

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 050466

PERMIT ISSUED
MAY 19 2005

This is to certify that Peters Donald R Trust Grace Robert Bud
has permission to Convenient Store/ Change of use/ to Gas and wine Ice Cream
AT 1569 Forest Ave 338 M001001

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 procured
before this building or part thereof is
laid or closed-in. 24
HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley P.F.D. 5-13-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 5/18/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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: <u>569 Forest Ave</u>		
Total Square Footage of Proposed Structure <u>900 sq ft.</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>208</u> Block# <u>M</u> Lot# <u>1</u>	Owner: <u>Alliance Env Corp</u> <u>ESY</u>	Telephone: <u>773 8736</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Robert Burkhardt</u> <u>20 Haskell St</u> <u>Port, ME 04103</u>	Cost Of Work: \$ <u>31,000</u> Fee: \$ <u>300</u> <u>+ 75</u>
Current use: <u>gas station w/ 2 bay mechanic garage</u> <u>375^{sq} ft</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>new space shall be used for convenience store</u> Project description: <u>or possibly food service provider</u> <u>sandwiches, ice cream</u> <u>coffee + Bagel</u>		
Contractor's name, address & telephone: <u>Robert Burkhardt</u> <u>773 8736</u>		
Who should we contact when the permit is ready: <u>Bob Burkhardt</u>		
Mailing address: <u>20 Haskell St. Port Me 04103</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____</p>		



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.

Signature of applicant: <u>Robert Burkhardt</u>	Date: <u>3/1/05</u>
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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

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issued:
05-0466	PERMIT ISSUED MAY 19 2005
	338 M001 001

Location of Construction: 1569 Forest Ave	Owner Name: Peters Donald R Trust Grace	Owner Address: 141 Main St
Business Name:	Contractor Name: Robert Burkhardt	Contractor Address: 20 Haskell Street Portland
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial

Past Use: Gas Station	Proposed Use: Convenient Store/ Change of Use/ to Gas, Sandwich, Ice Cream -	Permit Fee: \$375.00	Cost of Work: \$31,000.00	CEO District: 5
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Proposed Project Description: Convenient Store/ Change of Use/ to Gas, Sandwich, Ice Cream -	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 19 Type: 5B 5/18/05
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Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: Idobson	Date Applied For: 04/26/2005	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"/> MM <input type="checkbox"/> <i>ok with conditns</i> Date: <i>5/10/05</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: <i>[Signature]</i>	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>[Signature]</i>
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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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A ~~Pre-construction~~ Meeting will take place upon receipt of your building permit.

- ~~X~~ **Footing/Building Location Inspection:** Prior to pouring concrete
- ~~X~~ **Re-Bar Schedule Inspection:** Prior to pouring concrete
- ~~X~~ **Foundation Inspection:** Prior to placing ANY backfill
- ~~AA~~ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- ~~AA~~ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

~~AA~~ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

~~AA~~ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

NS99 JH
Signature of Applicant/Designee

5/19/05
Date

[Signature]
Signature of Inspections Official

5/19/05
Date

CBL: 388-M-001

Building Permit #: 05-0466

*pd 5/19/05
1st D.M.*

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0466	Date Applied For: 04/25/2005	CBL: 338 M001001
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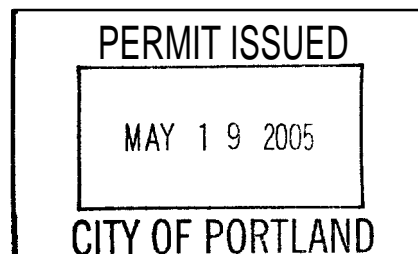
Location of Construction: 1569 Forest Ave	Owner Name: Peters Donald R Trust Grace	Owner Address: 141 Main St	Phone:
Business Name:	Contractor Name: Robert Burkhardt	Contractor Address: 20 Haskell Street Portland	Phone (207) 773-8736
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	
Proposed Use: Convenient Store/ Change of Use from car repairs/ to Gas, retail, Sandwich, Ice Cream -		Proposed Project Description: Convenient Store/ Change of Use from car repairs / to Gas, retail, Sandwich, Ice Cream -	

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/18/2005
Note: **Ok to Issue:**

