



PORTLAND MAINE

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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

October 4, 2013

Jewell & Bulger, P.A
477 Congress Street, suite 1104
Portland, ME 04101-3453
Attn: Thomas F. Jewell, Esq.

RE: 1312-1314 Forest Avenue (the "Property") – 292-D-004 – R-5 Zone

Dear Attorney Jewell,

I am in receipt of your request to determine whether you may legally divide the Property located at 1312-1314 Forest Avenue as proposed in a drawing received on October 3, 2013.

It is recognized there are two separate buildings located on the Property. The front building, called 1314 Forest Avenue, is a legal three family dwelling. The rear building, called 1312 Forest Avenue, is a legal two family dwelling. The entire lot is located in the R-5 Residential Zone.

The lot and deed description were created prior to the current Land Use Zoning Ordinance. According to the Assessor's records the two structures on the Property were built in the early 1900's, well before the 1957 basis of the current Land Use Zoning Ordinance. The same Assessor's record indicate that both buildings were used for residential uses Your proposed division is being requested using the criteria and test outlined in the Maine case Keith v. Saco River Corridor Commission.

The criteria described under Keith, are described at 44.A.2d 152:

- (i) *The structures were in existence prior to the zoning ordinance.* This criterion is being met. Both the structures were built prior to June 5, 1957.
- (ii) *From that time to the present they (the structures) were separately used and occupied.* This criterion is being met as shown by submitted and researched evidence.
- (iii) *Each dwelling (interpreted as building in this case) is served by its own utilities and sewerage disposal system:* This office has received evidence to show separate utility bills for the different units. It is noted that water lines are shared between buildings. However, in consideration of a recent Zoning Board of Appeals decision concerning this same matter, the lack of one or more separate utilities does not automatically dismiss the Property from being considered to be functionally divided.

The test which the Court applied to determine whether the property in Keith was allowable to be divided appears at 646 A.2d 155:

- (i) *Whether the use reflect the "nature and purpose" of the use prevailing when the zoning legislation took effect.* The prevailing use when the 1957 zoning went into effect was residential. This Property is currently residential. This test has been met.
- (ii) *Whether there is created a use different in quality or character, as well as in degree, from the original use:* It is noted that each building was residential in the past and remains so presently. According to the 1955 City of Portland Directory, the front building had three dwelling units and the rear building had one dwelling unit. Currently the front building remains with three dwelling units and the rear building has two dwelling units. The one extra unit does not differ in quality or character, or even degree (no additions or expansions of the rear building is noted) from the original use. Therefore, this test has been met.
- (iii) *Whether the current use is different in kind in its effect on the neighborhood from the original use:* The current use and effect of the proposed division of land would not be different in kind in its effect on the neighborhood. The Property is residential and the surrounding uses are residential. This test has been met.

Therefore this office has determined that this Property can be divided into two lots as allowed under Keith v. Saco River Corridor Commission per the proposed site sketch received on October 3, 2013.

Very truly yours,



Marge Schmuckal
Zoning Administrator
City of Portland, Maine

JEWELL & BULGER, P. A.
Attorneys at Law
477 Congress Street
Suite 1104
Portland, ME 04101-3453

Thomas F. Jewell
Paul S. Bulger

Email: tjewell@jewellandbulger.com

Telephone: 207-774-6665
Fax: 207-774-1626

August 1, 2013

RECEIVED

SEP 25 2013

Dept. of Building Inspections
City of Portland Maine

Marge Schmuckal, Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101

Re: 1312 – 1314 Forest Avenue, Portland; 292-D-4; Functional subdivision

Dear Marge:

Enclosed please find our check in the amount of \$150 for your review and determination of this request for a functional subdivision of the two buildings located at 1312 and 1314 Forest Avenue. This is a pretty similar situation to the recent appeal we had for another client at 372-374 Park Avenue, in that the properties share the water line. However, unlike Park Avenue, these buildings do have separate sewer lines.

I write on behalf of my client, Forest Avenue Holdings, LLC, the owner of the above property. The most recent deed is dated January 20, 2010 and recorded at the Cumberland County Registry of Deeds in Book 27545, Page 31, when Forest Avenue Holdings, LLC obtained the property from George E. Lougee, Jr., a copy of which is attached. Mr. Lougee is the principal of Forest Avenue Holdings, LLC, and he acquired the property, in turn, in 2009. A copy of the Assessor's map and a recent survey showing the proposed new boundaries are also included.

The total lot size of 292-D-4 is 13,295 square feet according to the assessor. The lot is located in the R-5 Zone. There are three dwelling units in the front building at 1314 Forest Avenue and two dwelling units in the rear building at 1312 Forest Avenue.

yes confirmed

The buildings have been separately used and occupied since they were constructed. According to the Assessor, the front building at 1314 Forest was built about 1910 and the rear building at 1312 Forest was built about 1920. All utilities are separate except for the water. I am submitting utility bills showing separate, electric and gas service for the two buildings.

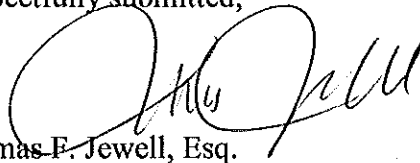
Shows only → not attached

Keeping in mind the recent Park Avenue functional division appeal, I would add that both of these buildings appear to have used as dwellings from their original construction. They both have full basements and neither appears to have built as a carriage house that would have been an auxiliary use to the other building.

We submit that the proposed subdivision of 1312 – 1314 Forest Avenue into two lots would meet the requirements of a functional subdivision as set forth by the Maine Supreme Court in the matter of in *Keith v. Saco River Corridor Commission*, 464 A.2d 150 (Me. 1983).

We look forward to your determination. Please let me know if you need any further information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tom Jewell', written in a cursive style.

Thomas F. Jewell, Esq.
Attorney for Forest Avenue Holdings, LLC

Enc.

cc: Forest Avenue Holdings, LLC (w/encs.)

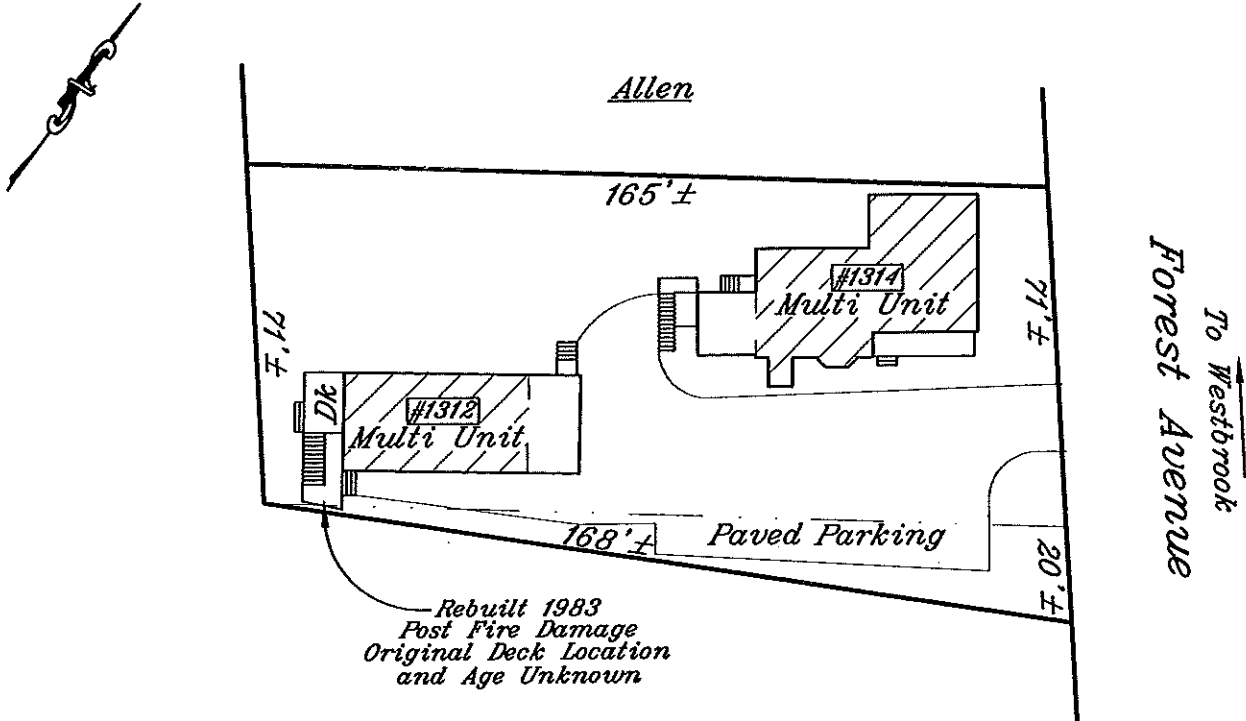
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

REV. 09/22/2009

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 1312-1314 Forest Avenue INSP. DATE: 5/7/2013
Portland, Maine SCALE: 1" = 40'



MLC+APS

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: _____ FILE#: 21325693
 OWNER: Forest Avenue Holdings, LLC CLIENT#: _____
 LENDER: _____
 REQ. PARTY: Jewell & Bulger, P.A.

