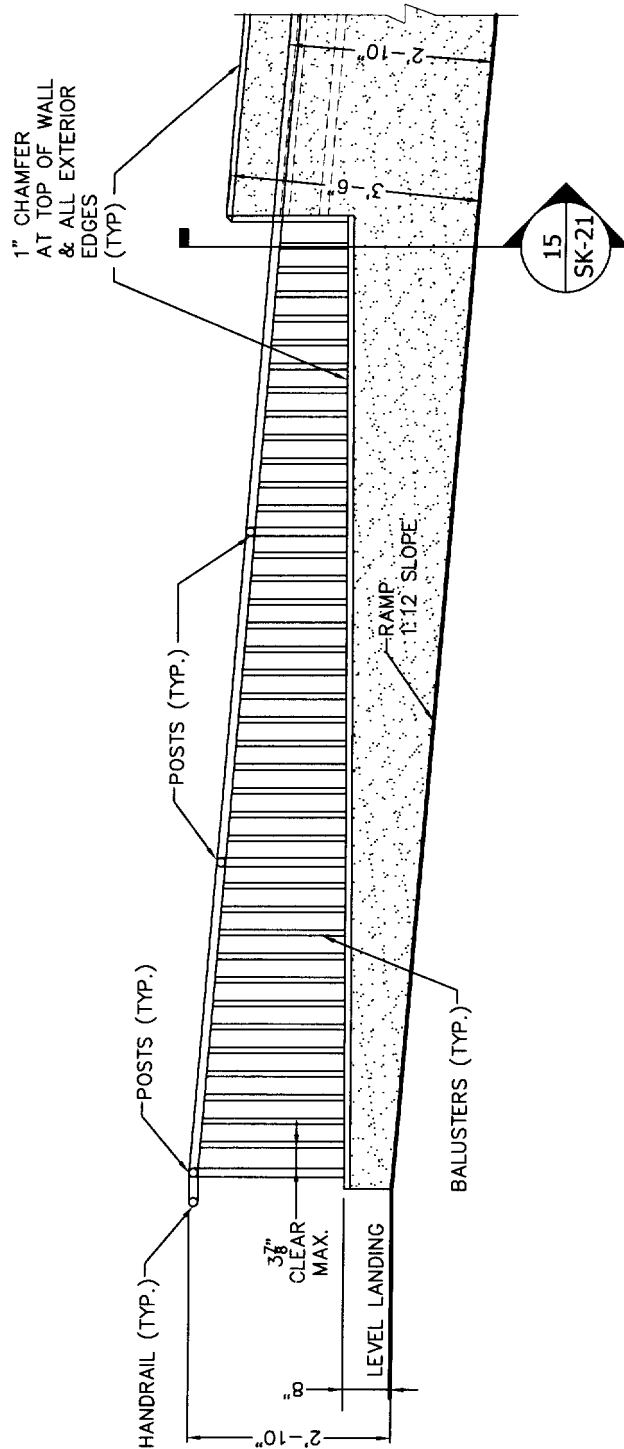
FIRST FINANCIAL MORTGAGE & NEW ENGLAND TITLE COMPANY

2320 CONGRESS STREET
PORTLAND, MAINE

REVISED RAMP WALLS

PHONE: (207) 767-4600
FAX: (207) 799-5432

SK-20



NOTES:

- 2. GENERAL CONTRACTOR SHALL VERIFY ALL HANDRAIL, POSTS & BALUSTER INSTALLATION.
- 2. 1" CHAMFER ALL EXPOSED EXTERIOR EDGES.