1) The Local Exhaust system cannot be approved based on the submissions, a separate set of detailed plans depicting all aspects of the installation including structural loads imposed by this installation must be submitted and approved prior to installation

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 05/13/2005
Note: **Ok to Issue:**

1) Maintain clear exits and emergency lighting in the store



REGAL RENOVATION & DESIGN

(207) 773-8736

4/5/05

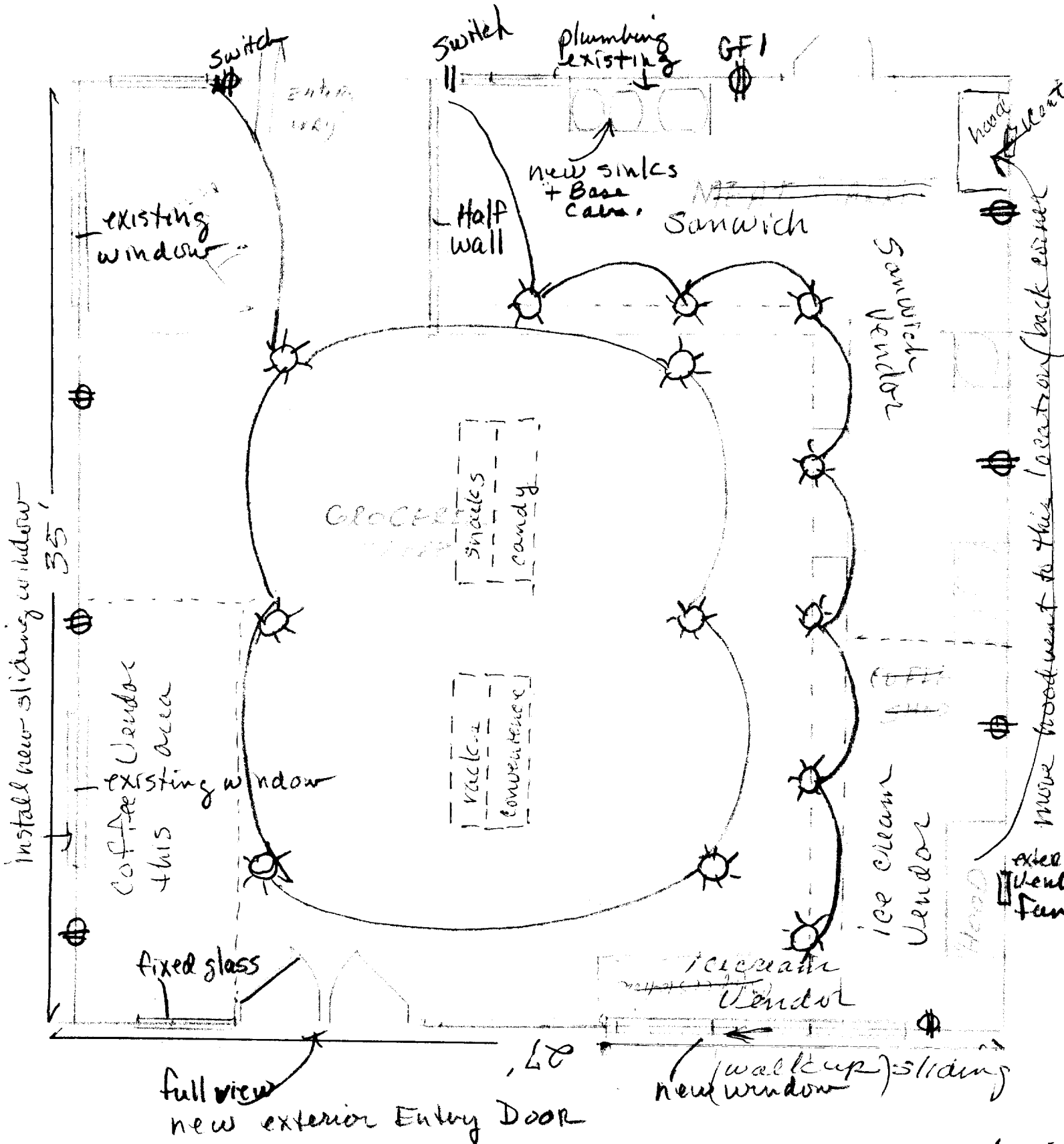
To Whom it may concern,

Regal Renovation & Design, proposes to remodel the Mobile Gas station located at **1569** Forest Avenue in Portland, Me. We are proposing to remove the existing **two** car mechanics garage and build a new retail space including an ice cream vendor