TITLE REFERENCES: _____ COUNTY: Cumberland
 DEED BOOK: 27545 PAGE: 31
 PLAN BOOK: _____ PAGE: _____ LOT: _____

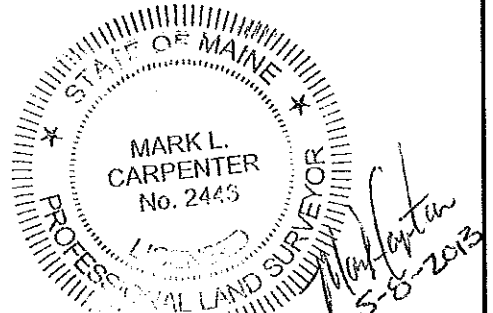
MUNICIPAL REFERENCE:
 MAP: 292 BLOCK: D LOT: 4

THE DWELLINGS DO NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0007C ZONE: X DATE: 12/8/1998

THE DWELLINGS WERE ██████ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

Nadeau Land Surveys

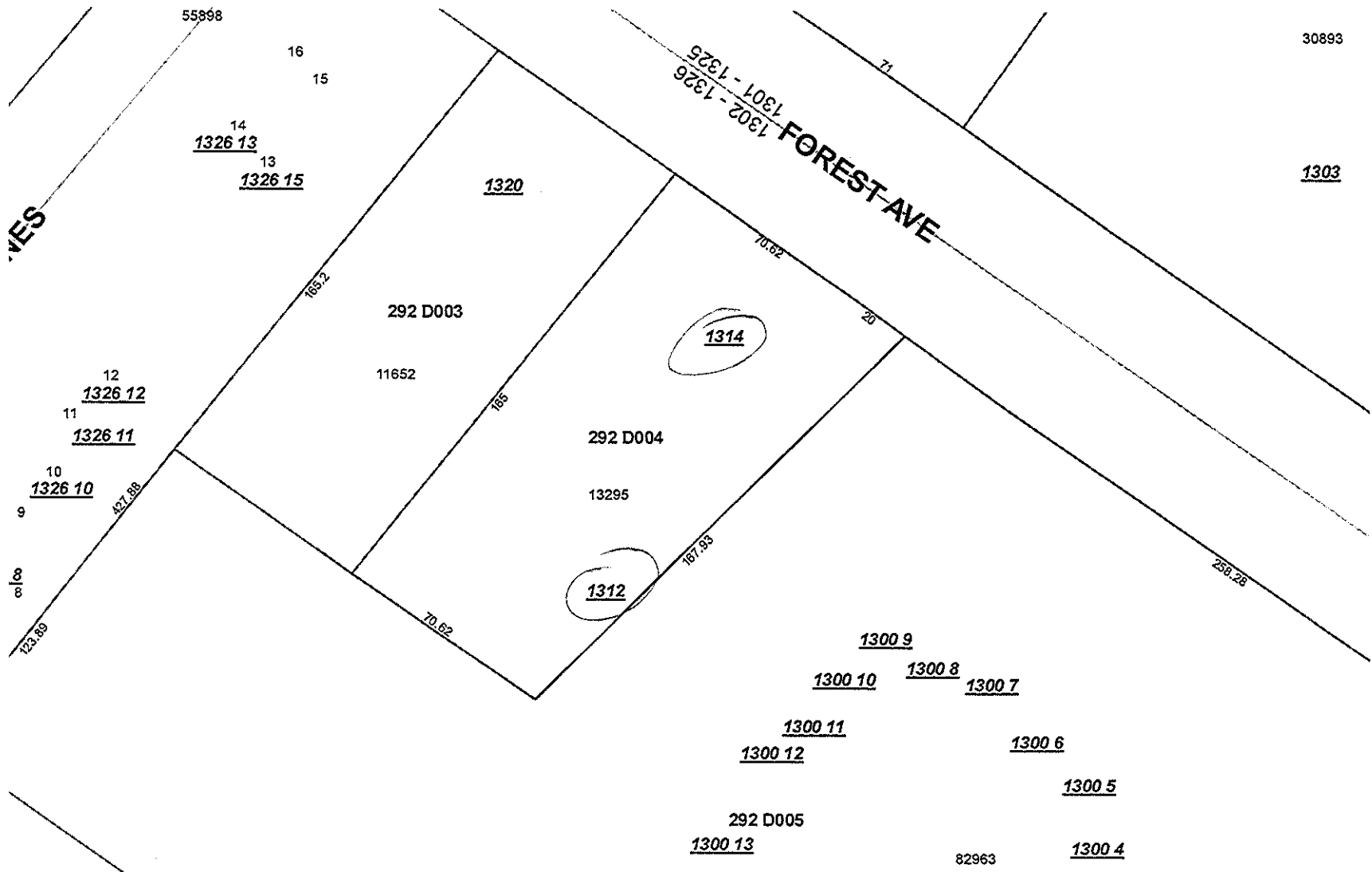
Professional Land Surveyors
 Certified Floodplain Managers

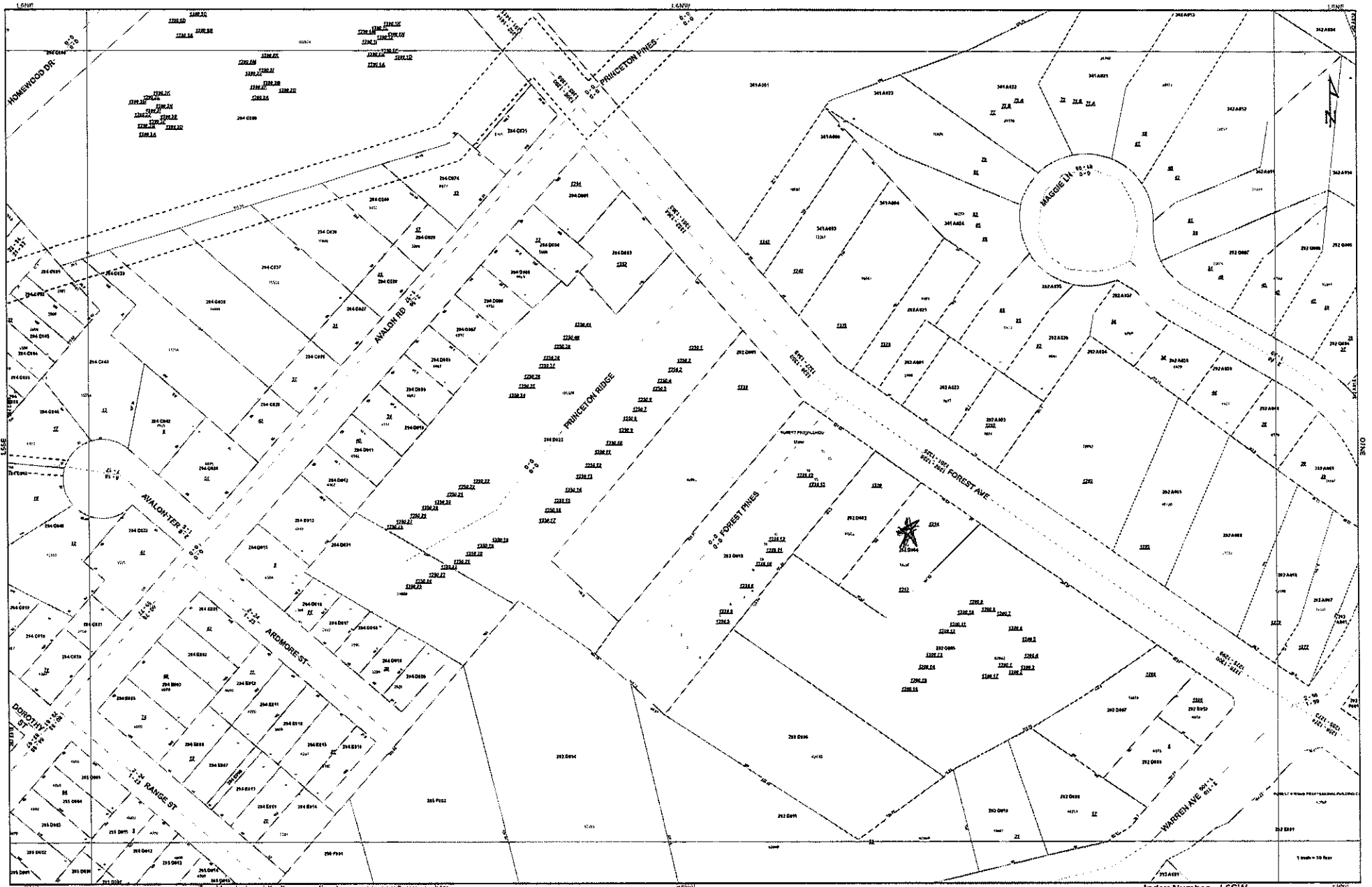


918 BRIGHTON AVE. PH. (207) 878-7870
 PORTLAND, ME. 04102 F. (207) 878-7871

THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING





WARRANTY DEED
(Maine Statutory Short Form)

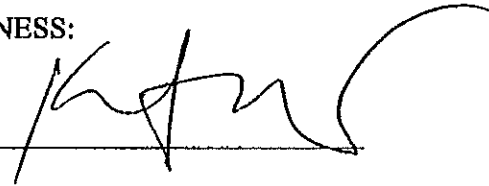
KNOW ALL PERSONS BY THESE PRESENTS, that **GEORGE E. LOUGEE**, of the Town of Windham, County of Cumberland, and State of Maine, for consideration paid, grants to **FOREST AVENUE HOLDINGS, LLC**, a Maine limited liability company, its successors and assigns, having its principal place of business at Windham, County of Cumberland and State of Maine, whose mailing address is P.O. Box 110, Windham, Maine 04062, with **WARRANTY COVENANTS**, the land in the City of Portland, County of Cumberland and State of Maine, described as follows:

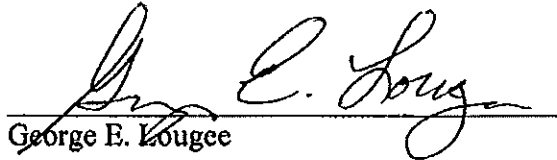
,also known as
George E. Lougee, Jr.,

See Exhibit A hereto attached and made a part hereof.

IN WITNESS WHEREOF, the said **George E. Lougee**, has set his hand and seal this 20th day of January, 2010.

WITNESS:



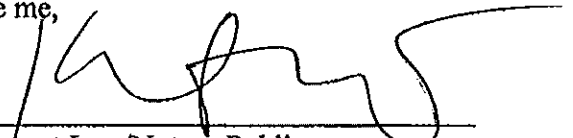

George E. Lougee

STATE OF MAINE
CUMBERLAND, ss.

January 20, 2010

Then personally appeared the above named **George E. Lougee** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law/Notary Public

Printed Name: KENNETH M. COLE III

Commission Expires: _____

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in Portland, Cumberland County, Maine, on the westerly side of Forest Avenue leading from Morrill's Corner to Pride's Bridge and bound and described as follows:

BEGINNING on the westerly side of said street at the easterly corner of land formerly owned by Albert Torry, now or formerly owned by one Allen;

Thence, running southeasterly by said Forest Avenue a distance of four (4) rods and seven (7) links to land now or formerly of Hiran Sawyer's heirs;

Thence, South $53 \frac{1}{2}^{\circ}$ West a distance of ten (10) rods to a stake;

Thence, North $40 \frac{1}{2}^{\circ}$ West a distance of four (4) rods and seven (7) links to the land of said Allen;

Thence, North $53 \frac{1}{2}^{\circ}$ East by the land of said Allen a distance of ten (10) rods to the POINT OF BEGINNING.