RAMP & HANDRAIL ELEVATION

designed by:	JHL
drawn by:	JML
checked by:	JML
scale:	NO SCALE
date:	August 31, 2006

**FIRST FINANCIAL MORTGAGE
& NEW ENGLAND
TITLE COMPANY**
2320 CONGRESS STREET
PORTLAND, MAINE

RAMP & HANDRAIL ELEVATION



JOHN H. LEASURE
ARCHITECT, INC
SIX O STREET
SOUTH PORTLAND, MAINE 04106

PHONE (207) 767-4600
FAX (207) 799-5432
EMAIL: laasure@onaine.rr.com

SK-22

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

1080

A. _____
In. D. Number

Attached

2320 Congress Street Llc

Applicant

57 Congress St , Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-4200 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

4/18/

Applic _____
Date

Buildin

Project

Inovation

e/Description

2320 - 2320 Congress St, Portland, Ma

Address of Proposed Site

237 A009001

Assessor's Reference: Chart-Block-Lot

Proposed Building square Feet or # of Units

Areaeae of Site

IM

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 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
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 4/25/2006

Zoning Approval Status:

Reviewer

Marge ... - Insp

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

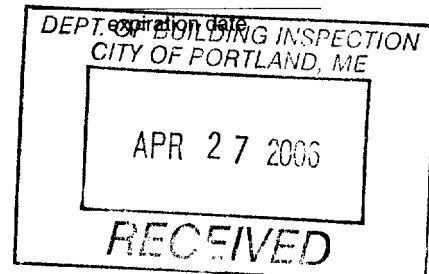
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

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 | | |
| <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 | |





SGC ENGINEERING, LLC

- Civil Design & Survey Engineering
- Environmental & Regulatory Permitting
- Electrical Power Systems Engineering

Offices - Westbrook & Orono, Maine

517001

April 18, 2006

Ms. Sarah Hopkins, Development Review Services Manager
Planning and Development Department
Portland City Hall
389 Congress Street
Portland, Maine 04101

**RE: Renovation of Commercial Building at 2320 Congress Street, Portland, Maine
Application for Minor Site Plan Review**

Dear Ms. Hopkins:

SGC Engineering is pleased to submit on behalf of our client, 2320 Congress Street, LLC., plans for Minor Site Plan Review for the site improvements proposed to support the renovation of the existing commercial building at 2320 Congress Street. This submittal has been prepared per the requirements of the *City of Portland Code of Ordinances* and the *City's Technical and Design Standards and Guidelines*. The submission includes nine copies of the set of development plans, comprised of five sheets, as well as the Application for Site Plan Review.

The 2320 Congress Street parcel is recorded in the City of Portland assessor's database as Tax Map 237, Block Lot 9 in the I-M Industrial Zone. In its current condition, the property is 50,050 square feet in size with an existing 7,927-square foot commercial building located on it. 2320 Congress Street, LLC has purchased the property and proposes to renovate it for its own use. This requires adding parking to the parcel. The new deed for the parcel is recorded at the Cumberland County Registry of Deeds at Deed Book 23578, Page 124. SGC Engineering has completed a boundary and topographic survey of the parcel.

The access to the site remains unchanged. The plans describe the expanded parking that will necessitate paving 5,633 square feet in front, and 2,323 square feet in the rear of the property. This will provide the area for 17 more parking spaces and 3 handicapped parking spaces for a total of 48. A ramp will be constructed to provide a new handicap access to the building.

No changes are proposed to the water, sewer, gas, or electrical services.

A vegetated, underdrained swale located along the property's frontage with Congress Street will treat the stormwater runoff from the impervious surface. Runoff is directed to the swale and a portion will pass through a soil media filter before discharging through a 4-inch perforated underdrain pipe into the existing catch basin located on Congress Street. Any excess stormwater runoff will be conveyed to the catch basin via a riprapped overflow swale.

501 County Road, Westbrook, Maine 04092 - Office: 207-347-8100 • Fax: 207-347-8101

Target Technology Center, 20 Godfrey Drive, Suite 200, Orono, Maine 04473 - Office: 207-866-6571 • Fax: 207-866-6501

www.sgceng.com • E-mail: sgc@sgceng.com

Application for Minor Site **Plan** Review
April 18, 2006
Page 2 of 2

We look forward to addressing the City's questions and comments at a Development Review Committee meeting. Please contact me if you have any questions or comments that I should address prior to that meeting. Thank you.

