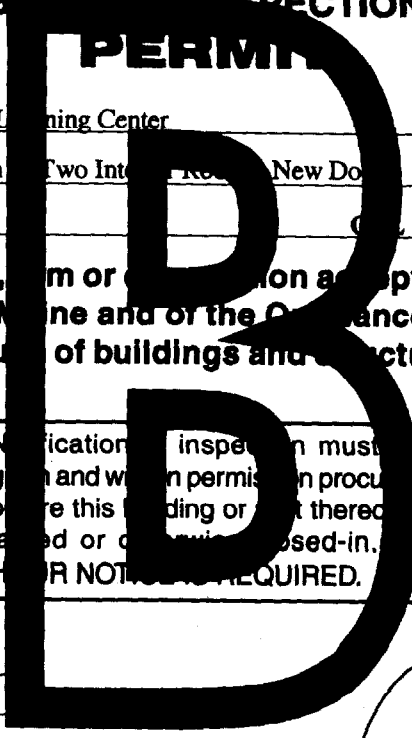


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 030329



This is to certify that Alpha Quebec Inc/Portside Learning Center
has permission to Change of Use and Addition of Two Interior Rooms New Do
AT 1964 Washington Ave Call 369 A003001

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 on permit in progress before this building or part thereof is occupied or otherwise used-in. HOUR NOTICES 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] 5/8/23
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: 03-0329	Issue Date:	CBL: 369 A003001
-----------------------	-------------	---------------------

Location of Construction: 1964 Washington Ave	Owner Name: Alpha Quebec Inc	Owner Address: 511 Congress St #801	Phone: 797-7821
Business Name:	Contractor Name: Portside Learning Center	Contractor Address: 1976 Washington Ave Portland	Phone: 2073186623
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R2

Past Use: Church	Proposed Use: Montessori Day Care	Permit Fee: \$163.00	Cost of Work: \$20,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: I-2 Type: 5B W/SPRINKLER 5/8/03 5/8/03	

Proposed Project Description:
Change of Use and Addition of Two Interior Rooms; New Doors

Signature: *WMM*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 04/10/2003	Zoning Approval
-------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<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"/> Denied</p> <p>Date: <i>4/10/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p><i>ZBA M</i> <i>1/9/03</i></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: <i>[Signature]</i></p>
	<p><i>separate permits are required for any new signage</i></p> <p><i>OK with conditions</i></p>		

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

Portside Learning Center

1600 Forest Ave.

Portland, Maine 04103

797-7821

May 8, 2003

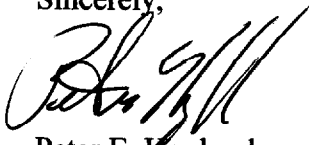
Michael J. Nugent
Inspection Services Manager
Housing & Neighborhood Services Division
Planning & development department
389 Congress Street
Portland, Maine 04101

Re: Portside Learning Center Permit for 1976 Washington Ave.

Dear Sir:

As requested this letter will confirm that Portside Learning Center will install an NFPA 13 sprinkled system designed and built by Sprinkler Systems, Inc. Their address is P.O. Box 1285, Lewiston, Maine. The system will be designed by Sprinkler Systems, Inc. and approved by the State Fire Marshall. As discussed it will be necessary to install a new 6" water main to the building. It is understood that any building permit issued would stipulate this requirement be completed before a Certificate of Occupancy is issued. Thank you for your attention to this matter.

Sincerely,



Peter E. Hoglund
Mgr.

03-0329

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.

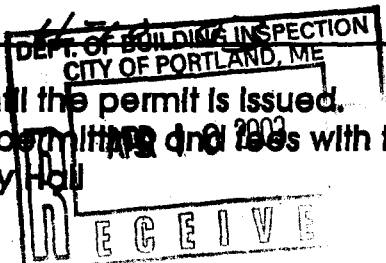
Location/Address of Construction: <u>1976 Washington Ave</u> (1964)		
Total Square Footage of Proposed Structure <u>2,300</u>	Square Footage of Lot <u>33,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>369</u> Block# <u>A</u> Lot# <u>003</u>	Owner: <u>Alpha Quebec</u> <u>Pontside Learning Ctr</u>	Telephone: <u>297-7821</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Pontside Learning Ctr</u> <u>1000 Forest Ave</u> <u>Port Me. 04103</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>163.00</u>
Current use: <u>Church</u>		
If the location is currently vacant, what was prior use: <u>Church</u>		
Approximately how long has it been vacant: <u>2 months</u>		
Proposed use: <u>Montessori Day care</u>		
Project description: <u>add. 2 interior rooms - New Doors</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>P. Hoglund</u>		
Mailing address: <u>1976 Wash. Ave</u> <u>297 7821</u>		
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: <u>318-4623</u>		

