

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION
PERMIT

Permit Number: 061099

Please Read Application And Notes, If Any, Attached

This is to certify that TOPWATER PROPERTIES LLC
has permission to Change of Use from single Family Home to 2 Family Home- construction
AT 1816 FOREST AVE 327 B007001

PERMIT ISSUED
SEP - 1 2006
CITY OF PORTLAND

provided that the person or persons who perform or supervise the construction 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 proceeds before this building or part thereof is started or service closed-in 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Jamie Bouke 8/29/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

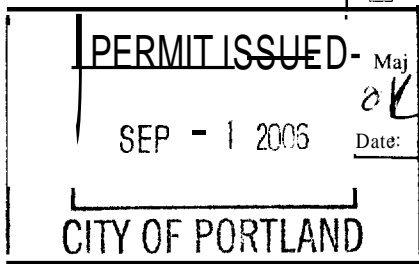
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1099	Issue Date:	CBL: 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:		Phone:	
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Dwellings			Zone: B-2
Past Use: Single Family Home		Proposed Use: 2 Family Home - Change of Use from single Family Home to 2 Family Home- NO construction		Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5	
Proposed Project Description: Change of Use from single Family Home to 2 Family Home- NO construction				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type ?	
				Signature		Signature: JMB 8/29/06	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			

Permit Taken By: ldobson	Date Applied For: 07/26/2006	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	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	Historic Preservation <input 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: 9/7/31/06 Date:	Date:	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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1099	Date Applied For: 0712612006	CBL: 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:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	
Proposed Use: 2 Family Home - Change of Use from single Family Home to 2 Family Home- NO construction		Proposed Project Description: Change of Use from single Family Home to 2 Family Home- NO construction	

Comments:

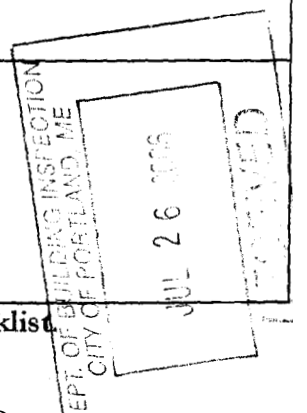
08/29/2006-jmb: Pre-inspection was done to determine the existing conditions, ok to issue



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.

Location/Address of Construction: <u>1818 Forest Ave, Portland, ME</u>		
Total Square Footage of Proposed Structure <u>3370</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart## Block# Lot# <u>327 R 7</u>	Owner: <u>Topwater Properties LLC</u>	Telephone: <u>75-6870 cell</u> <u>207-799-682</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address, & telephone: <u>Topwater Properties LLC</u> <u>Tennis Van de Graaf</u> <u>68 Summit St.</u> <u>South Portland ME</u>	Cost Of Work: \$ <u>30</u> Fee: \$ <u>75</u> <u>\$105</u> C of O Fee: \$
Current Specific use: <u>single family</u>	Proposed Specific use: <u>Two family</u>	
Project description: <u>change of use from 1 family to 2 family</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>same as above</u>		
Mailing address:	Phone: _____	



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

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>7/25/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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 northeasterly direction along the edge of said pavement to the point of beginning.

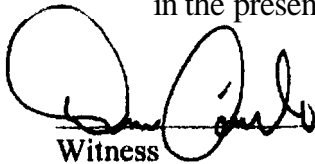
Together with an easement for ingress and egress for vehicular and pedestrian traffic along an established driveway running from Forest Avenue along the boundary line: dividing the property of Daniel N. Link conveyed this date to the Grantee herein and the property of the Grantor, to said property of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

