

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

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

Permit No: 06-0900	Issue Date: JUN 21 2006	CEB: 327 B007001
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Location of Construction: 1816 FOREST AVE	Owner Name: TOPWATER PROPERTIES LLC	Owner Address: 68 SUMMIT ST	Phone:
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: B2

Past Use: Residential	Proposed Use: Commercial/ Change of Use from residential Garage to Painting Business <i>"Van de Graaf Painting Co."</i>	Permit Fee: \$105.00	Cost of Work: \$105.00	(CEODistrict): 5
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>SB</i> <i>6/20/06</i>
Signature: <i>Corey G...</i>	Signature: <i>Ch...</i>

Proposed Project Description:  
Change of Use from residential Garage to Painting Business

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 06/21/2006	<b>Zoning Approval</b>
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
<i>OC w/conditions</i>	Date: _____	<i>ARM</i>
Date: <i>6/22/06</i>		Date: _____

**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

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

PERMIT ISSUED  
Permit Number: 600906  
JUN 30 2006  
CITY OF PORTLAND

This is to certify that TOPWATER PROPERTIES LLC  
has permission to Change of Use from residential Garage to Business  
AT 1816 FOREST AVE SE 327 B00700

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is opened or service is closed-in. 4  
OUR NOTICE IS REQUIRED

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

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

<b>Permit No:</b> 06-0900	<b>Date Applied For:</b> 06/21/2006	<b>CBL:</b> 327 B007001
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<b>Location of Construction:</b> 1816 FOREST AVE	<b>Owner Name:</b> TOPWATER PROPERTIES LLC	<b>Owner Address:</b> 68 SUMMIT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Commercial/ Change of Use from residential Garage to Painting Business	<b>Proposed Project Description:</b> Change of Use from residential Garage to Painting Business
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/22/2006
<b>Note:</b> Total Square footage of first & second floor is 1540s.f. Using 14-332(J) need one space for every 334 s.f. so 5 spaces are required; nine are shown. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 06/30/2006
<b>Note:</b>			
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.			

<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 06/29/2006
<b>Note:</b>			
1) Flammable storage shall be in a listed and approved container[s]			
2) One hour separation between uses and stairs required.			



# General Building Permit Application

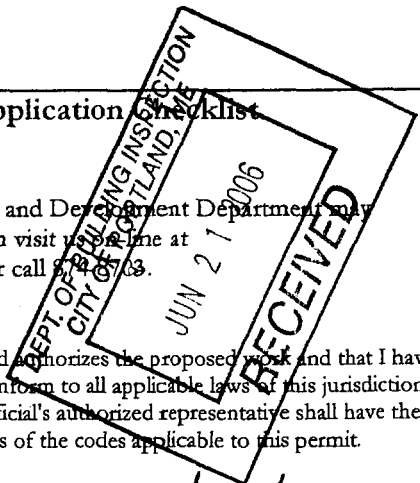
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements **must** be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure <b>1540 sq ft</b>		Square Footage of Lot <b>14,537 sq ft</b>
Chart# <b>327</b>	Topwater Properties LLC	799-6821
Lessee/Buyer's Name (If Applicable) <b>Van De Graaf Painting Co</b>	Applicant name, address & telephone: <b>Tennis Van de Graaf 68 Summit St. South Portland, ME 799-6821</b>	cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: _____ Proposed Specific use: _____ Project description:	<b>Garage - residential Painting Office &amp; Storage change of use from Acc. Garage to Painting Business.</b>	
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <b>Tennis Van de Graaf</b> Mailing address: _____ Phone: <b>799-6821</b>		

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 online at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 799-6823.