ALSO, another parcel of land situated on the southwesterly side of Forest Avenue, so called, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a $\frac{5}{8}$ inch capped rebar (PLS #1327) on the southwesterly sideline of said Forest Avenue marking the northeasterly corner of land now or formerly of Kathryn J. and Jeremiah E. Grady as described in Book 6222, Page 309 at the Cumberland County Registry of Deeds;

Thence S $39^{\circ} 43' 09''$ W, 164.98 feet by and along the southeasterly sideline of said Grady to a found drill hole marking the southeasterly corner of said Grady;

Thence N $46^{\circ} 31' 58''$ E, 167.93 feet by and along other lands of the Grantors herein to a point on the southwesterly sideline of said Forest Avenue to be marked by an iron rebar;

Thence N $55^{\circ} 19' 55''$ W, 20.00 feet by and along the southwesterly sideline of said Forest Avenue to the POINT OF BEGINNING.

Being the same premises conveyed to Grantor herein by Roland P. Morrison and Jacqueline H. Morrison by warranty deed dated December 18, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27472, Page 104.

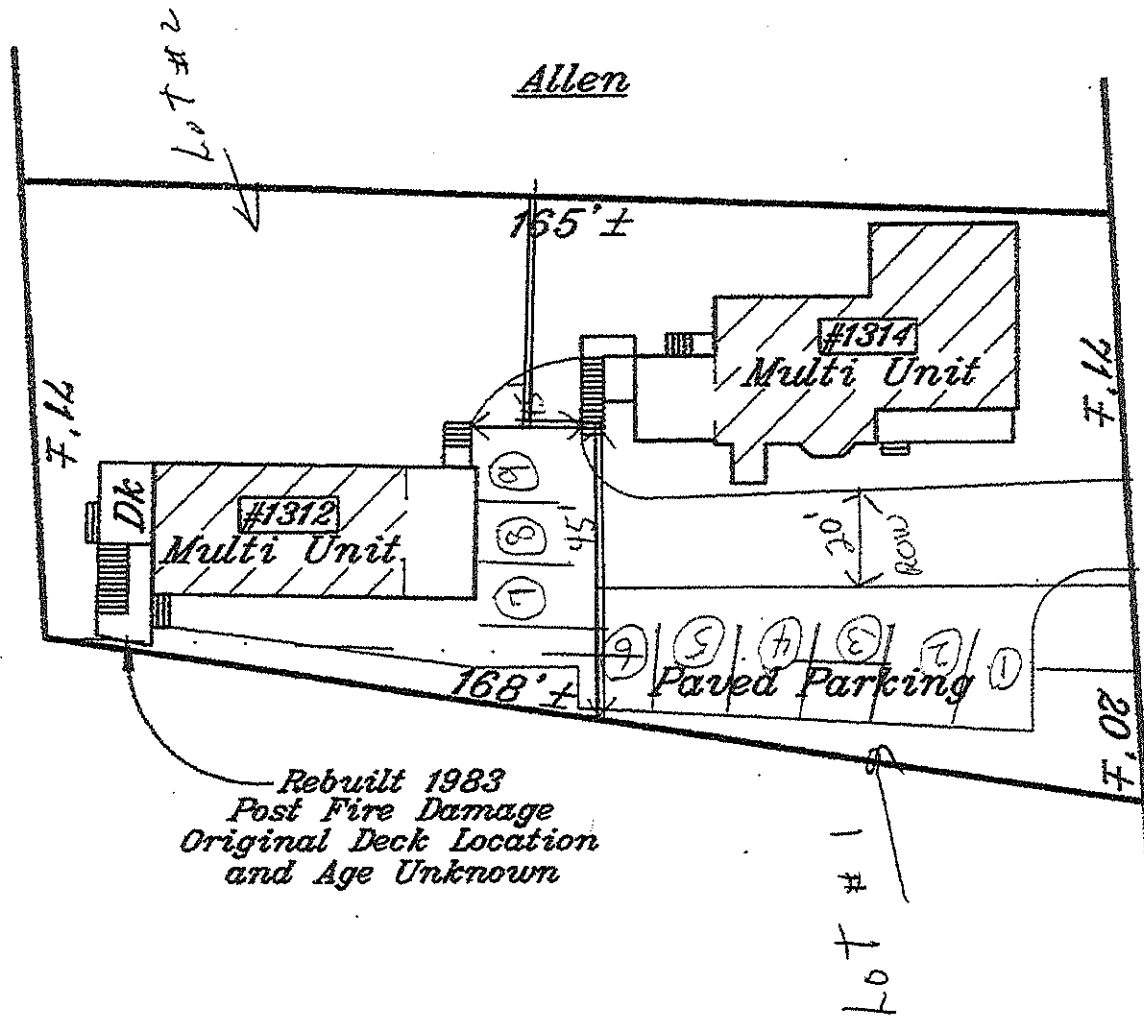
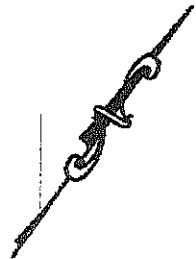
Said above-described premises are subject to any and all encumbrances and/or mortgages of record, which the Grantee assumes and agrees to pay.

Received
Recorded Register of Deeds
Jan 21, 2010 11:57:43A
Cumberland County
Pamela E. Lovley

ADDRESS: 1312-1314 Forest Avenue
Portland, Maine

INSP. DATE: 5/7/2013

SCALE: 1" = 40'



10/3/13

Forest Avenue
To Westbrook

MTC+APS

Electricity Supply

Standard Offer Service

Account: 441-152-8189-010
Billing date: 01/24/13

FRANK H HAGAR
1314 FOREST AVE APT 1
PORTLAND ME

Page 003 of 003

Electricity Supply Account Detail

Your electricity is supplied by the Standard Offer Service

| | | |
|---|-------------------|----------|
| Prior balance for Standard Offer electricity | | \$34.14 |
| Payments received - thank you | \$34.14- | |
| Balance forward | | \$0.00 |
| Current electricity supply charges | | |
| Residential Service (12/25/12-01/23/13) | | |
| Energy Charge | 432 KWH @ .074380 | \$32.13+ |
| Total current electricity supply charges | | \$32.13 |
| Standard Offer Service account balance | | \$32.13 |

Messages about your Standard Offer electricity supply

Central Maine Power provides billing services for your electricity supplier. Supply payments are forwarded on your behalf, in accordance with the Maine Public Utilities Commission (MPUC) rules.

The average price per KWH for your Standard Offer electricity is \$0.07438.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the Maine Public Utilities Commission.

Your electricity supply (Standard Offer Service) is provided by NextEra Energy Power Marketing, LLC (67%) and Constellation Energy Commodities Group Maine, LLC (33%).

For additional information regarding Standard Offer Service, please see the MPUC web site at:
http://www.maine.gov/mpuc/electricity/standard_offer/index.shtml

Information regarding your Standard Offer provider's power source and emissions rates can now be viewed and printed online at cmpco.com.

005480 2/2

005480 2/2



Your CMP account number:
441-018-2336-035



Central Maine Power
credit assistance line
1-800-686-4044
To report a power outage: 1-800-696-1000



GEORGE LOUGEE
1314 FOREST AVE APT 2
PORTLAND ME
Service location

Billing date: 01/24/13

Read cycle: 16

Page 001 of 003

Customer Meter Summary

| Meter Number | Read Date | Prior Read Date | Number of Days | Meter Reading | Prior Meter Reading | Total KWH |
|--------------|-----------|-----------------|----------------|---------------|---------------------|-----------|
| L108091369 | 01/23/13 | 12/24/12 | 30 | 12720 | 12072 | 648 |

Account Summary

| | | | | | | |
|--|--|--|--|--|----------|------------------|
| Prior balance | | | | | | \$75.87 |
| Payments received through 01/24/13 | | | | | \$0.00+ | \$75.87 |
| Balance forward | | | | | | |
| New charges | | | | | | |
| Electricity Delivery: Central Maine Power (see detail below) | | | | | \$45.82+ | |
| Electricity Supply: Standard Offer Service | | | | | \$48.55+ | |
| Total new charges | | | | | | 50.00 |
| Current Account Balance: | | | | | | \$170.24 |

Please pay before 02/20/13

Central Maine Power Delivery Service Account Detail

| | | | | | | |
|--|-----------|---------|--|--|----------|---------|
| Prior balance for Central Maine Power delivery | | | | | | \$37.12 |
| Payments received | | | | | \$0.00+ | \$37.12 |
| Balance forward | | | | | | |
| Current delivery charges | | | | | | |
| Late payment charge 0.892% | | | | | \$0.33+ | |
| Delivery Charges: Residential | | | | | | |
| Delivery Service: | 648 KWH | | | | \$45.49+ | |
| Up to | 100 KWH @ | \$9.41 | | | | |
| Over | 100 KWH @ | .065831 | | | | |
| Total current delivery charges | | | | | | \$45.82 |
| Central Maine Power account balance | | | | | | \$82.94 |

*pd. 75.87 m. 2/18
CA #4047*

Messages about your Central Maine Power delivery account

If you overlooked last month's bill, please give this bill your prompt attention. Make an immediate payment at www.cmpco.com/paytoday, or call 1-800-686-4044 to make a payment arrangement.

Please see back page for important information

Your electricity usage (in kilowatt hours)

| | 01/13 | 12/12 | 11/12 | 10/12 | 09/12 | 08/12 | 07/12 | 06/12 | 05/12 | 04/12 | 03/12 | 02/12 | 01/12 |
|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Daily | 22 | 19 | 15 | 15 | 15 | 17 | | | | | | | |
| Monthly | 648 | 521 | 499 | 435 | 485 | 351 | | | | | | | |

Please return this stub with payment to CMP. If applicable, supply payments are forwarded to the appropriate energy provider. Do not send cash or coins, and do not return with staples or paper clips. Refer to back to fill in information for mail address changes or to sign up for the Automatic Payment Option plan.



Your CMP account number:
441-018-2336-035



Central Maine Power
PO Box 11752
Newark, NJ 07101-4752

Please pay this amount
\$170.24 - 94.37
before 02/20/13 so you
can avoid late charges

AT 01 012074 04851B 57 A**3DGT
GEORGE LOUGEE
PO BOX 110
WINDHAM NE 04062-0110

Please write
amount paid:



\$ _____
Thank you!