with walk up window, sub sandwich vendor, coffee & pastry vendor also with a walk up window (see diagram) and the remaining area will be used as a convenient store serving snacks, candy, soda etc. The interior of the exterior walls will be framed using 2X4 16" on center construction. Walls will be sheet rocked and painted. A new drop ceiling will be installed with new lighting. New windows and doors will be installed in the same location as existing. The HVAC system will be extended throughout the newly remodeled space and a new ceramic floor will be installed.

Any questions, please don't hesitate to call.

Sincerely,

Robert P. Burkhardt
773-8736 or **776-3161** (cell)



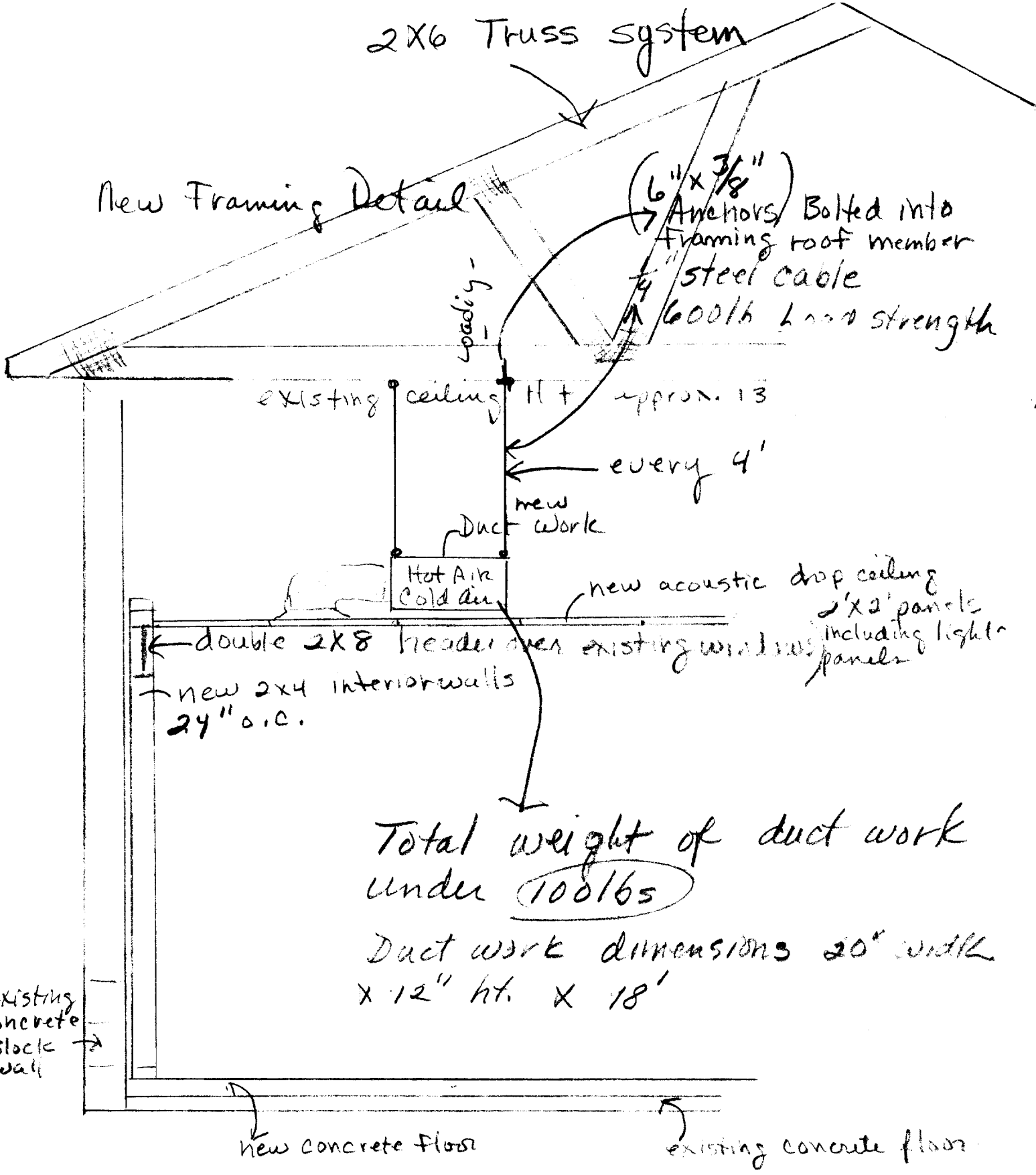
ASAC ADER 1/10
 See window
 schedule on
 back →