Said easement being an 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

~~Agency at Law~~ Notary Public

Donna Rae Davis

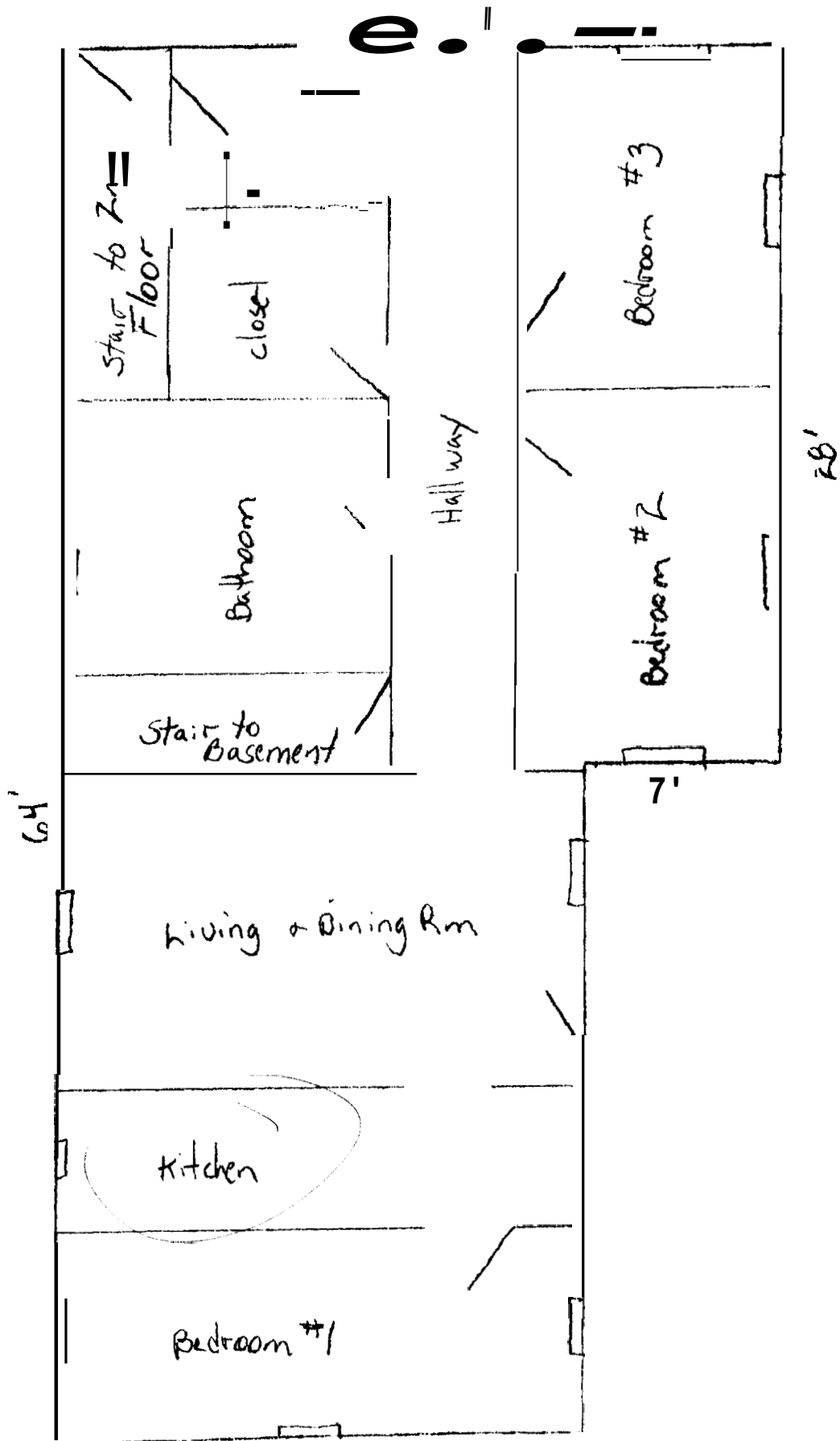
Print Name