Please do not write below this line

600124134410182336035000017024

012074 12

126





Your CMP account number:
441-153-2044-008



Central Maine Power
credit assistance line
1-800-688-4044
To report a power outage: 1-800-696-1000



KATHLEEN M LEE
1814 FOREST AVE APT 3
PORTLAND ME
Service location

Billing date: 03/25/13

Read cycle: 16

Page 001 of 004

Customer Meter Summary

| Meter Number | Read Date | Prior Read Date | Number of Days | Meter Reading | Prior Meter Reading | Total KWH |
|--------------|-----------|-----------------|----------------|---------------|---------------------|-----------|
| L108091336 | 03/22/13 | 02/22/13 | 28 | 8378 | 8155 | 223 |

Account Summary

| | | |
|--|-----------------------------------|----------------|
| Prior balance | | \$59.84 |
| Payments received through 03/25/13 - thank you | \$25.00- | |
| Balance forward | | \$34.84 |
| New charges | | |
| Electricity Delivery: Central Maine Power (see detail below) | \$17.66+ | |
| Electricity Supply: Fairpoint Energy, LLC | \$17.65+ | |
| Electricity Supply: Standard Offer Service | \$0.04+ | |
| Total new charges | | \$35.35 |
| Current Account Balance: | Please pay before 04/21/13 | \$70.19 |

Central Maine Power Delivery Service Account Detail

| | | |
|--|----------|---------|
| Prior balance for Central Maine Power delivery | | \$26.61 |
| Payments received - thank you | \$10.07- | |
| Balance forward | | \$16.54 |
| Current delivery charges | | |
| Late payment charge 0.892% | \$0.15+ | |
| Delivery Charges: Residential | | |
| Delivery Service: 223 KWH | \$17.51+ | |
| Up to 100 KWH @ \$9.41 | | |
| Over 100 KWH @ .065831 | | |
| Total current delivery charges | | \$17.66 |
| Central Maine Power account balance | | \$34.20 |

Please see back page for important information.

| | Your electricity usage (In kilowatt hours) | | | | | | | | | | | | |
|---------|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 03/13 | 02/13 | 01/13 | 12/12 | 11/12 | 10/12 | 09/12 | 08/12 | 07/12 | 06/12 | 05/12 | 04/12 | 03/12 |
| Daily | 8 | 7 | 8 | 9 | 8 | 6 | 8 | 17 | 17 | 7 | 5 | 6 | 7 |
| Monthly | 223 | 207 | 256 | 258 | 258 | 191 | 248 | 494 | 566 | 215 | 134 | 200 | 199 |

Please return this stub with payment to CMP. If applicable, supply payments are forwarded to the appropriate energy provider. Do not send cash or coins, and do not return with staples or paper clips. Refer to back to fill in information for mail address changes or to sign up for the Automatic Payment Option plan.



Your CMP account number:
441-153-2044-008



Central Maine Power
PO Box 11752
Newark, NJ 07101-4752

Please pay this amount
\$70.19
before 04/21/13 so you
can avoid late charges

AV 01 005761 32565B 25 A**5DGT
KATHLEEN M LEE
1314 FOREST AVE APT 3
PORTLAND ME 04103-1814

Please write
amount paid:



\$

Thank you!

Please do not write below this line

400325134411532044008000007019

00576112

128



Your CMP account number:
441-018-2317-033



Central Maine Power
credit assistance line
1-800-686-4044

To report a power outage: 1-800-696-1000



JOHN E MCDONALD III
1312 FOREST AVE APT 1
PORTLAND ME
Service location

Billing date: 04/24/13

Read cycle: 16

Page 001 of 003

Customer Meter Summary

| Meter Number | Read Date | Prior Read Date | Number of Days | Meter Reading | Prior Meter Reading | Total KWH |
|--------------|-----------|-----------------|----------------|---------------|---------------------|-----------|
| G053017022 | 04/23/13 | 03/22/13 | 32 | 10797 | 10222 | 575 |

Account Summary

| | | | | | | |
|--|--|--|--|--|----------|-----------------|
| Prior balance | | | | | | \$340.87 |
| Payments received through 04/24/13 - thank you | | | | | \$53.59- | |
| Balance forward | | | | | | \$287.28 |
| New charges | | | | | | |
| Electricity Delivery: Central Maine Power (see detail below) | | | | | \$41.89+ | |
| Electricity Supply: Standard Offer Service | | | | | \$40.60+ | |
| Total new charges | | | | | | \$82.49 |
| Current Account Balance: | | | | | | \$369.77 |

Please pay before 05/21/13

Central Maine Power Delivery Service Account Detail

| | | | | | | |
|---|-----------|---------|--|--|----------|-----------------|
| Prior balance for Central Maine Power delivery | | | | | | \$135.43 |
| Payments received | | | | | \$0.00+ | |
| Balance forward | | | | | | \$135.43 |
| Current delivery charges | | | | | | |
| Late payment charge 0.892% | | | | | \$1.21+ | |
| Delivery Charges: Residential | | | | | | |
| Delivery Service: | 575 KWH | | | | \$40.68+ | |
| Up to | 100 KWH @ | \$9.41 | | | | |
| Over | 100 KWH @ | .065831 | | | | |
| Total current delivery charges | | | | | | \$41.89 |
| Central Maine Power account balance | | | | | | \$177.32 |

Messages about your Central Maine Power delivery account

If you overlooked last month's bill, please give this bill your prompt attention. Make an immediate payment at www.cmpco.com/paytoday, or call 1-800-686-4044 to make a payment arrangement.

Please see back page for important information

Your electricity usage (in kilowatt hours)

| | 04/13 | 03/13 | 02/13 | 01/13 | 12/12 | 11/12 | 10/12 | 09/12 | 08/12 | 07/12 | 06/12 | 05/12 | 04/12 |
|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Daily | 18 | 13 | 27 | 24 | 34 | 20 | 16 | 23 | 21 | 23 | 18 | 20 | 31 |
| Monthly | 575 | 356 | 800 | 734 | 941 | 656 | 488 | 759 | 610 | 746 | 529 | 566 | 1034 |

004910-1/2

126

PRINTED ON 100% RECYCLED PAPER WITH SOY INK



Your CMP account number:
441-018-2406-020



Central Maine Power
customer assistance line
1-800-750-4000
To report a power outage: 1-800-696-1000



NINA R STOKOWSKI
1312 FOREST AVE APT 2
PORTLAND ME
Service location

Billing date: 03/25/13

Read cycle: 16

Page 001 of 003

Customer Meter Summary

| Meter Number | Read Date | Prior Read Date | Number of Days | Meter Reading | Prior Meter Reading | Total KWH |
|--------------|-----------|-----------------|----------------|---------------|---------------------|-----------|
| L108089316 | 03/22/13 | 02/22/13 | 28 | 12909 | 12526 | 383 |

Account Summary

| | | | | | | |
|--|--|--|--|--|----------|----------------|
| Prior balance | | | | | | \$64.27 |
| Payments received through 03/25/13 - thank you | | | | | \$65.00- | |
| Balance forward | | | | | | \$0.73- |
| New charges | | | | | | |
| Electricity Delivery: Central Maine Power (see detail below) | | | | | \$28.04+ | |
| Electricity Supply: Standard Offer Service | | | | | \$26.64+ | |
| Total new charges | | | | | | \$54.68 |
| Current Account Balance: | | | | | | \$53.95 |

Please pay before 04/21/13

Central Maine Power Delivery Service Account Detail

| | | | | | | |
|--|-----------|---------|--|--|----------|----------|
| Prior balance for Central Maine Power delivery | | | | | | \$31.54 |
| Payments received - thank you | | | | | \$32.27- | |
| Balance forward | | | | | | \$0.73- |
| Current delivery charges | | | | | | |
| Delivery Charges: Residential | | | | | | |
| Delivery Service: | 383 KWH | | | | | \$28.04+ |
| Up to | 100 KWH @ | \$9.41 | | | | |
| Over | 100 KWH @ | .065831 | | | | |
| Total current delivery charges | | | | | | \$28.04 |
| Central Maine Power account balance | | | | | | \$27.31 |

Messages about your Central Maine Power delivery account

The price you pay for electricity went down on March 1 by 4%. A lower Standard Offer electricity supply price, combined with CMP's stable electricity delivery price, will lower the total price residential customers pay for electricity. Visit cmpco.com for more information.

Please see back page for important information

| | Your electricity usage (in kilowatt hours) | | | | | | | | | | | | |
|---------|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 03/13 | 02/13 | 01/13 | 12/12 | 11/12 | 10/12 | 09/12 | 08/12 | 07/12 | 06/12 | 05/12 | 04/12 | 03/12 |
| Daily | 14 | 15 | 14 | 14 | 14 | 12 | 15 | 17 | 16 | 14 | 13 | 12 | 15 |
| Monthly | 383 | 440 | 424 | 395 | 463 | 371 | 481 | 484 | 532 | 416 | 351 | 407 | 405 |

012537 12

126

Marge Schmuckal - RE: Functional Division

From: Tom Jewell <tjewell@jewellandbulger.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 10/4/2013 10:07 AM
Subject: RE: Functional Division
Attachments: utility bills.pdf

Here are the utility bills. I misstated the heating arrangements there. 1312 Forest Avenue does have gas service. 1314 does not have gas service and uses oil heat instead.

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Thursday, October 03, 2013 11:28 AM
To: Tom Jewell
Subject: RE: Functional Division

I am also assuming that easements will be given for the access to the rear, correct?
Marge

>>> Tom Jewell <tjewell@jewellandbulger.com> 10/3/2013 10:57 AM >>>

Here is the survey with proposed lot line, common drive and parking. I am checking with my client about gas service accounts.

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Thursday, October 03, 2013 10:53 AM
To: Tom Jewell
Subject: Functional Division

Hi Tom,
I am working on your request for 1312-1314 Forest Avenue. Your letter stated that submitted gas service receipts. I did not find those enclosed. Can you forward those to me? Also, I did not see a copy of the survey showing the proposed new boundaries. I only received a copy of a complete survey (no proposed division lines) drawn by Mark L. Carpenter. Can I get a copy of the proposed division of land?