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: <u>P. Hoglund</u>	Date: <u>1/17/03</u>
---	----------------------

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

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

Permit No: 03-0329	Date Applied For: 04/10/2003	CBL: 369 A003001
------------------------------	--	----------------------------

Location of Construction: 1964 Washington Ave	Owner Name: Alpha Quebec Inc	Owner Address: 511 Congress St #801	Phone: () 797-7821
Business Name:	Contractor Name: Portside Learning Center	Contractor Address: 1976 Washington Ave Portland	Phone: (207) 318-6623
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Montessori Day Care	Proposed Project Description: Change of Use and Addition of Two Interior Rooms; New Doors
---	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 04/18/2003
Note: ZBA approved on 1/9/03			Ok to Issue: <input checked="" type="checkbox"/>
1) Any and all conditions of the Conditional use appeal shall be met and maintained.			
2) Separate permits shall be required for any new signage.			

Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. McDougall	Approval Date: 04/28/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) the fire alarm system shall be tested in accordance with NFPA 72 standards and the results submitted to the Portland Fire Department			
2) Application requires State Fire Marshal approval.			
3) the fire alarm system shall be connected to an approved central station or the city masterbox system (Ben Diaz 874-8489.			
4) the fire alarm system shall be installed in accordance with NFPA 72 standards			

Comments:
04/30/2003-mjn: Hold until sprinkler issues are worked out. Met w/ Builder this date.



PLEASANTS
HARDWARE
COMPANY

HCI/CRAFTSMEN®

161 John Roberts Road, P.O. Box 2532 • South Portland, ME 04108
Phone (207) 775-3191 • Fax (207) 775-1366

PETER
SANTE FE EXPRESS

DATE: Day CALE

PROJECT: 3-25-03

L

LOCATION: PFD - ME

WE PROPOSE TO FURNISH THE FOLLOWING MATERIALS:

#3 - Boiler Room - U :

- 1- MINERAL CORE BIRCH 3068 FLUSH DOOR
- 1- HOLLOW METAL DRYWALL U 3068 FRAME
- 3- BALL BEARING - 260 HINGES
- 1- STANDARD DUTY CLOSER
- 1- STAIRROOM LEVER LOCK 260

#4 - Bathroom Doors :

- 1- SOLID CORE BIRCH 3068 FLUSH DOORS
- 1- HOLLOW METAL DRYWALL 3068 FRAME
- 3- BALL BEARING HINGES
- 1- STANDARD DUTY CLOSER
- 1- LEVER PULLER SET 260

SALES AND OTHER LOCAL TAXES NOT INCLUDED IN THIS QUOTATION
TERMS ARE NET 30 DAYS. NO RETAINAGE

ACCEPTED _____

HCI/CRAFTSMEN®

BY _____

BY Dennis Burns

DATE _____

THIS PROPOSAL SUBJECT TO CONDITIONS OF SALE SHOWN ON REVERSE SIDE

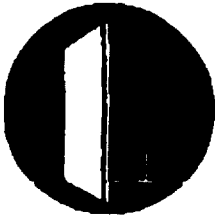
Winston-Salem, Charlotte, NC • Columbia, Greenville, SC • Tallahassee, Tampa, FL • Newport News, VA
South Portland, Bangor, ME • Burlington, VT • Boston, MA • Nashua, NH
Birmingham, Montgomery, Huntsville, AL

Apr 201 Bowler Printing Co, Portland

Apr. 01 2003 12:19PM P2

FAX NO.: 775+1366

FROM: HCICraftsmen



PLEASANTS
HARDWARE
COMPANY

HCI/CRAFTSMEN®

161 John Roberts Road, P.O. Box 2532 • South Portland, ME 04106
Phone (207) 775-3191 • Fax (207) 775-1366

PETER
SANTÉ FE EXPRESS

DATE: 3-25-03

PROJECT: DAY CARE

LOCATION: PORTLAND - ME.

WE PROPOSE TO FURNISH THE FOLLOWING MATERIALS:

- # 1 - EXTERIOR DOORS:
 - 2 - Hollow METAL FLUSH 3068 DOORS
 - 2 - Hollow METAL FRAMES (2x6 wall) 734"
 - 6 - Non Removable pin Hinges
 - 2 - H.D. EXTERIOR CLOSERS
 - 2 - Rim Exit DEVICES x LEVER trim (10460)
 - 2 - W/S - SIL - SWEEPS.