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: <b>[Signature]</b>	Date: <b>6/21/06</b>
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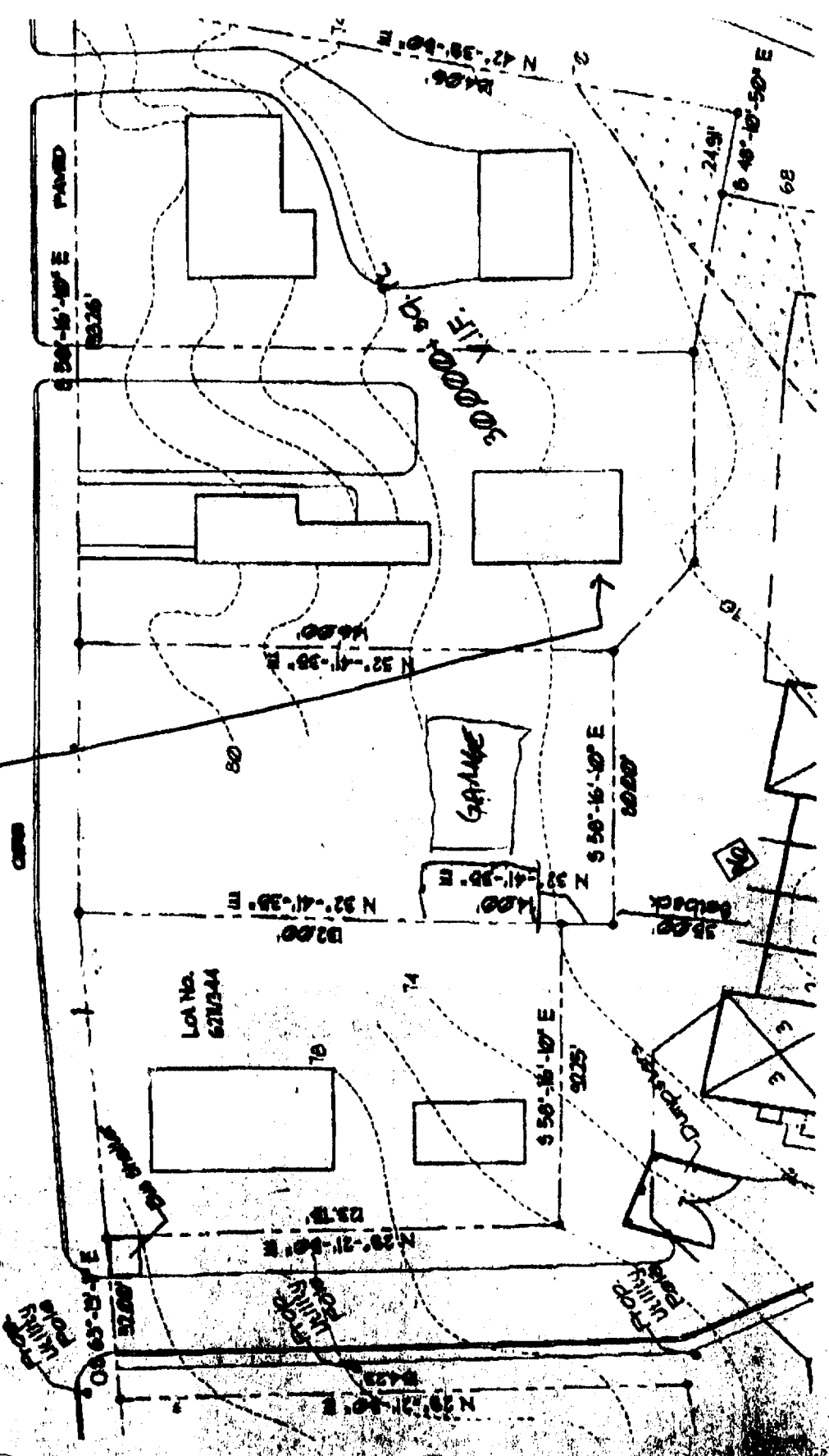
**This is not a permit; you may not commence ANY work until the permit is issued.**

