

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

Permit No: 01-1492	PERMIT ISSUED ISSUED DATE 2-3-2002	CBL: 296 E001001
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Location of Construction: 306 Warren Ave	Owner Name: Sas Realty Limited Partnership	Owner Address: 129 Manchestr St	Phone:
Business Name: n/a	Contractor Name: Sign Design	Contractor Address: PO Box 207 Westbrook	Phone: 2078562600
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B-4

Past Use: Auto Parts Shop	Proposed Use: Real Estate Development Brokerage Firm	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
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Proposed Project Description: Change of Use	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: B BOOA 99
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Permit Taken By: gad	Date Applied For: 12/05/2001	Zoning Approval	
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<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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MMD Date: <i>12/12/01</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>Separate permits required for new signage</i> <i>with conditions</i>		

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

01-1492

All Purpose Building Permit Application

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

Location/Address of Construction: 306 Warren Ave.

Total Square Footage of Proposed Structure 4500 sq. ft. Square Footage of Lot 45,000 sq. ft.

Tax Assessor's Chart, Block & Lot
Chart# 896 Block# E Lot# 001
Owner: 33 Properties LLC Telephone: 856-2600
306 Warren Ave.

Lessee/Buyer's Name (If Applicable) Roger Flannery
Applicant name, address & telephone: 33 Properties LLC
306 Warren Ave.
Cost Of Work: \$1,000
Fee: \$30.

Current use: Auto Parts "Change of use"
If the location is currently vacant, what was prior use: Auto Parts
Approximately how long has it been vacant: 3 months
Proposed use: _____
Project description: Real Estate Development Groceries
firm. (see sketch for interior wall addition.)

Contractor's name, address & telephone: N/A
Who should we contact when the permit is ready: Michele Donovan 856-2600.
Mailing address: P.O. Box 207
Westbrook ME 04098 CUU
856-2600 Phone: 856-2600.

*dead
will parcel*

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 12/05/01

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

TO DATE

DEPT. OF BUILDING & PLANNING
NFC 5 2001

Application ID Number: 1-1492

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 306 Warren Ave

Approval Date: 12/12/2001

Given On Date: 12/11/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 12/12/2001

Date 2:

Conditions Section

Separate permits shall be required for any new signage.

Create Date: 12/10/2001 By: gg

Update Date: 12/12/2001 By: mes

Existing
No Change

Existing
No Change

40'

65'

30'

30'