- # 2 - INTERIOR CLASSROOMS:
 - 3 - SOLID CORE BIRCH 3068 (24 x 28 T.G. GLASS LRS)
 - 3 - Hollow METAL DRYWALL FRAMES (2x4) 3068
 - 9 - Hinges - BALL BEARING
 - 3 - LEVER PASSAGESETS 260

SALES AND OTHER LOCAL TAXES NOT INCLUDED IN THIS QUOTATION
TERMS ARE NET 30 DAYS, NO RETAINAGE

CONTINUED →

ACCEPTED _____

BY _____

DATE _____

HCI/CRAFTSMEN®

BY Dennis Burns

THIS PROPOSAL SUBJECT TO CONDITIONS OF SALE SHOWN ON REVERSE SIDE

Winston-Salem, Charlotte, NC • Columbia, Greenville, SC • Tallahassee, Tampa, FL • Newport News, VA
South Portland, Bangor, ME • Burlington, VT • Boston, MA • Nashua, NH
Birmingham, Montgomery, Huntsville, AL

Form 201 Bowler Printing Co., Portland

Apr. 01 2003 12:19PM P1

FAX NO. : 775+1366

FROM: HCI/CRAFTSMEN



**PLEASANTS
HARDWARE
COMPANY**

HCI/CRAFTSMEN®

161 John Roberts Road, P.O. Box 2532 • South Portland, ME 04106
Phone (207) 775-3191 • Fax (207) 775-1366

PETEL
SANTÉ FE EXPRESS

DATE: 3-25-03

PROJECT: DAY CARE

LOCATION: PTD ME

WE PROPOSE TO FURNISH THE FOLLOWING MATERIALS:

- H-6 - STAIRWAY DOORS - UL :
- 2 - MINERAL CORE BIRCH 3068 ALL (4x25 WIRE GLASS)
LITS
- 2 - HOLLOW METAL DAYWALL 3068 FRAMES
- 6 - BALL BEARING Hinges 260
- 2 - STANDARD DUTY CLOSERS
- 2 - UL - PULL EXIT DEVICES + LEVEL trim

\$ 5,289.00

SALES AND OTHER LOCAL TAXES NOT INCLUDED IN THIS QUOTATION
TERMS ARE NET 30 DAYS, NO RETAINAGE

ACCEPTED _____

BY _____

DATE _____

HCI/CRAFTSMEN®

BY Dennis Burns

THIS PROPOSAL SUBJECT TO CONDITIONS OF SALE SHOWN ON REVERSE SIDE

Winston-Salem, Charlotte, NC • Columbia, Greenville, SC • Tallahassee, Tampa, FL • Newport News, VA
South Portland, Bangor, ME • Burlington, VT • Boston, MA • Nashua, NH
Birmingham, Montgomery, Huntsville, AL

Construction detail

1. All new partitions shall be 3 5/8" metal studs w/1/2" Sheetrock .
2. All new partitions in stair well shall be 3 5/8" metal studs with 5/8" Sheetrock.
3. All existing partitions in stair well shall covered with 5/8 Sheetrock.
4. All existing finishes shall be painted with fire retardant.



Application for Construction Permit

Department of Public Safety
Licensing & Inspections
164 State House Station
Augusta, Maine 04333-0164
Tel: 207-624-8744 x 1
Fax: 207-624-8767

Project Information

Project Name: Portside Learning Center
 Street Location: 1976 Washington Ave Town Location: Portland
 County: Cumberland

New Building: Renovation: Addition: Occupancy Change:
 Sprinkler System: Yes No Sprinkler System Supervised: Yes No

Date of Construction Start-up: 4-1-03 Estimated Project Cost: 35,000
 Date of Construction Completion: 5-1-03 Construction Permit Fee: 75.00
(Fee schedule is on back)

Occupancy Classification

Apartments <input type="checkbox"/>	Nursing Home <input type="checkbox"/>	Educational <input checked="" type="checkbox"/>
Hotel / Motel <input type="checkbox"/>	Industrial <input type="checkbox"/>	Daycare <input checked="" type="checkbox"/>
Rooming & Lodging <input type="checkbox"/>	Residential Care Level I <input type="checkbox"/>	Detention <input type="checkbox"/>
Congregate Housing <input type="checkbox"/>	Residential Care Level II <input type="checkbox"/>	Business <input type="checkbox"/>
Hospital <input type="checkbox"/>	Assembly Class A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	Other <input type="checkbox"/>
Limited Care <input type="checkbox"/>	Mercantile A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	