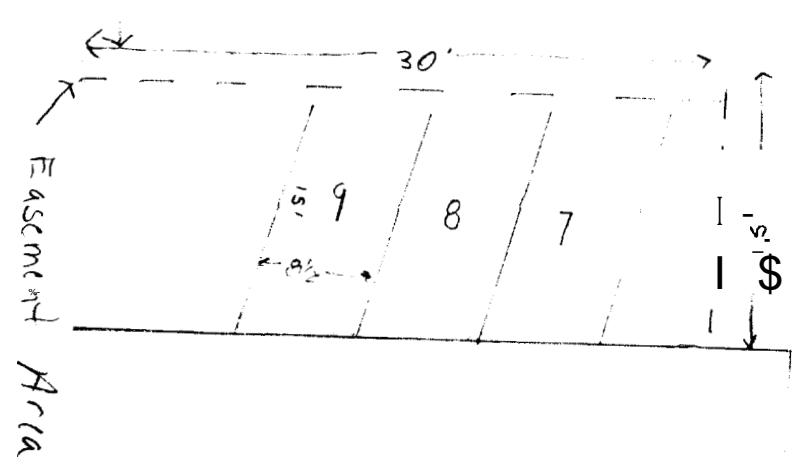
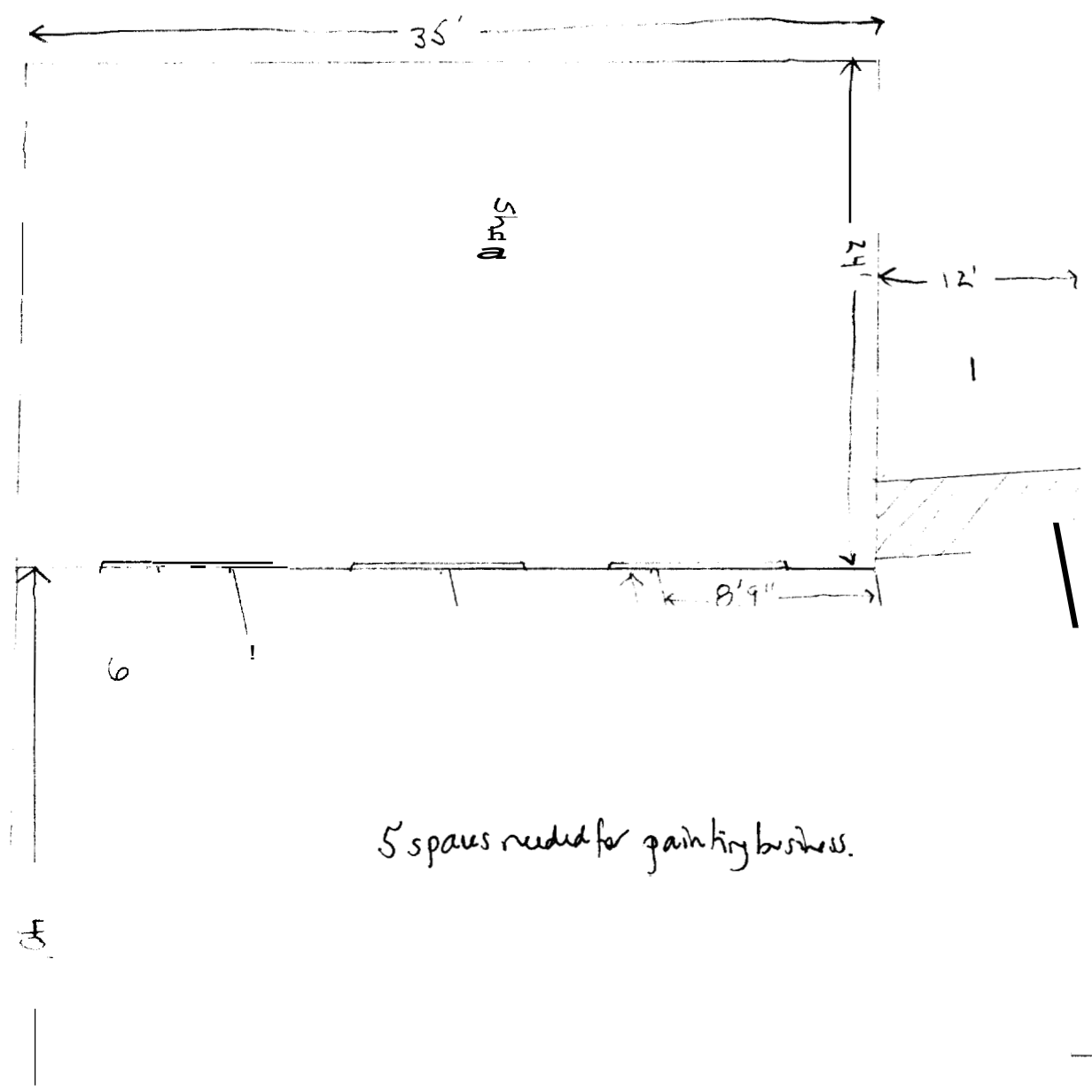
3 Bay Garage  
 1st Floor Storage  
 2nd Floor office space 20' x 35'