Thank you,
Marge Schmuckal
Zoning Administrator
City of Portland, Maine

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Oct 04 13 04:29p

Sebago Lake Lodge

207-892-0792

p.2

Unitil

ACCOUNT NUMBER

AMOUNT DUE

AMOUNT PAID

5210227-5040712

\$339.44

3/4/13

80052102270050407120000339448

001341 000000183

GEORGE E LOUGEE
PO BOX 110
WINDHAM ME 04062-0110

UNITIL ME
P.O. BOX 981010
BOSTON MA 02298-1010

NAME AND/OR ADDRESS CHANGES. PLEASE CHECK THIS BOX AND NOTE CHANGES ABOVE.
FOLD ALONG DOTTED LINE, DETACH AND RETURN THIS PART WITH PAYMENT



PLEASE SEE REVERSE SIDE FOR PAYMENT OPTIONS

Page 1 of 1

| YOUR MONTHLY USAGE & AVERAGE DAILY TEMPERATURE (ADT) | | | | SERVICE ADDRESS | LOUG | ACCOUNT NUMBER | BILL DATE DUE DATE | | | |
|--|-----|-----|----|------------------------------------|--------------------------------|----------------|--------------------|---------------------------------|----------------|-----------|
| KWH | CCF | ADT | | METER NUMBER | METER READING PREVIOUS PRESENT | NUMBER OF DAYS | METER CONSTANT | METERED USAGE | METERED DEMAND | RATE CODE |
| | | | | 1312 FOREST AVE, PORTLAND | | | | 5210227-5040712 | 8/22/13 | 9/16/13 |
| AUG 13 | 0 | 0 | 0 | K75598 | 5091 | 5091 | 32 | CCF | | R2 |
| JUL 13 | 0 | 0 | 0 | | | | | | | |
| JUN 13 | 0 | 3 | 61 | LAST BILL AMOUNT | | | | 476.29 | | |
| MAY 13 | 0 | 15 | 51 | PAYMENTS THROUGH 8/21/13 THANK YOU | | | | -145.00 | | |
| APR 13 | 0 | 52 | 40 | BALANCE FORWARD | | | | | | \$331.29 |
| MAR 13 | 0 | 74 | 33 | CURRENT CHARGES GAS SERVICE | | | | SERVICE PERIOD 7/19/13- 8/20/13 | | |
| FEB 13 | 0 | 102 | 24 | DELIVERY CHARGES | | | | | | |
| JAN 13 | 0 | 87 | 29 | CUSTOMER CHARGE | | | | | 8.15 | |
| DEC 12 | 0 | 66 | 35 | TOTAL CURRENT GA CHARGES | | | | | | \$8.15 |
| NOV 12 | 0 | 39 | 45 | | | | | | | |
| OCT 12 | 0 | 15 | 55 | | | | | | | |
| SEP 12 | 0 | 1 | 65 | | | | | | | |
| AUG 12 | 0 | 0 | 0 | TOTAL AMOUNT DUE | | | | | | \$339.44 |

APPROXIMATE NEXT METER READING:
9/19/13

Underground natural gas pipe- lines crisscross the nation, supplying many of our energy needs. The general location of some underground pipelines is identified by above-ground markers that include the pipe- line operator's name and emergency contact information. If you see someone digging near a pipeline marker, contact your natural gas utility immediately.

If you haven't signed up for Budget Billing, now is the perfect time. Enroll at www.unitil.com.

New phone number? Make sure Unitil has your most up-to-date information by visiting us at WWW.UNITIL.COM/SHAREMYNUMBER

QUESTIONS ABOUT YOUR BILL?

REMIT PAYMENT TO:
UNITIL
P.O. Box 981010
Boston, MA 02298-1010

TELEPHONE
1-866-933-3821

Unitil

WWW.UNITIL.COM

IM20130822.TXT-1341-000000183



DEAD RIVER COMPANY
PO BOX 467
SCARBOROUGH ME 04070-0467
(207) 883-9515 OR 800-287-9993
www.deadriv.com

Mr Chip Lougee
Forest Ave Apts.
P.O. Box 110
Windham ME 04062

| INVOICE SUMMARY | |
|------------------|------------|
| Account Number | 817153 |
| Invoice Date | 06/10/13 |
| Previous Balance | \$1,146.00 |
| Invoice Total | \$155.26 |
| Amount Due | \$1,301.26 |
| Payment Due Date | 7/7/2013 |

Invoice

06/10/13 * 5500

ACCOUNT ACTIVITY

| Date | Ref # | Description | Qty (Gals) | Price/Gal | Amount |
|--------------------|-------|---|------------|-----------|----------|
| Tank 1 06/07/13 | 97262 | 1314 FOREST AVE/PORTLAND/WHITE WB #2 Heating Oil | 50.0 | \$3.1051 | \$155.26 |

Balances over 30 days past due incur a 1.6% monthly late fee (18% ANNUAL PERCENTAGE RATE).

You can now pay your bill online with EasyPAY at www.deadriv.com



DEAD RIVER COMPANY
PO BOX 467
SCARBOROUGH ME 04070-0467
(207) 883-9515 OR 800-287-9993

- Change of Address?
Check here and fill out the back portion
- Credit / Debit Card
Check here and fill out back portion

| PAYMENT SECTION | |
|------------------|------------|
| ACCOUNT NUMBER: | 817153 |
| DUE DATE: | 7/7/2013 |
| AMOUNT DUE: | \$1,301.26 |
| AMOUNT ENCLOSED: | \$ _____ |

D1130611.001-561-00000539

000281 000000539



MR CHIP LOUGEE
FOREST AVE APTS.
PO BOX 110
WINDHAM ME 04062-0110



Dead River Company
PO Box 11000
Lewiston ME 04243-9402

00550008171530610130000155260972622000001301260000000000000006

Marge Schmuckal - RE: Functional Division

From: Tom Jewell <tjewell@jewellandbulger.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 10/3/2013 11:39 AM
Subject: RE: Functional Division

Yes, easements for access and for utilities is mandatory.

I expect we will probably also have shared maintenance of the common drive and parking.

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Thursday, October 03, 2013 11:28 AM
To: Tom Jewell
Subject: RE: Functional Division

I am also assuming that easements will be given for the access to the rear, correct?

Marge

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To: Tom Jewell
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Marge Schmuckal
Zoning Administrator
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CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

| | |
|--------------------------------------|---|
| Application No: 0000-1795 | Applicant: FOREST AVENUE HOLDINGS LL |
| Project Name: 1314 FOREST AVE | Location: 1314 FOREST AVE |
| CBL: 292 D004001 | Application Type: |
| Invoice Date: 09/25/2013 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| Previous Balance | - | Payment Received | + | Current Fees | - | Current Payment | = | Total Due | Payment Due Date |
| \$0.00 | | \$0.00 | | \$150.00 | | \$150.00 | | \$0.00 | On Receipt |

Previous Balance **\$0.00**

| Fee Description | Qty | Fee/Deposit Charge |
|------------------------|--------------------------------|---------------------------|
| Zoning Determinations | 1 | \$150.00 |
| | | <u>\$150.00</u> |
| | Total Current Fees: | + \$150.00 |
| | Total Current Payments: | - \$150.00 |
| | Amount Due Now: | \$0.00 |

CBL 292 D004001
Bill to: FOREST AVENUE HOLDINGS LLC
 PO BOX 110
 WINDHAM, ME 04062

Application No: 0000-1795
Invoice Date: 09/25/2013
Invoice No: 42720
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8466

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

| | | |
|---|--------------------------|--|
| <p>Services</p> <p>Applications</p> <p>Doing Business</p> <p>Haps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q & A</p> | CBL | 292 D004001 |
| | Land Use Type | FIVE TO TEN FAMILY |
| | Property Location | 1314 FOREST AVE |
| | Owner Information | FOREST AVENUE HOLDINGS LLC PO BOX 110 WINDHAM ME 04062 |
| | Book and Page | 27545/031 |
| | Legal Description | 292-D-4 FOREST AVE 1314 |
| | Acres | 13295 SF 0.3052 |

Current Assessed Valuation:

| | | | |
|---|----------------------------------|--------------|---|
| <p>browse city services a-z</p> <p>browse facts and links a-z</p> | TAX ACCT NO. | 32538 | OWNER OF RECORD AS OF APRIL 2013 FOREST AVENUE HOLDINGS LLC |
| | LAND VALUE | \$75,200.00 | PO BOX 110 WINDHAM ME 04062 |
| | BUILDING VALUE | \$328,100.00 | |
| | NET TAXABLE - REAL ESTATE | \$403,300.00 | |
| | TAX AMOUNT | \$7,828.06 | |



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

| | | | |
|-----------------------------|--------------------------|------------------------------|--|
| | Building 1 | | |
| Year Built | 1910 | | |
| Style/Structure Type | APARTMENT - GARDEN | | |
| # Units | 3 | | |
| Building Num/Name | 1 - 5 UNIT APT | | |
| Square Feet | 4593 | | |
| View Sketch | View Map | View Picture | |



front - #
1314
3 families

| | | | |
|-----------------------------|--------------------------|------------------------------|--|
| | Building 2 | | |
| Year Built | 1920 | | |
| Style/Structure Type | APARTMENT - GARDEN | | |
| # Units | 2 | | |
| Square Feet | 2490 | | |
| View Sketch | View Map | View Picture | |