FILE

Construction Type

Fire Resistive: Type I (443), (332) <input type="checkbox"/>	Unprotected Ordinary: Type III (200) <input type="checkbox"/>
Protected Non-Combustible: Type II (222), (111) <input type="checkbox"/>	Heavy Timber: Type IV (2HH) <input type="checkbox"/>
Unprotected Non-Combustible: Type II (000) <input type="checkbox"/>	Protected Wood Frame: Type V (111) <input type="checkbox"/>
Protected Ordinary: Type III (211) <input type="checkbox"/>	Unprotected Wood Frame: Type V (000) <input type="checkbox"/>

Addresses

Owner's Name: Sante-Fc Express Telephone: 797-8898 Fax: same
 Mailing Address: 56 Lane Ave
 Town: Portland State: Me. Zip Code: 04103

Design Professional: _____ Telephone: _____ Fax: _____
 Maine Registration Number: _____ E-mail: _____
 Mailing Address: _____
 Town: _____ State: _____ Zip Code: _____

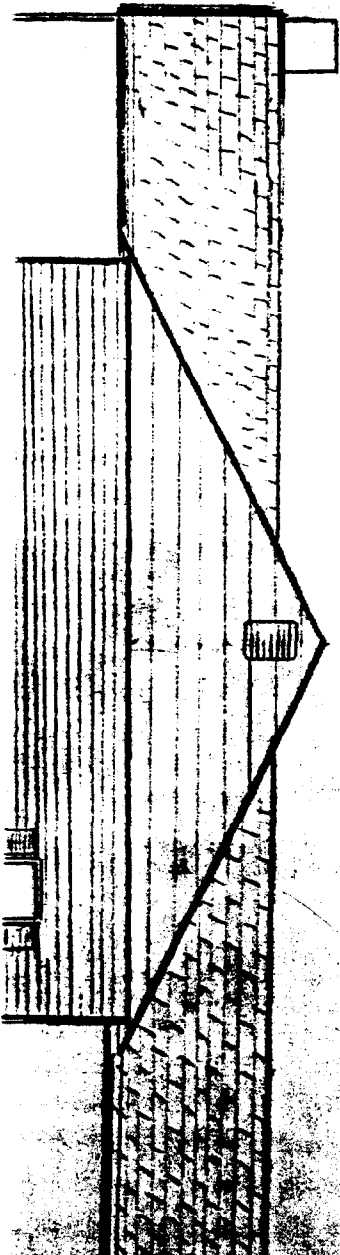
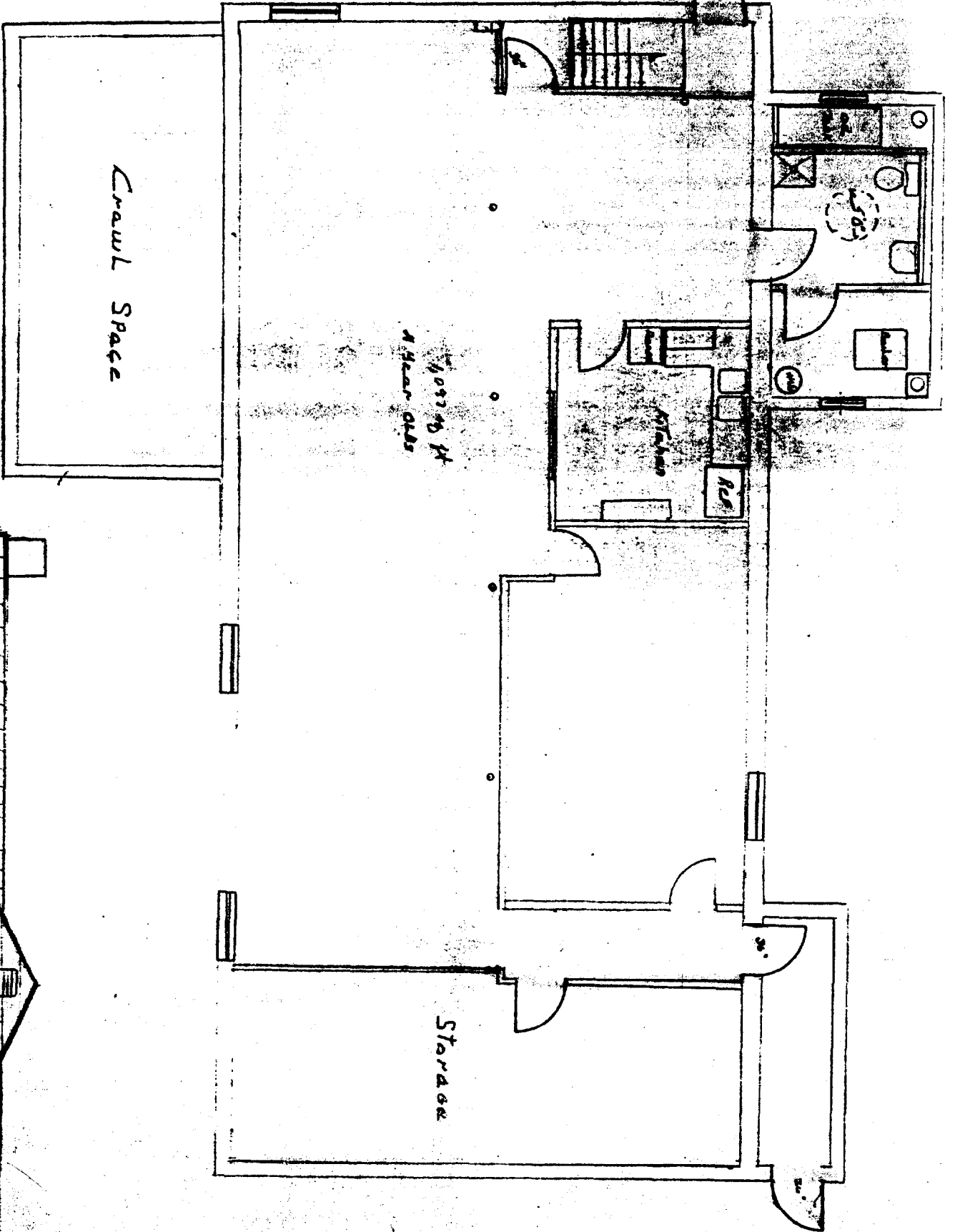
General Contractor: Sante-Fc Express Telephone: 797-8898 Fax: same
 Mailing Address: 56 Lane Ave
 Town: Portland State: Me. Zip Code: 04103