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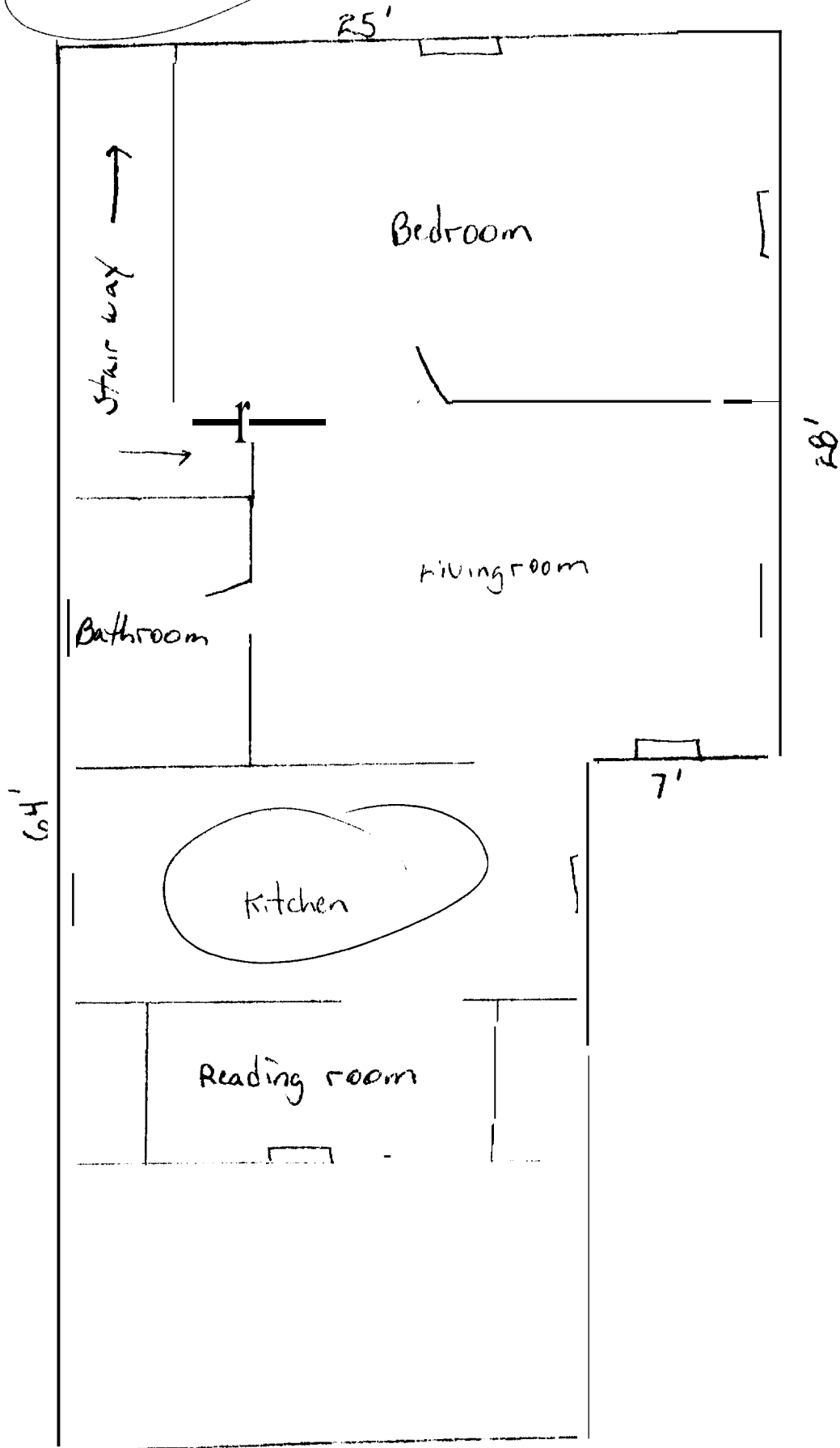
DONNA RAE DAVIS
Notary Public, Maine
My Commission Expires August 26, 2006