Regal Renovation
 Bob Burkhardt 773 8736

2X6 Truss system

New Framing Detail

(6" x 3/8")
Anchors Bolted into
framing roof member
1/4" steel cable
600lb load strength



existing ceiling Ht approx. 13

every 4'

new duct work

Hot Air
Cold air

new acoustic drop ceiling
2' x 2' panels
including light
panels

double 2x8 header over existing windows

new 2x4 interior walls
24" o.c.

Total weight of duct work
under 100 lbs

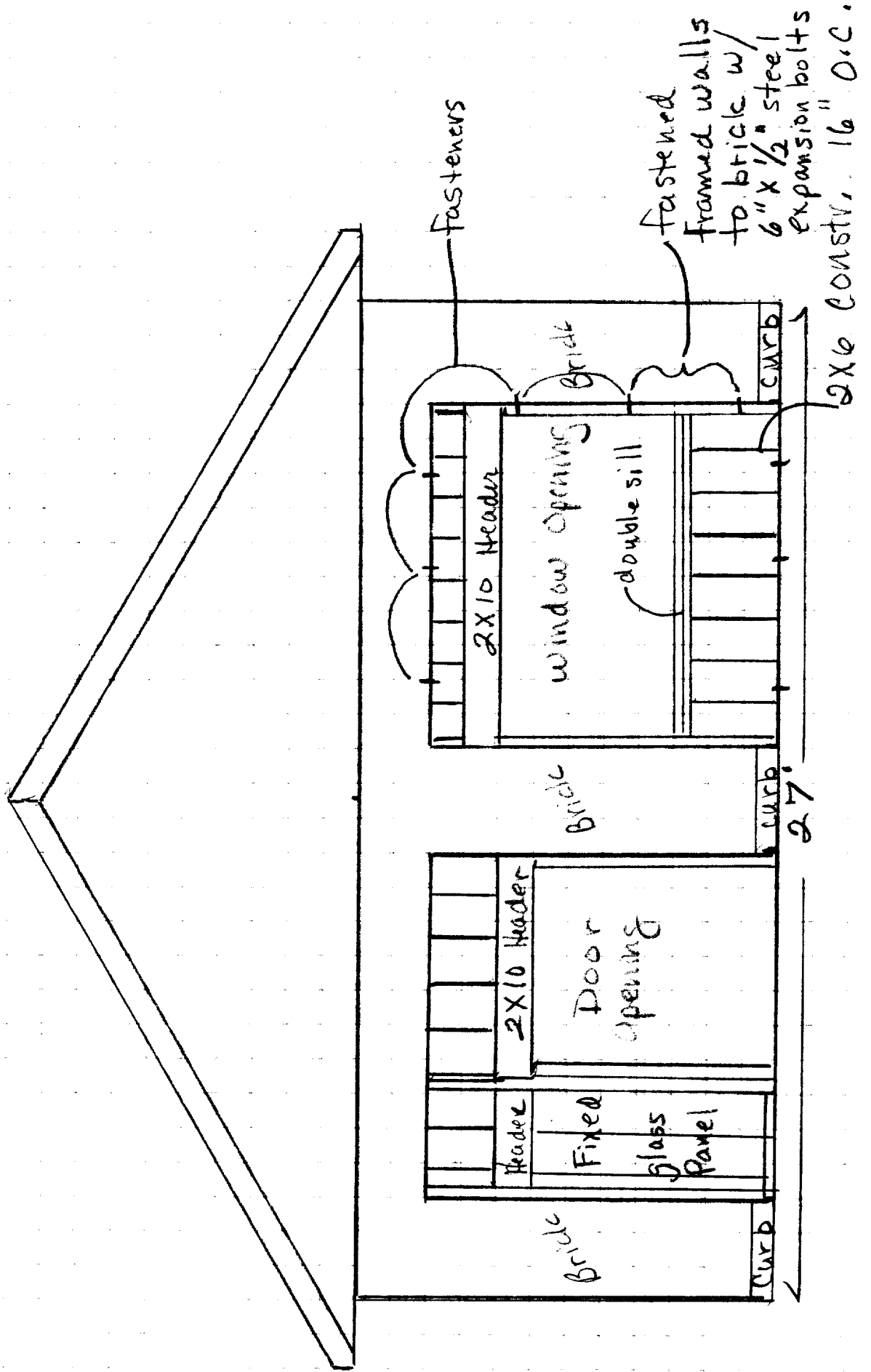
Duct work dimensions 20" width
x 12" ht. x 18'