FOREST AVENUE

FOREST AVENUE

OVERHEAD POWER

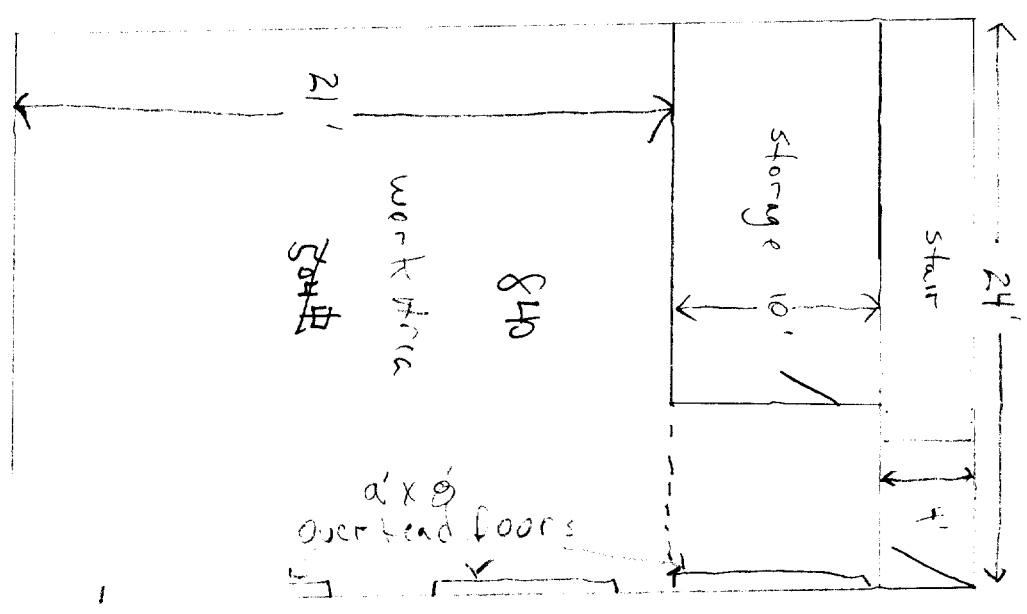




Park  
 1/4  
 a  
 3 Bay Garage 18/18 Foot  
 X

1<sup>st</sup> Floor Shop

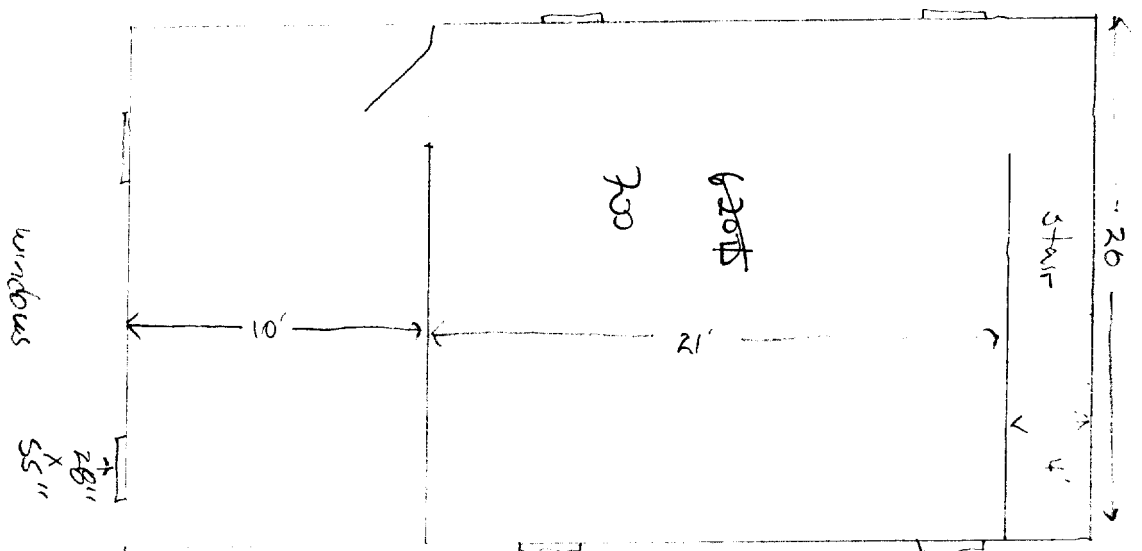
Floor Plan 3 Bay Garage 1818 Forrest Ave



$$\frac{15400 \text{ lb}}{334} = 461$$

5 spans needed.