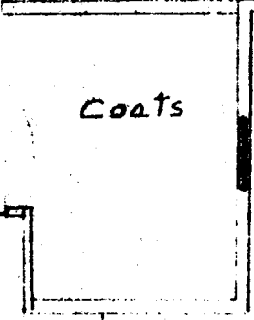
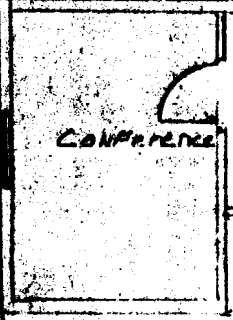
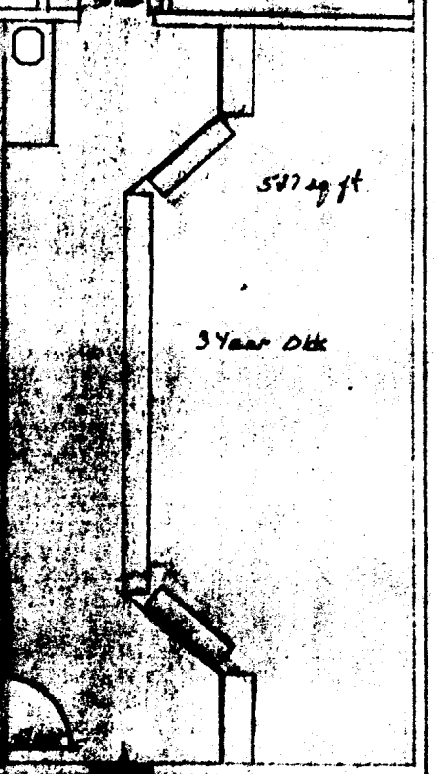
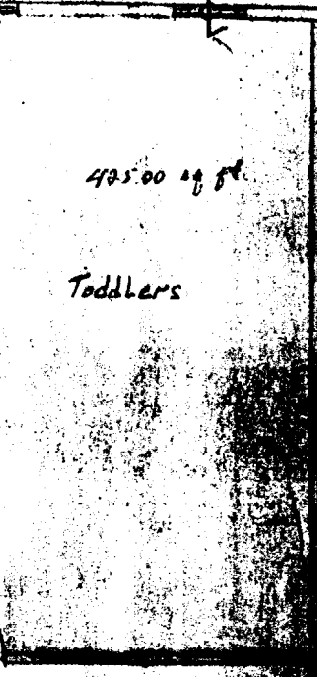
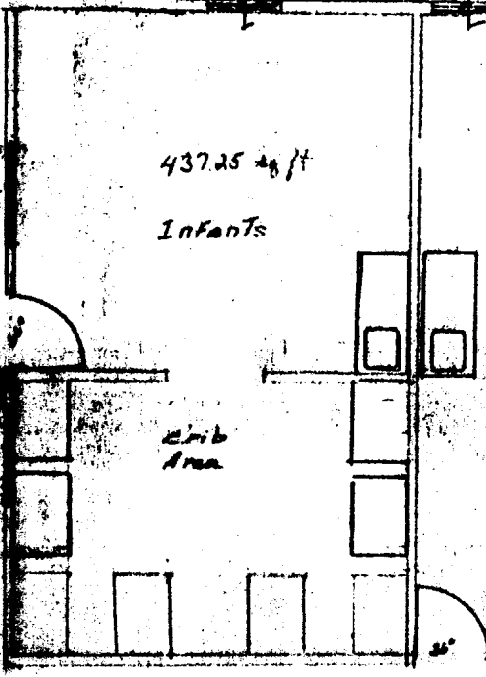
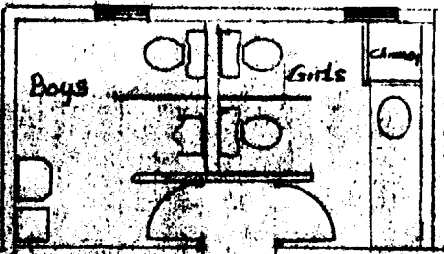
Signature of Applicant: [Signature]