existing
concrete
Block
wall

new concrete floor

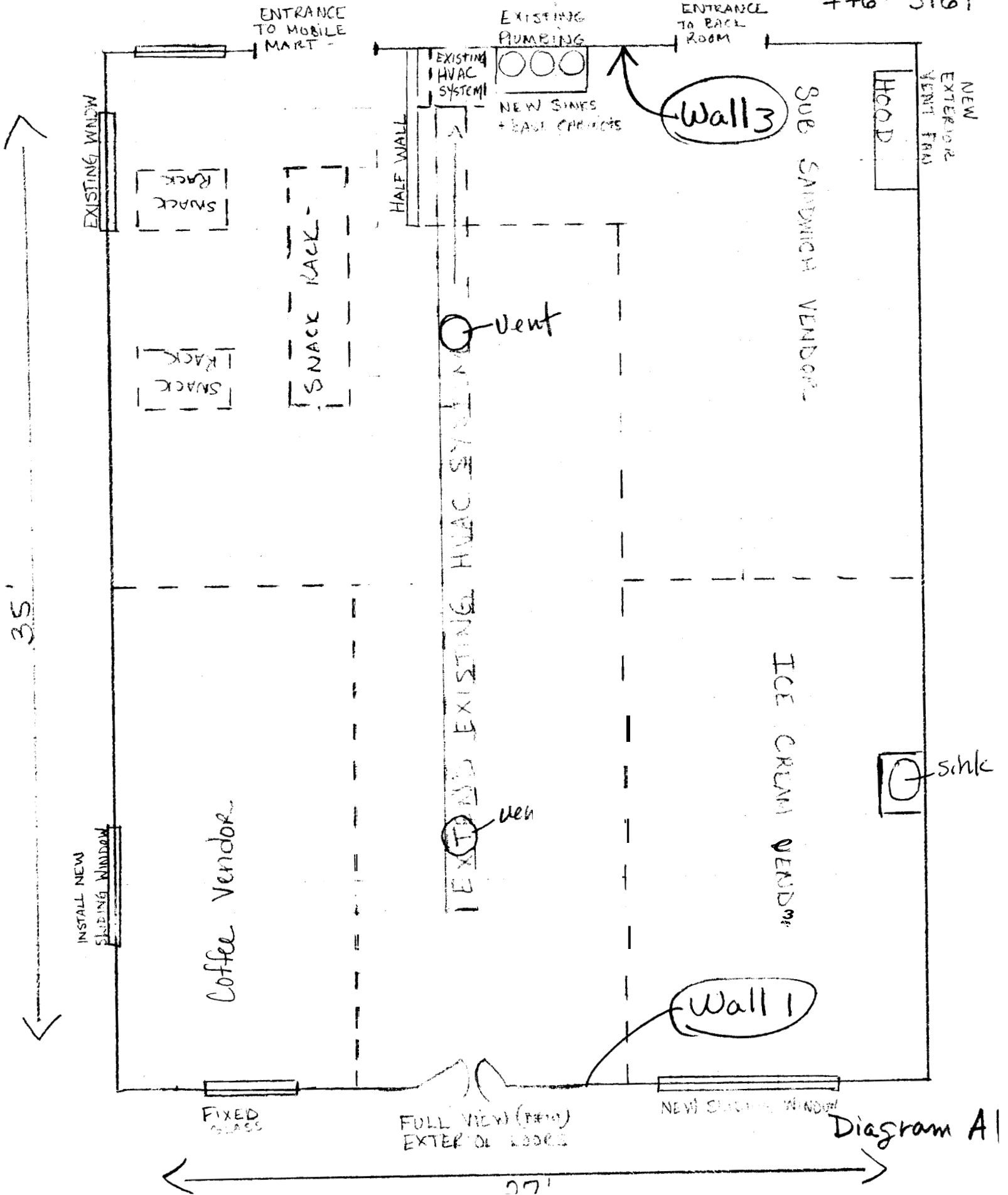
existing concrete floor

Front Elevation
Wall (1)
see diagram A1



MOBILE GAS STATION
1569 FOREST AVE - PORTLAND

REGAL RENOVATION & DESIGN
773-8736 - OR -
776-3161





0093164

BK 17040PG 159

QUITCLAIM DEED WITH COVENANT

SNOW FLAKE CANNING COMPANY, a Maine corporation and DOWNEAST ENERGY CORP., a Maine corporation formerly known as "Down East Energy Corp." joining in this deed as grantor, both with a place of business in Brunswick, Maine, for consideration paid, hereby GRANT to ALLIANCE ENERGY CORP., a Massachusetts corporation having a mailing address of 800 South Street, P.O. Box 9161, Waltham, MA 02454-9161 with QUITCLAIM COVENANTS, those certain lots or parcels of land, with the buildings, fixtures and improvements thereon located in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described in the attached Schedule A.

MAINE REAL ESTATE TAX PAID

WITNESS our hands and seals as of December 1, 2001.

[Signature]
Witness

SNOW FLAKE CANNING COMPANY

by: [Signature]
John Peters, its Executive Vice President

[Signature]
Witness

DOWNEAST ENERGY CORP.

by: [Signature]
John Peters, its Executive Vice President

State of Maine
County of Cumberland, ss

December 1, 2001

Then personally appeared before me the above named John Peters in his said capacities and acknowledged the foregoing to be his free act and deed and the free act and deed of said corporations.

Before me,

[Signature]
Notary Public/Attorney at Law
Name: Lawrence R. Clough

QCDeed Portland #24
11/20/01 2:17 PM

BK 17040 PG 160

SCHEDULE A

High and York Streets, Portland, Maine

A certain lot or parcel of land located in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the point of intersection of the northeasterly sideline of High Street and the northwesterly sideline of York Street;