2x4x8
S/B fire wall separ
16" o/c
metal studs
Abutting drop
ceiling

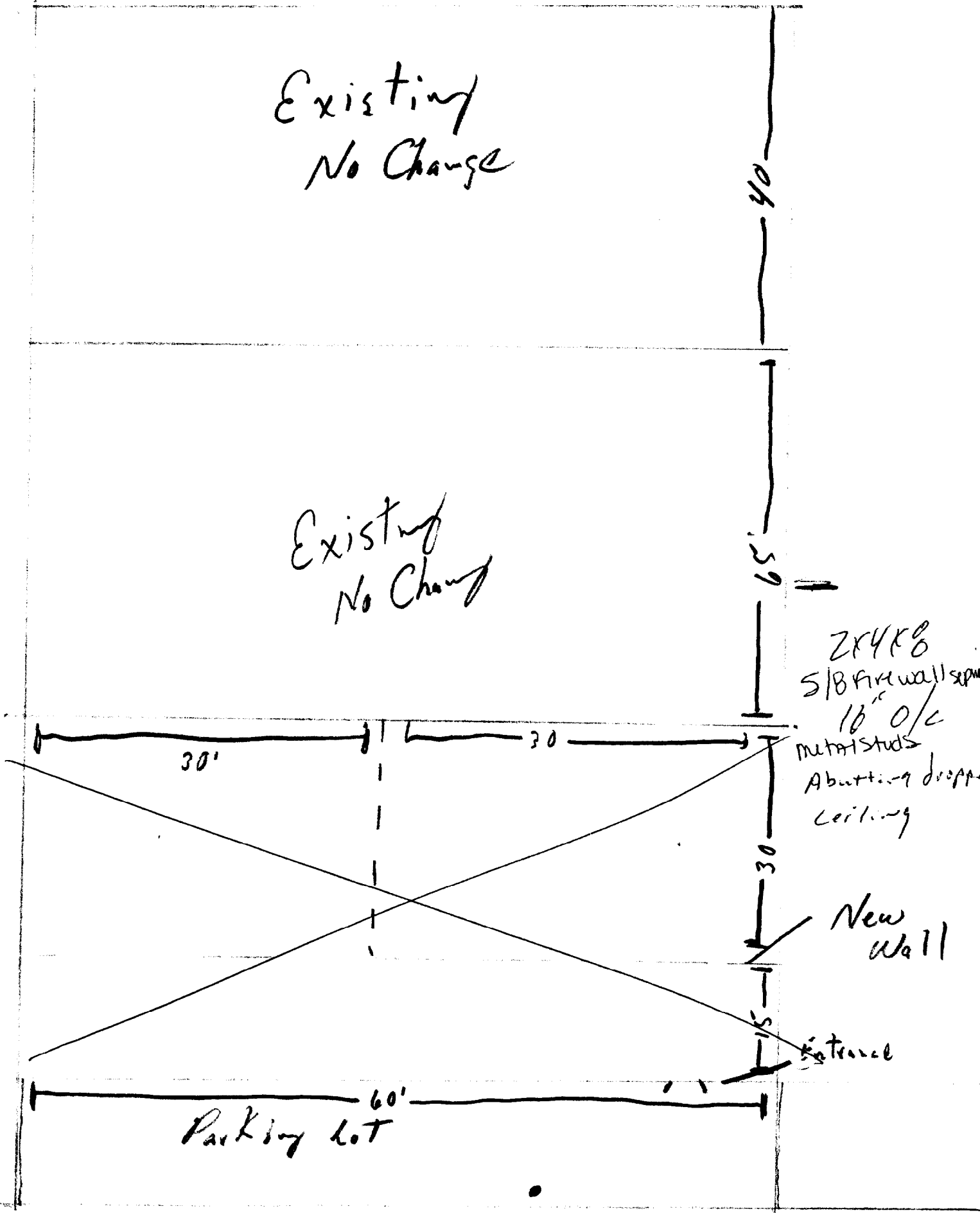
30'

New
Wall

Entrance

60'
Parking lot

Street (Warren Ave.)



WARRANTY DEED

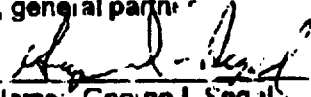
SAS REALTY LIMITED PARTNERSHIP, a New Hampshire limited partnership (the "Grantor") with an address of 129 Manchester Street, Concord, Merrimack County, New Hampshire 03301, for consideration paid, grants to **33 PROPERTIES, LLC**, a Maine limited liability company (the "Grantee"), with an address of P.O. Box 207 Westbrook, Maine 04098, with warranty covenants, that certain lot or parcel of land, with the buildings and improvements thereon, situated on or about Warren Avenue in the City of Portland, Count of Cumberland, and State of Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to describe and to convey all and the same premises that were conveyed to SAS Realty Limited Partnership by deed of SAS Realty Co., dated June 29, 1995 and recorded in the Cumberland County Registry of Deeds at Book 2063, Page 063.

EXECUTED this 16th day of November, 2001.

SAS REALTY LIMITED
PARTNERSHIP

AUTOMOTIVE SUPPLY ASSOCIATES,
INC., general partner

By: 
Name: George I. Segal
Title: President

STATE OF Maine
COUNTY OF Cumberland

Before me, the undersigned officer, personally appeared George I. Segal, the president of Automotive Supply Associates, Inc., a New Hampshire corporation, which corporation is the general partner of SAS Realty Limited Partnership, a New Hampshire limited partnership, and acknowledged that he executed the foregoing instrument, for the purposes therein contained, in his capacity as president of said corporation, on behalf of the partnership.

AE Cowfield
Notary Public Attorney at Law
My commission expires: November 10 E Cowfield