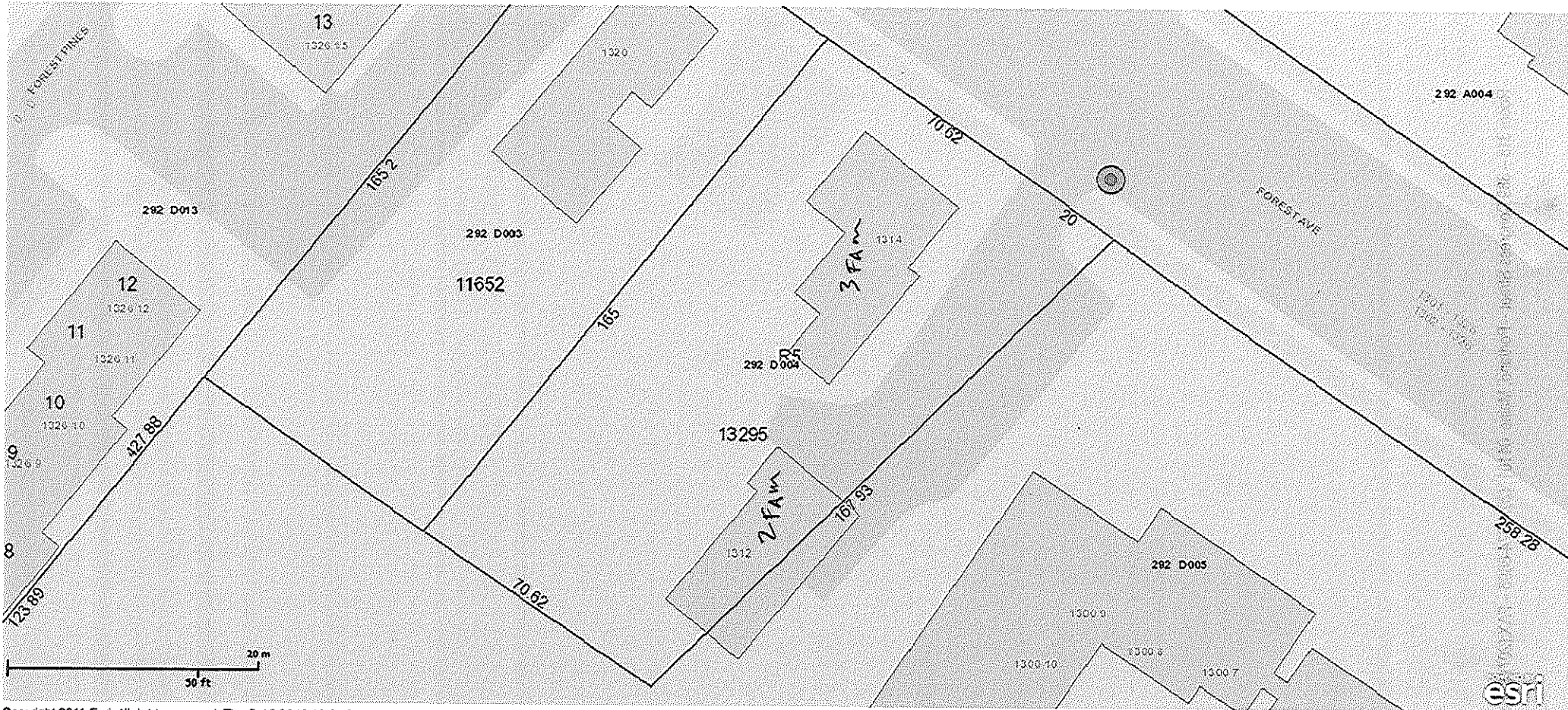
rear - #
1312
2 families

Exterior/Interior Information:

| | | |
|----------------|---------------------|--|
| | Building 1 | |
| Levels | B1/B1 | |
| Size | 1254 | |
| Use | UNFINISHED RES BSMT | |
| Height | 7 | |
| Heating | NONE | |
| A/C | NONE | |

| | | |
|----------------|-------------------|--|
| | Building 1 | |
| Levels | 01/01 | |
| Size | 1422 | |
| Use | APARTMENT | |
| Height | 9 | |
| Walls | FRAME | |
| Heating | HW/STEAM | |

1312-1314 Forest Ave





APPLICATION FOR PERMIT

R.O.C.A. USE GROUP

R.O.C.A. TYPE OF CONSTRUCTION

0330

ZONING LOCATION

PORTLAND, MAINE, May 17, 1978

PERMIT ISSUED

MAY 12 1978

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE.

I, the undersigned hereby, applies for a permit to erect, alter, repair, demolish, move or install the following building, structure or equipment, to change use in accordance with the Laws of the State of Maine, the Portland R.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 111 Forest Ave. Fire District #1 #2

1. Owner name and address: J. J. CONNOR - 55 St. J. St. Telephone: 761-5875

2. Applicant name and address: J. J. CONNOR - 55 St. J. St. Telephone: 761-5875

3. Contractor name and address: J. J. CONNOR - 55 St. J. St. Telephone: 761-5875

4. As See? Specifications Plans No. of sheets

Proposed use of building: 200 11104 No families: 1 K

Last: No families

Material: No stories Heat Style of roof Roofing

Cost of building on same lot

Estimated structural cost \$ 350 Fee \$ 5.00

FIELD INSPECTOR Mr. Harge

Phone: 775-5151

Office: Bldg. 134

License: No.

Majority Rec: No.

Minority Rec: No.

Alterations: No.

Demolition: No.

Change of Use: No.

Other: No.

GENERAL DESCRIPTION

To construct addition to already existing porch as per plans. 1 sheet of plans.

Stamp of Special Conditions

NOTE TO APPLICANT - Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

PERMIT IS TO BE ISSUED TO 1" 2" 3" 4"

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size front deck? No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Existing lumber Kind Dressed or full size? Corner posts Sills

Size girder Columns under girders Size Max. on centers

Standard (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Floors and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done (other than minor repairs) to cars habitually sized in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION- PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING:

BUILDING CODE:

Will there be in charge of the above work a person competent ...

980921

City of Portland BUILDING PERMIT APPLICATION Fee \$150 Zone Map Lot

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Richard P. Morrison Phone: 892-4418
 Address: 185 NE Lexington Ave, Gray, ME 04035
 Location of Construction: 110th St, Gray, ME
 Construction: Other
 Estimated Cost: \$2,000 Proposed Use: Garage INLET POND
 Per. Use: 3-52B
 Building Type: Garage
 Building Dimensions: 12x12
 Building Height: 12
 Building Area: 144
 Foundation: 12x12

For Official Use Only
 Date: 9/28/88
 Issued To: Richard P. Morrison
 Title: Owner
 Name: Richard P. Morrison
 Estimated Cost: \$2,000
 Review Required:
 Planning Board Approval: Yes
 Planning Board Approval Fee: None
 Creditable Points: None
 Special Review: None
 Special Executive: None
 Other: None

Number of Units: 1
 Type of Construction:
 1. New Building Yes
 2. Addition None
 3. Alteration None
 4. Demolition None
 5. Other None
 Building Type:
 1. Residential Yes
 2. Commercial None
 3. Industrial None
 4. Other None
 Building Height:
 1. Single Story Yes
 2. Two Story None
 3. Three Story None
 4. Four Story None
 5. Five Story None
 6. Six Story None
 7. Seven Story None
 8. Eight Story None
 9. Nine Story None
 10. Ten Story None
 11. Other None
 Building Area:
 1. Less Than 1,000 sq. ft. Yes
 2. 1,000 to 2,000 sq. ft. None
 3. 2,000 to 3,000 sq. ft. None
 4. 3,000 to 4,000 sq. ft. None
 5. 4,000 to 5,000 sq. ft. None
 6. 5,000 to 6,000 sq. ft. None
 7. 6,000 to 7,000 sq. ft. None
 8. 7,000 to 8,000 sq. ft. None
 9. 8,000 to 9,000 sq. ft. None
 10. 9,000 to 10,000 sq. ft. None
 11. Other None
 Foundation:
 1. Foundation Yes
 2. Other None
 Building Materials:
 1. Brick None
 2. Block None
 3. Concrete None
 4. Steel None
 5. Wood None
 6. Other None
 Weather Exposure:
 1. Bracing None
 2. Header None
 3. Wall None
 4. Other None

Colling:
 1. Colling None
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 100. Colling None

PERMITS
RECEIVED

Permit Received By: Richard P. Morrison
 Signature of Applicant: Richard P. Morrison
 Signature of CEO: Richard P. Morrison
 Inspection Date: 9/28/88

Left Right
 1009 Harry B Libby A3-1143
 Richard J Maloney A4-4359
 1015 Joseph E Douglass
 1017 Mrs Margaret B Douglass @
 A2-1006
 1018 Riley M Lowell
 1024 Louis W Martin A4-0183
 1025 Thomas H Hale @
 Emerson H Little
 Mrs Lois W Klah
 1027 Alfred B Rawstorn jr A2-5565
 Mrs Carrie L Babbidge @
 A2-5565
 1029 Christy's Market A4-9612
 (rear) George M Townsend
 1031 Everett H Dingley @ A2-6251
 Murray T Chitt
 1037 Merrill Transport Co A2-6561
 Town & Country Motors A2-4454
 1040 WAVEBLY STREET begins
 1042 Richard B Sears A4-7589
 1047 Jean C Boucher jr A1-6514
 1049 Millard F Westcott @ A2-6634
 1056 Mrs Lillian M Johnson A3-2213
 Keith A Johnson A3-1893
 1058 Gerald W Lane A2-8075
 1059 BELL STREET begins
 1060 Martin F McDonough A3-3157
 1065 Phineas L Trayl A5-0170
 Mrs Dorice L Tracy nurse
 Mrs Grace A Quint @ A4-4774
 William A Balkam A5-0309
 1066 Vacant
 Vacant
 Donald E Murphy
 1067 Mrs Mildred Ackley @ A3-3923
 Mrs Elizabeth M Jones
 Carroll V Harriman @ A2-6740
 Albert Cary
 1078 Mrs Mabel Harriman A3-7564
 Lawrence Harriman @
 1079 Maine Truck-Tractor Co A2-1981
 1080 POLAND STREET begins
 1086 Morrill School
 1091 Peter A Galonis @ A2-5578
 1097 READ STREET ends
 Harold S Little @ A2-1278
 1101 ADELAIDE STREET begins
 1103 Guy E Hill @ A2-3214
 1107 Warren D Spires @ A3-1805
 1108 Paul Mingo A5-1006
 1110 ARBOR STREET begins
 1111 Lester P Libby A2-4737
 Mrs Marion C Libby nurse
 Walter Beesley A5-1478
 1113 Alfred H Evans A4-3452
 Harry A York
 1120 Gordon J MacDonald
 Mrs Ida F Taylor A2-1067
 1121 Truman E Estabrooks A4-3432
 Anson C Crockett A2-2218
 Junior's Catering Service A2-2218
 Floyd B Ames
 1124 Napoleon D Wentworth A2-1574
 Mrs Ruth E Juniewicz
 William E Moore
 1128 Portland Sewer Div A2-8412
 1129 Tony's Service Station A2-9498
 1131 Vacant
 1141 Leonard D Nallett
 1142 Morse Motor Sales used cars
 1143 Mrs Winifred A Lyns A4-9474
 1143a Hiram F Loring
 1145 MORRILL STREET begins
 1147 MacDowell Variety Store A2-0106
 Robert E Childs A2-6358
 1148 Charles L Brown
 1150 Frank C Jordan
 James F Dick
 1155 Rackley's Sunoco Station gas
 and oil A3-9283
 1158 Chester B Potter
 Angus N Peterson
 1160 Lenora's Restaurant A2-9319
 1167 Aceto Shoe Repairing
 1170 Shell Service Station
 The Brass Rail restr
 1171 Beecher's Market A2-1665
 1173 Austin R Blackmore barber shop
 1175 Deering Drug Co A2-2011
 1177 George A Gipson
 1178 STEVENS AVENUE ends
 1181 Flora's Restaurant A2-9354
 1183 Italian American Grocery
 A2-9207
 1185 Forest D Watkins dept store
 A2-1323
 1186 BISHOP STREET begins
 1187 Mrs Velma E Leighton apts
 A2-5990
 Mrs Kathleen Moody
 1190 Martin's 5c to \$1 Store A2-6254
 1191 First National Stores Inc gro
 Norris W Brooks
 (rear) Nelson T Cole
 1192 Howard's Variety A2-9171
 Post Office sub sta No 1
 1193 Excel Cleaners A4-0251
 1194 Wilson Candy Co storage