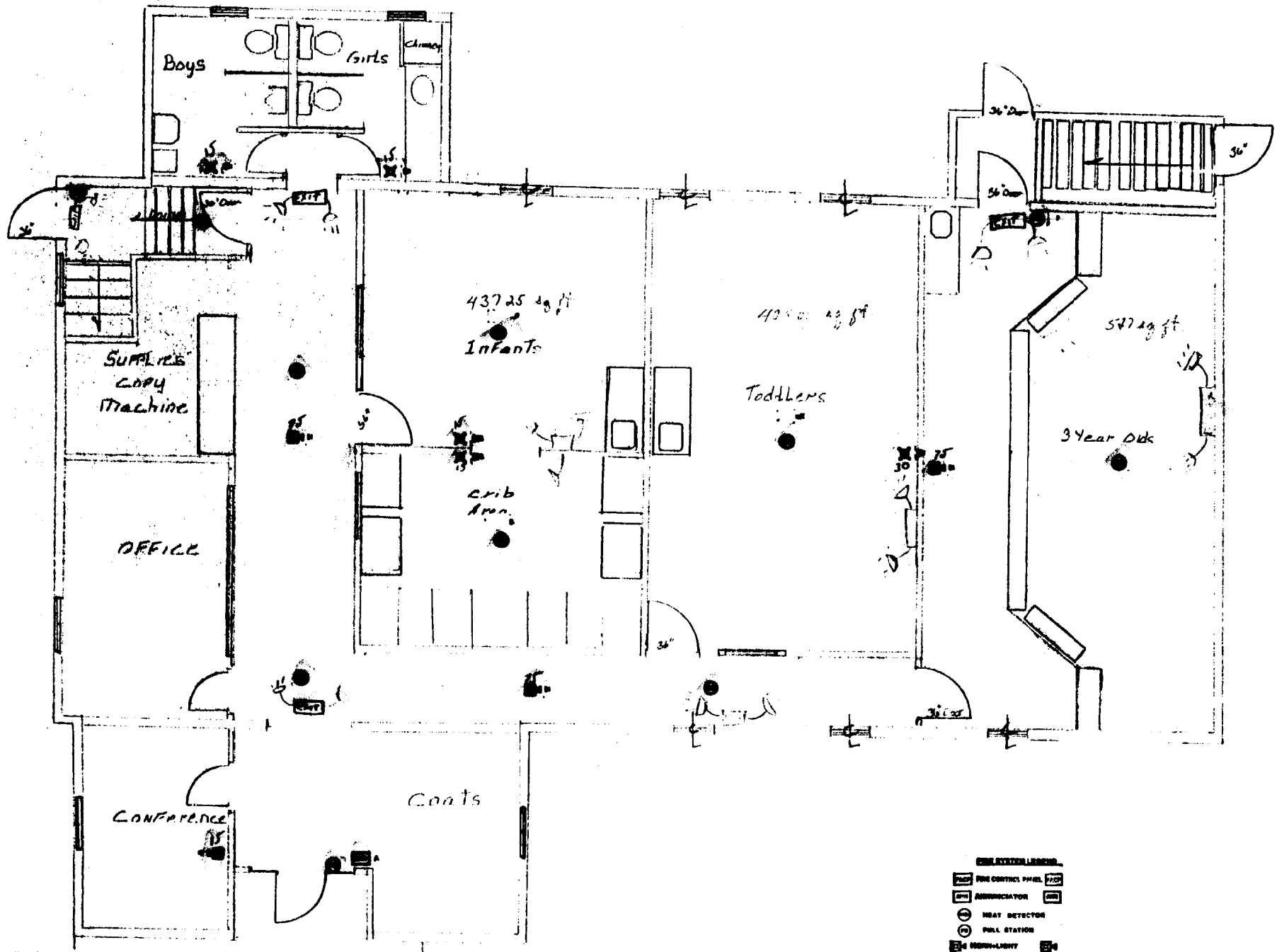
Preliminary Approval: <input type="checkbox"/>	Date: _____	Approved By: <u>[Signature]</u>
Construction Permit: <input checked="" type="checkbox"/>	Date: <u>4/7/03</u>	Approved By: <u>[Signature]</u>
Approval Letter: <input type="checkbox"/>	Date: _____	Approved By: _____