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

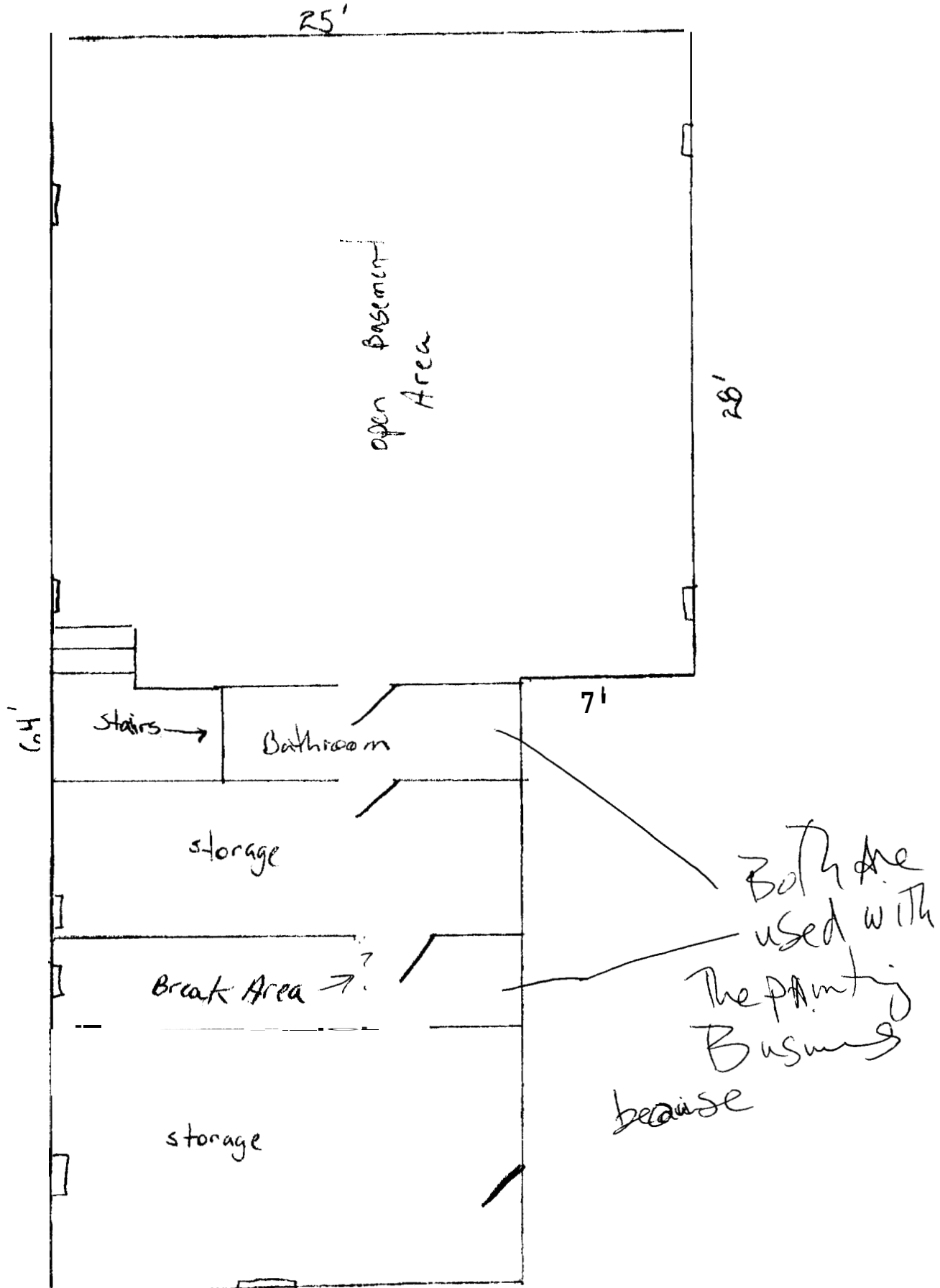
1818 Forest Ave Floor Plan.
1st Floor Apt. A