Left Right
 1194a Morrills Corner Barber Shop
 1195 Joseph Carbone
 Inez E Locke A4-1508
 1197 Leonard's Drug Store A4-2048
 1201 MORR crosses
 Deering Junction MC and
 B&MRR
 1203 Demolished
 1208 Bill Ladd's Mobilgas Station
 A3-9292
 1209 Sylvester's Caiso Station A3-9282
 1219 ALLEN AVENUE begins
 Adam W Wilson A2-1053
 George Wilson @ A2-1053
 1231 William H Shanahan phys and h
 @ A2-0962
 1234 Frederick B Jensen @ A2-1640
 1241 Stephen A Dow @ A2-4044
 Edward T Thayer
 George S Morton @ A1-2772
 1244 Mrs Loretta B Beach @ A2-3614
 1247 Museum & Club Room
 1249 W Fulton White @ A2-0035
 1250 Malcolm L Jewett @ A4-8567
 1253 ELEANOR STREET begins
 1258 Robert F Brison A3-2164
 Arthur B Barton
 1263 Mrs Mabel L Allen @ A4-2296
 Lloyd W Jordan A4-2296
 1271 George H Logan @ A3-5175
 1272 WARREN AVENUE begins
 Charles L Twomey @ A3-8813
 1277 Keith B Hilton A4-7097
 1280 Stewart L Strouse @ A2-3470
 1286 Joseph D Baker @
 1289 Mrs Mildred A Wallace drsmkr
 and h @ A2-7737
 Robert L Brown
 Stanley A Jones @ A2-2593
 Donald R Pierce @ A2-4130
 1296 Wilhelm Braun @ A1-3103
 1303 Kenneth C SKILLINGS A3-3410
 1314 Simon Berry carp and r A3-2152
 Ralph F Calkin @ A3-2152
 Erad L Thurlovy
 1319 John C Jackson @ A2-4837
 John H Jackson A2-4837
 (rear) David Fergie A4-0196
 1320 Claude R Scribner @ A4-2136
 Thomas R Merrill A4-7723
 1321 Mrs Edith M Gullifer @ A2-1824
 1325 Wade K Davis jr @ A4-1300
 1326 Sebastiano F Bellino @ A3-3545
 1329 Leon B Hawkes jr @ A3-1479
 1335 Stanley W Lynch A2-1013
 1336 Mrs Grace E Geery @ A4-0522
 1343 Raleigh W Hambrick
 John Forsythe
 Mrs Elizabeth Fielding
 Mrs Dorothy Seavey
 William M Wilson @ A4-2590
 1345 Eugene L Roy A5-1822
 Clinton S Bailey
 1364 Joseph B O'Brien @ A1-8768
 1366 AVALON ROAD begins
 1393 Maine Home for Boys A2-0511
 Mrs Hazel H Bruce
 1396 Frank G Chase florist and h @
 A2-4288
 1402 Alton J Irish @ A4-1602
 Kenneth T Irish
 Margaret B A Slinkinson @
 A3-7103
 1410 Elizabeth M Webber
 Thomas A Martin @ A2-0783
 Edward Ahonen
 1415 Warren H Kendall A3-2781
 1423 WALL STREET begins
 1431 Paul J Kenaley @ A2-5612
 1433 Robert M Sample A4-5123
 1435 Leon B Hawkes gro @ A2-2589
 George A Parsons jr
 Mrs Dorothy W Lewis @ A3-6079
 1436 New house
 1440 Clyde R Chase @ A3-3053
 C Richard Miller A5-1997
 1444 Mrs Myrtle K Phillips A4-4365
 Robert L MacDonald carp and h
 (rear) name changed to Forest
 Circle
 1448 HICKS STREET begins
 1455 E Roe Holmes jr @ A4-7398
 1453 Orrin A St Peter @ A2-9535
 1460 John H Edwards A2-3605
 1461 HOMESTEAD AVENUE begins
 John H Pattengill
 Martin C Baechler
 Mrs Lillian B Fobes @ A3-7765
 1476 Mrs Ruth B Worth @ A2-0687
 1484 Reginald K Page
 1491 Frank Chaffin @ A4-1748
 1494 Milton C Walter @ A4-1050
 Forest Farms greenhouse
 A4-3511
 1501 Roland G McConnell @ A3-8985
 1507 LIBBY STREET begins
 1513 Ramon L Douglass @ A2-1774
 1514 Laura D Usher @ A4-0856
 Bernice S True

Left Right
 1519 Daniel J Aceto @ A3-2683
 1533 Floyd W Aaskov @ A5-0842
 1537 Walter E Foss @ A5-0840
 1545 Frederick P Cash @ A3-4956
 Edgar F Allen A3-1009
 1550 Lucius S Russ
 1552 George A MacPherson @
 A3-1400
 1558 William C Morrill jr A3-2443
 1563 Herbert H Sawyer @ A4-4700
 1565 Leslie E Libby
 1568 Russell E Whitney barber shop
 1572 BELFORT STREET begins
 1575 Wentworth's Auto Service ser
 sta A2-9206
 1578 Murray's Thrifty Store Inc gro
 A3-5374
 1581 HARRIS AVENUE begins
 Albert S Cressey @ A2-6840
 1584 Frederick J Peaslee @ A4-3008
 1593 Alvin F Littleheld @ A5-1057
 1597 Robert P Norris @ A5-0074
 Keith E Young A3-4418
 1600 NEWTON STREET begins
 1601 Mrs Geraldine A Arey A2-3291
 1609 Bailey Cemetery
 1612 Kenneth Sampson jr @ A5-0792
 1619 Mrs Lottie M Woodbury @
 A3-5231
 Thomas F Towle
 1625 Mrs Bessie A Meserve @
 A3-8966
 Mrs Alice M Merrill @ A3-7654
 1626 Agnes I Bailey
 1629 Mariha C Pollister @
 Mrs Stella M Lewis
 STUART STREET begins
 1638 Philip C Derrah @ A4-5125
 Vacant
 Mrs Gertrude H Whitehouse @
 A2-4281
 Arthur H Jones A5-0709
 1635 Leon B Hawkes @ A2-4053
 1638 FARNHAM STREET begins
 1661 Harry L Sampson
 1662 Wilford G Chapman @ A3-2008
 1669 P Owen Bailey jr @ A5-1837
 1670 Edward H Cushman @ A2-4481
 Riverton Press prnters A2-4481
 1678 LANE AVENUE begins
 1683 Oliver R Becker A2-4201
 1686 Cedric W Garton A2-8255
 1689 John T Sloan A4-8392
 Richard R Manette
 1695 BAILEY AVENUE begins
 Christopher M Adams @ A2-0749
 1699 Nelson D Newton @ A4-1872
 1705 David White A3-8500
 Harold W MacDermaid gro and
 h @ A3-9123
 1708 Frank A Madore @
 1709 Richard D Call @
 1717 Edward T Carignan bldg contr
 and h @ A2-1169
 1720 1722 ALD WORTH STREET begins
 Robert M Howell @ A2-1163
 1725 Edward M Glennon @ A3-3520
 1729 John F Hunt A4-0056
 1732 David J Sullivan @ A2-3005
 1733 Mrs Wilhelmina Robenson @
 A4-2497
 1742 BRANDON STREET begins
 1745 TUCKER AVENUE begins
 1747 Howard E Scott @ A2-6413
 Norman E Burnham
 1749 Michael Waters @ A3-9011
 Harold N Laming @ A3-3231
 1764 CADMAN STREET begins
 1808 Lyman B Lamson A4-1538
 1810 Lafayette J Watkins
 1818 Walter F Hawkes @ A3-1223
 1824 Clifton E Hawkes @
 1832 H S Robinson Co bldg material
 A4-2571
 Harley S Robinson @
 1837 Friends' Meeting House
 (rear) Friends' Cemetery
 Presumpscot Grange Hall
 1844 Frederick B Clark phys A3-8072
 1871 Libby's Garage A3-9325
 1917 Harold L Doten A3-8917
 1920 RIVERSIDE STREET ends
 1925 Mrs Mary J Haggett
 Ernest L Townsend A3-4050
 1950 Andrew J Phillips jr A5-1236
 William J Young
 Leonard W Cooper @ A3-8686
 1958 PRIDES BRIDGE
 Files & O'Keefe Co contrs equip
 A2-5449
 WESTBROOK LINE

FOREST CIRCLE

Ward 9
 From bet 1418 and 1446 Forest av (former-
 ly rear 1446 Forest av)
 1 Everett L Sweetser @ A4-2117
 2 J Stanley Smith @ A4-8939

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

| | | | | | | | | | | | | |
|-------------|-----------|-------------|-----------|----------|-----------------|------|-------|------|-------|-------|-----|-------------|
| CURR. DESC. | LAND NOS. | STREET | BLDG. NO. | CARD NO. | DEVELOPMENT NO. | AREA | DIST. | ZONE | CHART | BLOCK | LOT | CURR. DESC. |
| | 1312-1316 | Forest Ave. | | 1 OF 2 | | | 13 | | 292 | D | 1 | |

TAXPAYER ADDRESS AND DESCRIPTION

BERRY CATHERINE J
1314 FOREST AVE.
CITY

LAND & BLDGS. FOREST AVE. #1312-1316 ASSESSORS PLAN 292-D-4 AREA 11652 SQ. FT.