Very truly yours,
SGC ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "John M. Riordan". The signature is fluid and cursive, with a large initial "J" and "R".

John M. Riordan, P.E.
Director of Civil Engineering

Enclosures

cc: Bruce Brown





City of Portland Site Plan Application

If you or the property owner owes red estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Total Square Footage of Proposed Structure: No proposed Structure		Square Footage of Lot: 50,050 SF
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# 9 Tax Map 237		Property owner's mailing address: 2320 Congress Street LLC. 57 Congress Street Portland, Maine 04101
PE. Road Westbrook, ME 04092		Telephone #: 207-775-4200 Bruce Brown
		Project name: 2320 Congress Street

Major Development (**more than 10,000 sq. ft.**)

- Under 50,000 sq. ft. (\$500.00)
- 50,000- 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000- 200,000 sq. ft. (\$2,000.00)
- 200,000- 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

See Property Owner Above

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

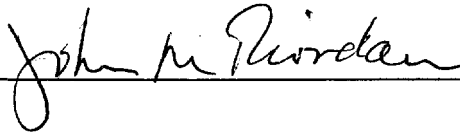
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14522 of the *Zoning Ordinance* outlines the process which is available on our web site: portlandmaine.gov

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

Agent: John M. Riordan, P.E.
SGL Engineering

Signature of applicant:



Date:

4/18/06


WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL *BY* THESE PRESENTS, that **S. Richard Mack**, whose mailing address is 750 Warren Avenue, Portland, Maine 04103, for consideration paid, GRANTS to **2320 Congress Street, LLC**, a Maine limited liability company with a principal place of business at 57 Congress Street, Portland, Maine 04101, with WARRANTY COVENANTS, certain real estate located in Portland, Cumberland County, Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

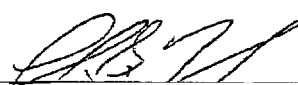
This conveyance is made **SUBJECT, HOWEVER**, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, S. Richard Mack has executed this deed as a sealed instrument this 4th day of January, 2006.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF



Witness




S. Richard Mack, by **Alvin G. Mack**,
his attorney-in-fact

STATE OF MAINE
County of Cumberland, S.S.

January 4, 2006

Then personally appeared *the* above-named Alvin G. Mack in his capacity as attorney-in-fact for S. Richard Mack, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said S. Richard Mack.

Before me,


Notary Public/Maine Attorney-at-Law
Printed Name: Katherine B. Allen

SEAL

MAINE REAL ESTATE TAX PAID

23578/124

Exhibit A

A certain lot or parcel of land, together with the buildings, situated in Portland, being on the Southerly side of Congress Street, bounded and described as follows:

Commencing at a stake in the Southerly sideline of Congress Street, three hundred (300) feet from a granite monument marking the Northwesterly corner of land of the Maine Turnpike Authority and designated as Parcel 3A on a plan of said Turnpike Authority recorded in the Cumberland County Registry of Deeds in Book 41, Page 66; thence Westerly by the Southerly sideline of said Congress Street two hundred and fifty (250) feet to a point; thence Southerly at right angles to said Congress Street two hundred (200) feet to a stake; thence Easterly at right angles to the second course two hundred and fifty (250) feet to a stake; thence Northerly at right angles to the last course two hundred (200) feet to the point of beginning.

Being a rectangular lot containing 50,000 square feet, and being a portion of premises conveyed to Harry A. Harmon and George M. Hutchins by Robert D. Schwarz, et al., Trustees, October 29, 1965, recorded in the Cumberland County Registry of Deeds in Book 2931, Page 239. Said lot also is described as Lot No. 2.

The above premises are subject to the six specific conditions set forth in a Warranty Deed from Congress Plaza, Inc. to Arthur Serunian, Jr., dated October 31, 1974 and recorded in said Registry of Deeds in Book 3617, Page 160.