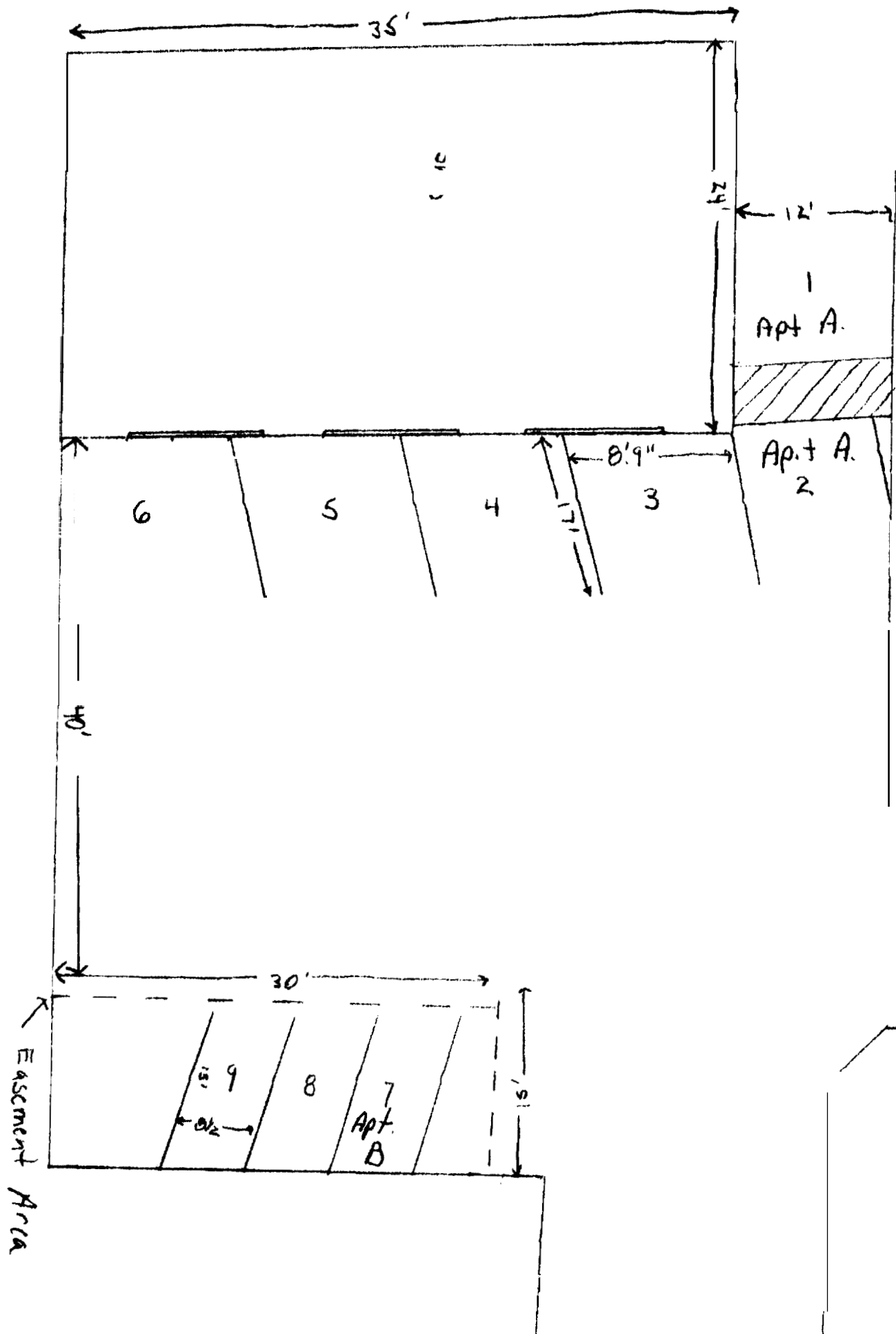


1818 Forest Ave Floor Plan.
2nd Floor Apt. B.



1818 Forest Ave Floor Plan.
Basement





Parking Plan on the wings 10/10 10' - 11'

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

Card Number 1 of 1
 Parcel ID 327 B007001
 Location 1816 FOREST AVE
 Land Use TWO FAMILY

Owner Address TOPWATER PROPERTIES LLC
 68 SUMMIT ST
 SOUTH PORTLAND ME 04106

Book/Page 23060/299
 Legal 327-B-7
 FOREST AVE 1816- 1822
 14537 SF

*B-2 Zone
 with R-5
 Abutting this
 property
 6,000 sq ft
 The Z.D.U.*

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$57,740	\$155,360	\$213,100

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$78,200	\$190,506	\$268,700

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 1855	Total Acres 0.334		
Bedrooms 4	Full Baths 3	Half Baths	Total Rooms 14	Attic Unfin	Basement Full	

Outbuildings

Type GARAGE-FIN ATTIC	Quantity 1	Year Built 1989	Size 24X36	Grade C	Condition A
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Sales Information

Date 08/23/2005	Type LAND + BLDING	Price \$280,000	Book/Page 23060-299
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Picture and Sketch

Picture Sketch Tax Map

[Click here to view Tax Roll Information.](#)

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0900	Date Applied For: 06/21/2006	CBL: 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:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Commercial/ Change of Use from residential Garage to Painting Business	Change of Use from residential Garage to Painting Business
------------------------------------------------------------------------	------------------------------------------------------------

Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 06/22/2006

Note: Total Square footage of first & second floor is 1540 s.f. Using 14-332(J) need one space for every 334 s.f. so **Ok to Issue:**
5 spaces are required; nine are shown.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/30/2006

Note: **Ok to Issue:**

1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/29/2006

Note: **Ok to Issue:**

1) Flammable storage shall be in a listed and approved container[s]

2) One hour separation between uses and stairs required.

Previous permit
Approval for the
Painting business



front Bldg 1st floor 1 apt
 2nd floor - 1 apt - newly approved
 Basement: bathroom & "break room" for the party business in the rear garage
 5 pkg spaces required for the previous single family painting business - 9 shown on plans
 1 new parking space req for the 2nd floor on 2nd floor plus at least one extra space req for the "break room" in the basement
 7 pkg spaces req - 9 pkg spaces required -