Thence North 37° 45' 00" West along the northeasterly sideline of High Street 96.58 feet to the most southerly comer of land now or formerly of the Estate of Kathryn P. Conroy;

Thence North 53° 00' 00" East along said Conroy land 84.41 feet to the easterly comer thereof;

Thence North 33° 01' 00" West along said Conroy land and land now or formerly of Irving L. Shaw and Helen J. Shaw 66.76 feet to the most southerly comer of land now or formerly of Steven Lee Cawley;

Thence North 49° 50' 00" East along said Cawley land and land now or formerly of Beth Gideon 90.55 feet to a point;

Thence North 57° 26' 00" East along land now or formerly of J.B. Brown 29.01 feet to a point on the southwesterly boundary of land now or formerly of Anthony P. Mezoian and Ann Lee Mezoian;

Thence South 33° 33' 00" East along said Mezoian land 91.34 feet to a point on the northwesterly sideline of York Street;

Thence South 25° 47' 30" West along said sideline of York Street 75.15 feet to a point;

Thence South 31° 12' 00" West along said sideline of York Street 90.07 feet to a point;

Thence South 45° 16' 00" West along said sideline of York Street 51.63 feet to the point of beginning. Containing 21,836 square feet, more or less.

Bearings are magnetic based upon the year 1960. Reference is made to a survey entitled "ALTA/ACSM Land Title Survey on High St and York St, Portland, Maine made for Alliance Energy Corp." prepared by Owen Haskell, Inc. dated October 30, 2001.

Meaning and intending to convey and hereby conveying the same premises conveyed to Downeast Energy Corp. by deed of George H. Roberts, Jr. dated September 30, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8497, Page 112 and also hereby conveying all property reserved by the grantor therein.

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 DEC -4 PM 4: 09

CUMBERLAND COUNTY

John B. Abuin

Elevation Wall ③ See Diagram A1