Being the same premises conveyed to the Grantor herein by ATBRO Corp. by deed dated April 18, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4591, Page 286.

H:\Client Matters\Mack, S. Richard\Warranty Deed - Mack to 2320 Congress St.LLC.doc

Received
Recorded Register of Deeds
Jan 10, 2006 10:39:19A
Cumberland County
John B O'Brien

Know all Men by these Presents,

That **ATBRO CORP.**

a Corporation organized and **existing** under the laws of the State
of **Maine** and located at **Portland**
in the County of **Cumberland** and State of **Maine**
in consideration of **One Dollar (\$1.00)** and other **valuable**
considerations

paid by **S. RICHARD MACK** of **Portland, County of Cumberland** and
State of **Maine**

and whose mailing address is **101 Vannah Avenue, Portland,**
Maine 04103

the receipt whereof it does hereby **acknowledge**, does hereby **release,**
release, bargain, sell and convey, and forever **quit-claim** unto the said
S. Richard Mack,

his **heirs** and assigns forever.

~~XX~~

A certain lot or parcel of land, together with the buildings,
situated in **Portland,** being on the **Southerly** side of **Congress**
Street, bounded and described as follows:

Commencing at a stake in the **Southerly** sideline
of **Congress Street,** three hundred (300) feet
from a granite monument marking the **Northwesterly**
corner of land of the **Maine Turnpike Authority**
and designated as **Parcel 3A** on a plan of said
Turnpike Authority recorded in the **Cumberland**
County Registry of Deeds in **Book 41, Page 66;**
thence **Westerly** by the **Southerly** sideline of said
Congress Street two hundred and fifty (250) feet
to a point; thence **Southerly** at **right** angles to
said **Congress Street** two hundred (200) feet to a
stake; thence **Easterly** at **right** angles to the
second course two hundred and **fifty** (250) feet to
a stake; thence **Northerly** at **right** angles to the
last course two hundred (200) feet to the point of
beginning.

Being a rectangular lot containing 50,000 square
feet, and being a portion of premises conveyed to
Harry A. Harmon and **George M. Hutchins** by **Robert D.**
Schwarz, et al., Trustees, October 29, 1965, recorded
in the **Cumberland County Registry of Deeds** in **Book**
2931, Page 239. Said lot **also** is described as **Lot**
No. 2.

The above premises are subject to the **six** specific
conditions set forth in a **Warranty Deed** from **Congress**
Plaza, Inc. to **Arthur Serunian, Jr.** dated **October 31,**
1974 and recorded in said **Registry of Deeds** in **Book**
3617, Page 160.

Being the *same* premises conveyed to the Grantor herein by Sally Ann Serunian, Executrix of the Estate of Arthur Serunian, Jr., by deed dated April , 1980, to be recorded in said Registry of Deeds.

The above-described premises are conveyed subject to 1980 real estate taxes, which the Grantee, by the acceptance hereof, hereby assumes and agrees to pay.

To Have and to En the same, together with all the privileges and appurtenances thereunto belonging, to the said

S. Richard Mack, his

Heirs and Assigns forever.

As the said Grantor Corporation does covenant with the said

S. Richard Mack, his

Heirs and Assigns, that it will warrant and forever defend the premises to him the said Grantee, his

Heirs and Assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it. except as aforesaid.

In Witness Whereof, the said ATBRO CORP.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by William H. Webster

, its President

thereunto duly authorized. this 18th day of April

in the year one thousand nine hundred and eighty:

Signed, Sealed and Delivered in presence of

Robert B. Patterson

ATBRO CORP.

(Corporate Name)

Its President

William H. Webster

(Corporate Seal)

April 18 19 80.

State of Maine, } ss.
CUMBERLAND

Personally appeared the above named William H. Webster President or said Grantor Corporation as aforesaid. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, Robert B. Patterson
Justice of the Peace.

Notary Public
Attorney at Law.

APR 18 1980

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 3 428 WPA, and recorded in

BOOK 4591 PAGE 286 Edward D. Austin Register