2<sup>nd</sup> Floor Office



**QUITCLAIM DEED**

**KNOW ALL BY THESE PRESENTS THAT Link Property Management, Inc.** a Maine Corporation with a mailing address of HCR 72, Box 3161, East Waterboro, Maine 04030 for consideration paid, releases to **Topwater Properties, LLC** a Maine Limited Liability Company with a mailing address of 68 Summit Street, South Portland, Maine 04106, the land in the City of Portland, Cumberland County, and State of Maine, described as follows:

**An** easement for parking vehicles on a certain lot or parcel of land situated on the southwesterly side of Forest Avenue, in the City of Portland, County of Cumberland and State of Maine, being a portion of the land owned by Grantor, bounded and described as follows:

Beginning at a reference point at the northerly corner of the garage on the Grantor's property and; running thence parallel to the front of the garage in a northwesterly direction to the edge of the paved area, WHICH IS THE POINT OF BEGINNING, thence on the same course to the land now or formerly of Daniel N. Link; thence in a westerly direction along said Link land to a point even with the westerly corner of the garage; thence in a southeasterly direction parallel to the rear of said garage to the edge of the pavement, thence in a ~~thence in a~~ northeasterly direction along the edge of said pavement to the point of beginning.

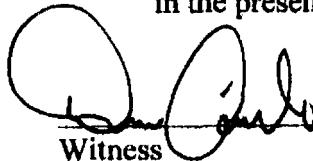
Together with an easement for ingress and egress for vehicular and pedestrian traffic along an established driveway running from Forest Avenue along the boundary line dividing the property of Daniel N. Link conveyed this date to the Grantee herein and the property of the Grantor, to said property of Daniel N. Link now of the Grantee herein.

Said easement being on a portion of the premises conveyed to the Grantor by deed of Daniel N. Link dated December 30, 2002, and recorded in the Cumberland County Registry of Deeds in Book 18691, Page 199.

WITNESS my hand and seal this 22 day of August, 2005,

Signed, Sealed and Delivered  
in the presence of

Link Property Management, Inc.

  
Witness

By: Susan F. Link  
Its: President

STATE OF MAINE  
CUMBERLAND, ss.

Then personally appeared the above named Susan F. Link in her said capacity on



behalf of Link Property Management, Inc. and acknowledged *the* foregoing instrument to be her free act and deed in her said capacity.

Dated: 8-22-05

Before me,

*Donna Rae Davis*

SEAL

~~Notary at Law~~ Notary Public

*Donna Rae Davis*

Print Name

{ufrtopwater-3.qd}

DONNA AAE DAVIS  
Notary Public, Maine  
My Commission Expires August 26, 2006

Received  
Recorded Register of Deeds  
Aug 23, 2005 02:09:42P  
Cumberland County  
John B O'Brien

MAINE REVENUE SERVICES



FILE BOTH COPIES  
OF THIS FORM WITH  
COUNTY REGISTRY OF DEEDS  
DO NOT DETACH!