-When a permit is not required

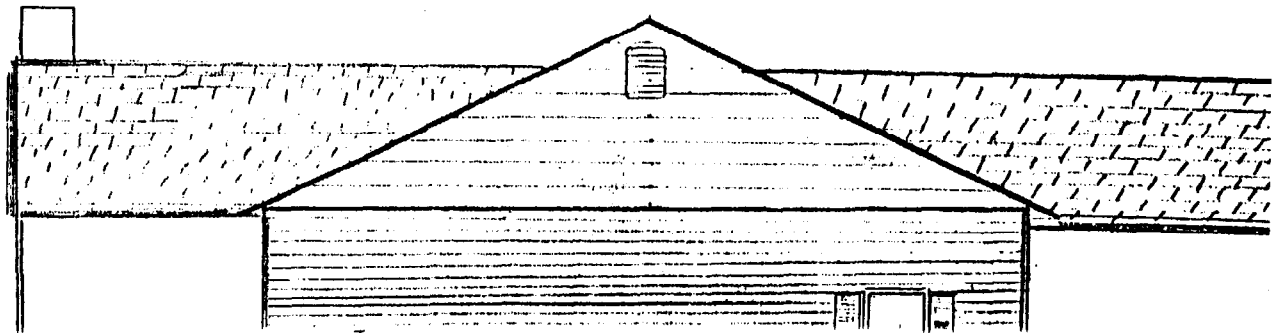
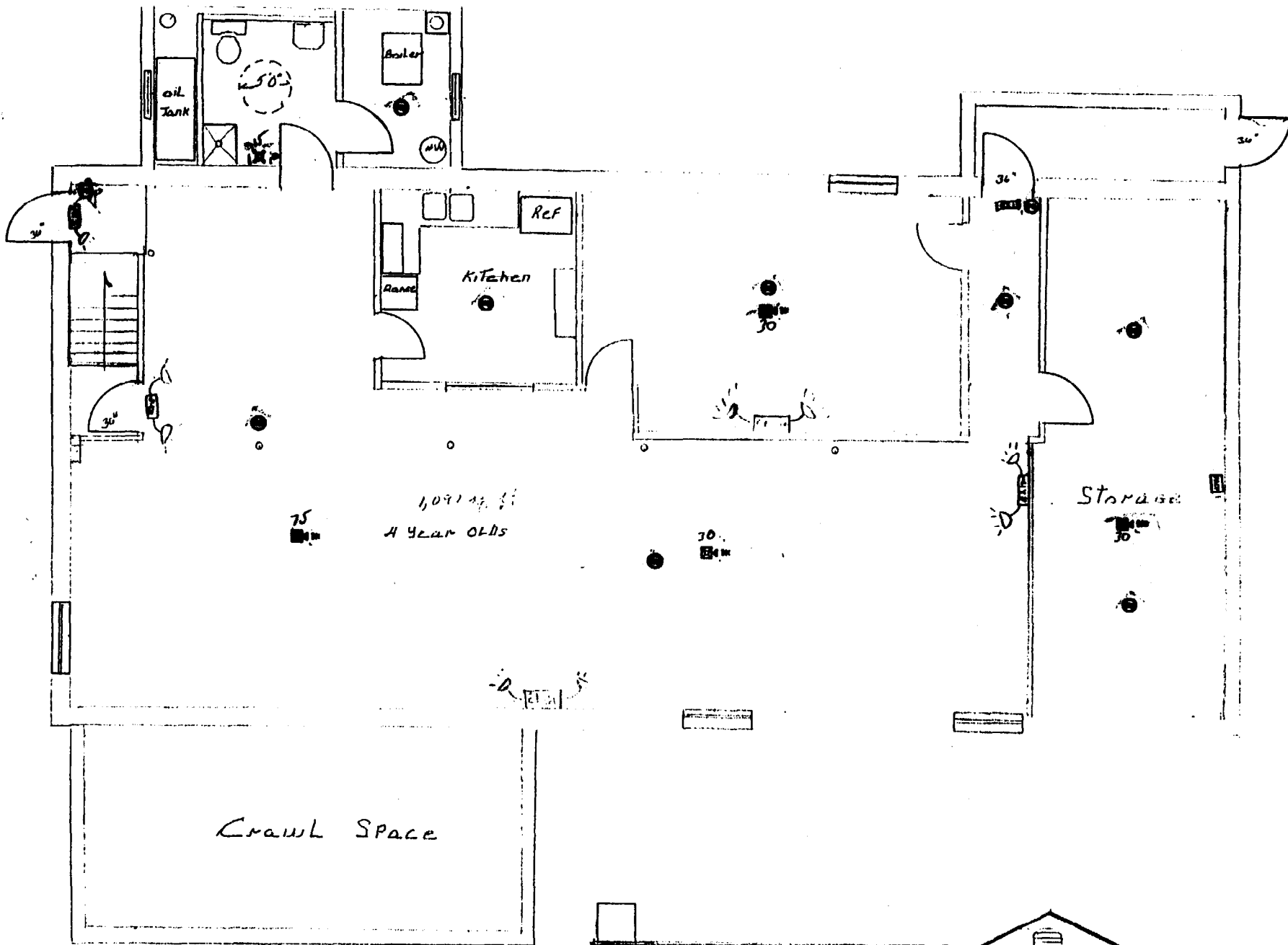
LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #
	<u>3/26/03</u>	<u>75.00</u>	<u>4/7/03</u>	<u>1035</u>	<u>R.M</u>		