| RECORD OF TAXPAYER | YEAR | BOOK | PAGE |
|--------------------------------|------|------|------|
| ASSESSORS PRE 1957 CARDS | | | |

| PROPERTY FACTORS | |
|------------------|--------------|
| TOPOGRAPHY | IMPROVEMENTS |
| LEVEL | ✓ |
| HIGH | ✓ |
| LOW | ✓ |
| ROLLING | ✓ |
| SWAMPY | ✓ |
| STREET | |
| PAVED | ✓ |
| SEMI-IMPROVED | ✓ |
| DIRT | ✓ |
| SIDEWALK | 16 |
| TILLABLE | |
| PASTURE | |
| WOODED | |
| WASTE | |

| LAND VALUE COMPUTATIONS AND SUMMARY | | | | | | |
|-------------------------------------|-------|------------|--------------|-----------------|-----------|----|
| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | YEAR 1951 | 19 |
| 71 | 165 | 15.00 | 117 | 1750 | 1240 | |
| TOTAL VALUE LAND | | | | | 1240 | |
| TOTAL VALUE BUILDINGS | | | | | 4820 | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | 6060 | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |

| LAND VALUE COMPUTATIONS AND SUMMARY | | | | | | |
|-------------------------------------|-------|------------|--------------|-----------------|----|----|
| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | 19 | 19 |
| TOTAL VALUE LAND | | | | | | |
| TOTAL VALUE BUILDINGS | | | | | | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |

| ASSESSMENT RECORD | | | INCREASE | DECREASE |
|-------------------|--------|------|----------|----------|
| 1950 | LAND | 700 | | |
| | BLDGS. | 2200 | | |
| | TOTAL | 2900 | | |
| 1951 | LAND | 750 | | |
| | BLDGS. | 4875 | | |
| | TOTAL | 5625 | | |
| 195 | LAND | | | |
| | BLDGS. | | | |
| | TOTAL | | | |
| 19 | LAND | | | |
| | BLDGS. | | | |
| | TOTAL | | | |
| 19 | LAND | | | |
| | BLDGS. | | | |
| | TOTAL | | | |
| 19 | LAND | | | |
| | BLDGS. | | | |
| | TOTAL | | | |
| 19 | LAND | | | |
| | BLDGS. | | | |
| | TOTAL | | | |
| 19 | LAND | | | |
| | BLDGS. | | | |
| | TOTAL | | | |
| 19 | LAND | | | |
| | BLDGS. | | | |
| | TOTAL | | | |
| 19 | LAND | | | |
| | BLDGS. | | | |
| | TOTAL | | | |

| LAND VALUE COMPUTATIONS AND SUMMARY | | | | | | |
|-------------------------------------|-------|------------|--------------|-----------------|----|----|
| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | 19 | 19 |
| TOTAL VALUE LAND | | | | | | |
| TOTAL VALUE BUILDINGS | | | | | | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |

| LAND VALUE COMPUTATIONS AND SUMMARY | | | | | | |
|-------------------------------------|-------|------------|--------------|-----------------|----|----|
| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | 19 | 19 |
| TOTAL VALUE LAND | | | | | | |
| TOTAL VALUE BUILDINGS | | | | | | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |

| | | | |
|------|-------------|---------|-----|
| YEAR | ORIG. COST | RENTAL | 780 |
| YEAR | SALE PRICE | EXPENSE | - |
| YEAR | U. S. R. S. | NET | 780 |

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

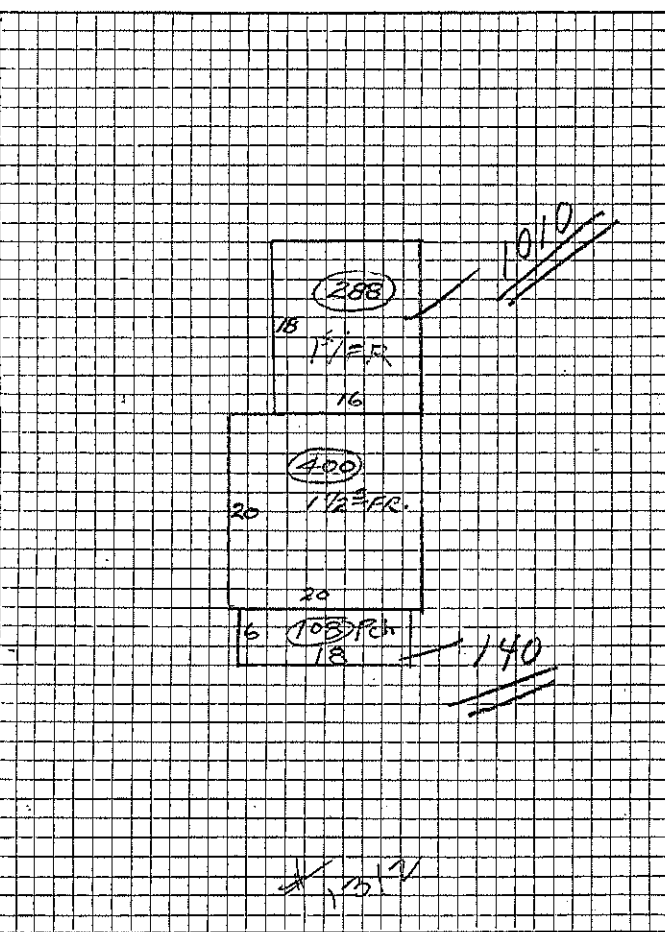
REAR
BLDG

25 mo pay lights + heat
25x12 = 300

CONSTRUCTION

| FOUNDATION | | FLOOR CONST. | | PLUMBING | |
|--------------------|---|---------------------|---------|--------------------|---------|
| CONCRETE | | WOOD JOIST | | BATHROOM | ✓ |
| CONCRETE BLOCK | | STEEL JOIST | | TOILET ROOM | |
| BRICK OR STONE | ✓ | MILL TYPE | | WATER CLOSET | |
| PIERS | | REIN. CONCRETE | | LAVATORY | |
| CELLAR AREA FULL | ✓ | FLOOR FINISH | | KITCHEN SINK | ✓ |
| 1/4 1/2 3/4 | | | B 1 2 3 | STD. WAT. HEAT | ✓ |
| NO. CELLAR | | CEMENT | ✓ | AUTO. WAT. HEAT | |
| EXTERIOR WALLS | | EARTH | | ELECT. WAT. SYST. | |
| CLAPBOARDS | ✓ | PINE | | LAUNDRY TUBS | |
| WIDE SIDING | | HARDWOOD | ✓✓ | NO PLUMBING | |
| DROP SIDING | | TERRAZZO | | TILING | |
| NO SHEATHING | | TILE | | BATH FL. & WCOT. | |
| WOOD SHINGLES | | | | TOILET FL. & WCOT. | |
| ASBES. SHINGLES | | | | LIGHTING | |
| STUCCO ON FRAME | | ATTIC FLR. & STAIRS | | ELECTRIC | ✓ |
| STUCCO ON TILE | | INTERIOR FINISH | | NO LIGHTING | |
| BRICK VENEER | | | B 1 2 3 | NO. OF ROOMS | |
| BRICK ON TILE | | PINE | ✓✓ | BSMT. | 2ND 2 |
| SOLID BRICK | | HARDWOOD | | 1ST 4 | 3RD |
| STONE VENEER | | PLASTER | ✓✓ | OCCUPANCY | |
| CONC. OR CIND. BL. | | UNFINISHED | | SINGLE FAMILY | ✓ |
| | | METAL CLG. | | TWO FAMILY | |
| TERRA COTTA | | | | APARTMENT | |
| VITROLITE | | RECREAT. ROOM | | STORE | |
| PLATE GLASS | | FINISHED ATTIC | | THEATRE | |
| INSULATION | | FIREPLACE | | HOTEL | |
| WEATHERSTRIP | | HEATING | | OFFICES | |
| ROOFING | | PIPELESS FURNACE | ✓ | WAREHOUSE | |
| ASPH. SHINGLES | ✓ | HOT AIR FURNACE | | COMM. GARAGE | |
| WOOD SHINGLES | | FORCED AIR FURN. | | GAS STATION | |
| ASBES. SHINGLES | | STEAM | | ECONOMIC CLASS | |
| SLATE TILE | | HOT WAT. OR VAPOR | | OVER BUILT | |
| METAL | | NO HEATING | | UNDER BUILT | |
| COMPOSITION | | | | DT. 9- | AR. RAH |
| ROLL ROOFING | | GAS BURNER | | LD. 14 | PD. BE |
| INSULATION | | OIL BURNER | | MS. 13 | CK. |
| | | STOKER | | | |

| COMPUTATIONS | | | |
|--------------|-------|--|--|
| UNIT | 1951 | | |
| 400 s. F. | 2700 | | |
| S. F. | | | |
| ADDITIONS | +1150 | | |
| BASEMENT | | | |
| WALLS # | +200 | | |
| ROOF | | | |
| FLOORS | | | |
| ATTIC | | | |
| FINISH | | | |
| FIREPLACE | | | |
| HEATING | -250 | | |
| PLUMBING | | | |
| TILING | | | |
| TOTAL | 3800 | | |
| FACT. + S | +140 | | |
| REP. VAL. | 3940 | | |



SUMMARY OF BUILDINGS

| OCC'Y | TYPE | GR. | AGE | REMOD. | COND. | REP. VAL. | P. D. | PHY. VAL. | F. D. | SOUND VAL. | TAX VAL. | YI |
|-------|----------------|-----|-----|--------|-------|-----------|-------|-----------|-------|------------|----------|----|
| DW.G. | A 1 1/2 S.F.R. | C | 42+ | | F-G | 3940 | 57% | 1970 | 10% | 1770 | | |
| | B | | | | | | | | | B | | |
| | C | | | | | | | | | C | | |
| | D | | | | | | | | | D | | |
| | E | | | | | | | | | E | | |
| | F | | | | | | | | | F | | |
| | G | | | | | | | | | G | | |

| YEAR | 1951 | | | | 1951 TOTAL BLDGS. |
|----------|------|--|--|-----------|-------------------|
| TAX VAL. | | | | TAX VALS. | 19 |
| OLD VAL. | | | | | 19 |
| CHANGE | | | | | 19 |