REAL ESTATE TRANSFER TAX DECLARATION

TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP <b>Portland</b>		COUNTY <b>Cumberland</b>		BOOK/PAGE (REGISTRY USE ONLY)	
GRANTEE (BUYER)					
2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <b>Topwater Properties, LLC</b>				▶ <b>20-3160651</b>	
3. NUMBER AND STREET <b>68 Summit</b>		CITY OR TOWN <b>So Portland</b>		STATE AND ZIP CODE <b>ME 04106</b>	
GRANTOR (SELLER)					
4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <b>Link Property Management, Inc</b>				▶ <b>02-0621491</b>	
5. NUMBER AND STREET <b>PO Box 3161</b>		CITY OR TOWN <b>East Waterboro</b>		STATE AND ZIP CODE <b>ME 04136</b>	
PROPERTY	6. TAX MAP & LOT NUMBER (If municipality does not have maps, describe property) <b>Tax Map Plan Lot</b> <b>327-B-8</b>			WARNING TO BUYER! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.	
	7. DATE OF TRANSFER ▶ <b>MO 08 DAY 22 YR. 05</b>			<input type="checkbox"/> Classified <input type="checkbox"/> Not Classified	
8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration value. The tax is equally divided between the buyer and the seller.) <b>If exempt, complete line 9</b>					
CONSIDERATION		FULL VALUE \$ <b>0</b>		TAXABLE CONSIDERATION ▶ \$ <b>0</b>	
9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C) <b>EXEMPT - primary value - consideration paid for</b>					
10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange or transfer tax was based on estimated value.) <b>327-B-3 transfer</b>					
SPECIAL CIRCUMSTANCES					
11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by §5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.					
INCOME TAX WITHHELD					
<input type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor, <input checked="" type="checkbox"/> consideration for the property is less than \$50,000.00, <input type="checkbox"/> foreclosure sale; exempt per 36 MRSA §5250-A, sub 53-A					
12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.					
OATH					
GRANTEE(S) or AUTHORIZED AGENT		DATE		GRANTOR(S) or AUTHORIZED AGENT	
<b>Topwater Properties, LLC</b>		<b>8-22-05</b>		<b>Link Property Management, Inc</b>	
<b>[Signature]</b>		<b>8-22-05</b>		<b>[Signature]</b>	
				<b>8-22-05</b>	
13. Name and address of person or firm preparing this form.					

**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

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Jaimy Caron, Chair  
Mark Malone, Vice Chair  
Orlando E. DeLogu  
Kevin Beal  
Lee Lowry III  
Michael Patterson  
Janice E. Tevastian

August 4, 2003

Mr. David Lloyd  
48 Union Wharf  
Portland, ME 04101

RE: Wellesley Estates  
(ID# 20010307, CBL#327-B-007)

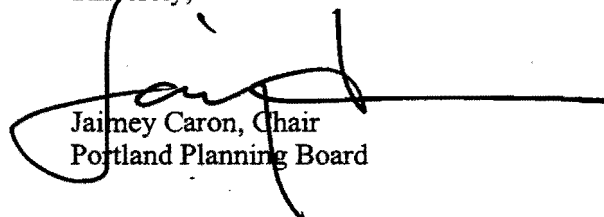
Dear Mr. Lloyd:

This letter is confirm that on July 22, 2003 the Portland Planning Board voted 5-0, (Lowry and Patterson absent), to approve the revised subdivision plat for the Wellesley Estates Housing Development in the vicinity of 1818 Forest Avenue. The approved revision includes the installation of a new sewer pipe with connections to two abutting properties, and an easement on Wellesley Estates for the benefit of the abutters.

The approval is based on the submitted application, site plan, and stated conditions. If there are any questions, please contact the planning staff.

If you have any questions regarding the revision please contact Jay Reynolds at 874-8632.

Sincerely,



Jaimy Caron, Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
} Karen Dunfey, Inspections  
Larry Ash, Traffic Engineer

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Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Approval Letter File

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

June 30, 2003

Mr. Kevin Gough  
Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101

RE: Amended Site Plan and Subdivision Plat for Wellesley Estates, 1818 Forest Avenue  
(ID #2001-0307, CBL #327-B-007)

Dear: Mr. Gough:

This letter is to confirm the revision to site plan for the Wellesley Estates Project. The revision includes changes to the interior landscaping and modifications to the proposed fencing. The revision is approved with the following conditions:

- 1. Four copies of the approved plan shall be submitted to the Planning Staff.*

The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Zoning, Fire, and Parks Departments.

If you have any questions regarding the revision please contact Jay Reynolds at 874-8632.

Sincerely,

Alexander Jaegerman  
Planning Division Director

6-30

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cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Program Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
✓ Karen Dunfey, Inspections  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Approval Letter File  
Correspondence File



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

\_\_\_\_\_ 11-21 20 06 \_\_\_\_\_

Received from Van Le...

Location of Work 185 Franklin Ave.

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 105

30 Infill  
 75-30  
 105

Building (1L)  Plumbing (15)  Electrical (12)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 327 B-7

Check #: 2002 Total Collected \$ 105

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy