

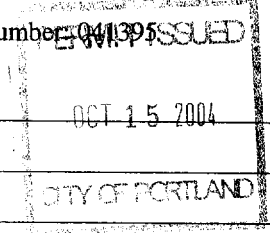
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 041395



This is to certify that Berzimis Realty LLC
Quallette, Marjorie H Esq / State Lawso

has permission to Renovate offices and 1 apartment

AT 597 Riverside St 312 B005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 work in progress must be reported before this building or part thereof is closed or closed-in. 48 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
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: 04-1395	Issue Date: 10/12/04	CBL: 312 B005001
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Location of Construction: 597 Riverside St	Owner Name: Quellette Marjorie H Etals Burr Jones Realty LLC	Phone: 797-5319
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Business Name:	Contractor Name: Steve Lawson	273 E Bridge Street Westbrook 2073 187523
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial
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Past Use: 1 apt upstairs, commercial space below	Proposed Use: renovate 1 apt and commercial space	Permit Fee: \$276.00	Cost of Work: \$20,000.00	CEO District: 5	I-M
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Proposed Project Description: Renovate offices and 1 apartment	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2-B Type: 5B 10/12/04
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Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	

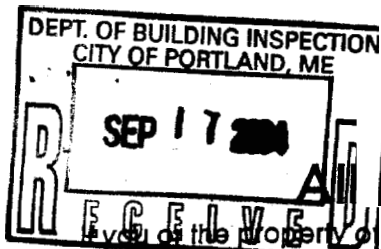
Permit Taken By: dmm	Date Applied For: 0911712004	Zoning Approval
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<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with cond</i> date: <i>10/15/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>date: _____</p>
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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



Purpose Building Permit Application

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: 597 Riverside St Portland Me 04103		
Total Square Footage of Proposed Structure 4644	Square Footage of Lot 42160	
Tax Assessor's Chart, Block & Lot Chart# 312 Block# B Lot# 5	Owner: Berzinis Realty LLC	Telephone: 207-797-5319
Lessee/Buyer's Name (if Applicable) _____	Applicant name, address & telephone: Wayne Berzinis 20 Mountain Falmouth, ME 04105	cost Of Work: \$ 20,000 ⁰⁰ Fee: \$
<p>_____ Offices below (1st Floor)</p> <p>_____ 1 Apartment w/ office below (1st Floor)</p> <p>_____ Apartment + stairs (_____)</p> <p>_____ Offices (1st Floor)</p>		
<p>_____ Falmouth, ME 04105</p> <p>you by phone when the permit is</p>		

Signature of applicant: Wayne Berzinis Date: 9/14/04

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CH# 1348

T A X R E C E I P T
City of Portland, Maine
P O Box 544
Portland ME 041120544
207-874-8856

Paid by: OUELLETTE MARJORIE H ETALS
907 RED OAK TER
TOMAH WI 54660

Receipt#: 22817 / 445390
Batch: TONYAM 9/17/2004 00
Date paid: 9/17/2004

Account ID: 34360 Parcel Id 312 - B-005-001
597 RIVERSIDE ST REAL ESTATE TAX
Owner: OUELLETTE MARJORIE H ETALS 312-B-5
ACCOUNT # B46860 RIVERSIDE ST 597
RIVERSIDE 42160 SF

Year	Value	Rate	Base	Pen & Int	Cell fee	Total paid
2005 1 RE TAX	170630	26.53000	2,263.41			2,263.41

Printed: 9/16/04 16:48:44 Receipt total: 2,263.41

Tender: CHECK 2,263.41

UNPAID BALANCE AS OF: 9/16/04	Base	Pen & Int	Coll fee	Total unpaid
2005 2 RE TAX	2,263.41			2,263.41

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1395	Date Applied For: 09/17/2004	CBL: 312 B005001
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Location of Construction: 597 Riverside St	Owner Name: Ouellette Marjorie H Etals	Owner Address: 907 Red Oak Ter	Phone: () 797-5319
Business Name:	Contractor Name: Steve Lawson	Contractor Address: 273 E Bridge Street Westbrook	Phone: (207) 318-7523
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	
Proposed Use: renovate 1 apt and commercial office space		Proposed Project Description: Renovate offices and 1 apartment	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/05/2004**Note:** legal nonconforming dwelling unit on the 2nd floor**Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a single family dwelling unit on the second floor with professional offices on the first floor. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.
- 4) 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 with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/12/2004**Note:****Ok to Issue:**

- 1) Nonseparated mixed uses pursuant to Section 313.1.1---limited to Use Group B only on the first floor.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 10/17/2004**Note:****Ok to Issue:**

- 1) business use shall be separated from the residential use with a one hour fire separation

9/16/04

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

Dear Ms Schmuckal:

Please find attached an "all purpose building permit application". This is for 597 Riverside Street in Portland, Maine. After doing some research on 597 Riverside Street I feel that one part of the first floor could be an apartment. This would be the small unit, which is about 500 sq. ft. In the letter dated January 19, 1990, from the City of Portland, it talks about "one" apartment on the first floor, meaning more than one is present. In the last paragraph of the letter it talks about "each apartment and the accounting office". This would be the apartment upstairs, the small one downstairs and the accounting offices, converted from the third apartment. On the permit issued on February 12th 1990, it states "apartment to office", not "apartments". In July 1975 there was a permit issued for a 20' x 25' addition, which would be the third small apartment.

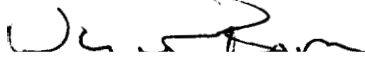
Also, from the assessors office dated 9/9/04 it shows a 387 sq. ft. dwelling on the first floor, which is the small apartment. It also shows a 1161 sq. ft. converted office on the first floor and a 1548 sq. ft. dwelling on the second floor. When I bought this building a few months ago there were tenants living in this small first floor apartment. They moved out upon my purchase of the property, because my intentions were to renovate it.

I agree that part of the first floor was given up for offices in 1990, but not the entire first floor, for there were two apartments on the first floor. I would request that we be allowed to keep the small apartment on the first floor and put offices in the remaining space. The second floor would stay as an apartment as well. I would be willing to make the entire first floor one apartment, if at all possible. If not I would leave 1161 sq. ft. as offices and the remaining 387 sq. ft. as an apartment. The building has three separate meters, three separate kitchens, bathrooms etc. To me it seems like it was a three unit apartment building, but now a two unit building and offices, just like the city's assessors office states.

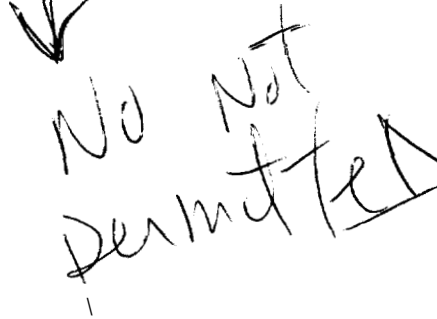
As far as renovations, everything is basically staying the same, except in the 387 sq. ft. unit we are moving the bathroom. In the upstairs apartment we are dividing one large bedroom to make two smaller bedrooms, creating a three bedroom apartment. This will require a small amount of sheetrock to be installed. There will be also plumbing, electrical, as well as heating work done to

update the existing fixtures or add new ones as required. I'm in hopes of being able to keep an apartment on the first floor along with offices. I have a good reputation of fixing up buildings in the City of Portland and providing nice affordable housing. I hope to do this with this property as well. I'm in hopes of being able to get this permit approved as soon as possible. If I can answer any questions, please call me at 407-4 17-6217 (cell) or 207-797-5319 (home). I appreciate your help regarding this matter.

Sincerely,



Wayne Berzinis
Berzinis Realty LLC
200 Mountain Road
Falmouth, ME 04105



No Not Permitted

④

PERSONAL REPRESENTATIVE'S DEED
(Deed of Sale)

AMANDA WOOD, duly appointed and acting Personal Representative of the Estate of Nancy E. Brown, deceased (testate), as shown by the probate records of Cumberland County, Maine, (Docket #2003-1309), and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, grants to **BERZINIS REALTY LIMITED LIABILITY COMPANY**, a Maine Limited Liability Company, whose mailing address is 152 Brushcreek Drive, Sanford, FL 32771, the land in Portland, Cumberland County, Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Riverside Street, in said City of Portland, bounded and described as follows:

Beginning on said Riverside Street at the northerly corner of land now or formerly of Edwin A. Watkins;

Thence running southeast by land now or formerly of said Watkins thirty-two (32) rods to an iron hub in the ground;

Thence northeasterly at right angles five (5) rods along land now or formerly of Ruth M. Hamilton to another iron hub in the ground;

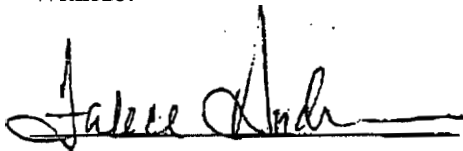
Thence northwesterly parallel with the first course thirty-two (32) rods to said Riverside Street;

Thence southwesterly by said Riverside Street five (5) rods to the point of beginning. Containing one (1) acre.

Meaning and intending to convey the same premises conveyed to Daniel A. Brown and Nancy E. Brown by deed of Bruce S. Hamlin and Ruthanne F. Hamlin dated October 12, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6295, Page 109. The said Daniel A. Brown died September 17, 1999 leaving Nancy E. Brown as surviving joint tenant, who died on June 29, 2003.

OLD
FABY

Witness my hand in my said capacity this 9 day of June, 2004.
Witness:



Estate of Nancy E. Brown

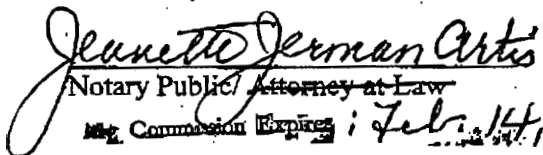
by: 
Amanda Wood, Personal Representative

District of Columbia

June 9, 2004

Personally appeared the above named Amanda Wood, Personal Representative of the Estate of Nancy E. Brown, in her said capacity and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said Estate.

Before me,


Notary Public, Attorney at Law
My Commission Expires: Feb. 14, 2007

After Recording Return to:
Berzini Realty, LLC
152 Brushcreek Drive
Sanford, FL 32771