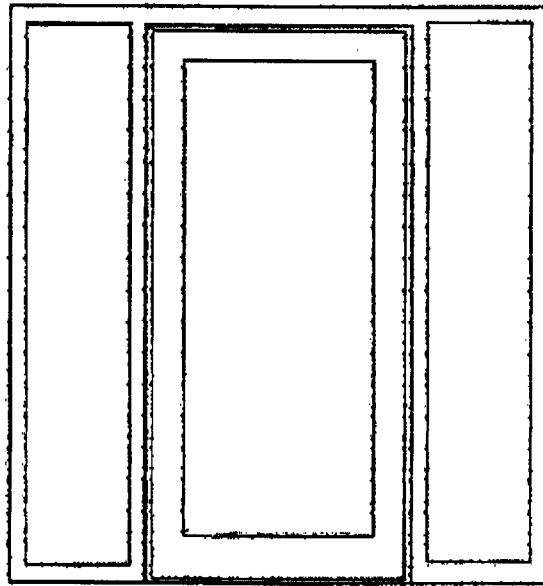






- CODE SYSTEM LEGEND**
- FIRE CONTROL PANEL
 - ANNUNCIATOR
 - HEAT DETECTOR
 - PULL STATION
 - NORMAL LIGHT
 - SMOKE DETECTOR
 - SIGNAL LIGHT-ON/OFF





Front Door

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **BEAUTIFUL SAVIOR EVANGELICAL LUTHERAN CHURCH**, a Local Independent Church located in Portland, Maine, for consideration paid, grant to **ALPHA QUEBEC, INC.**, as **Qualified Intermediary for Annette M. Hoglund and Marlene Martin**, a Maine corporation with a place of business in Portland, Maine, with a mailing address of c/o Richard J. Abbondanza, Esq., 511 Congress Street, Portland, Maine 04101, Maine, with **WARRANTY COVENANTS**, the real estate in Portland, Maine, described as follows:

A certain lot or parcel of land situated on the northwesterly side of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a stone monument in the northwesterly sideline of Washington Avenue at the first angle in the said northwesterly sideline of Washington Avenue northerly of Riverside Street, said point of beginning being also the most easterly corner of land now or formerly of S. Lester Boyle; thence North 62° 52 ½' West by land of said Boyle a distance of One Hundred Seventeen and Five Tenths (117.5) feet, more or less, to an iron and the easterly sideline of the Portland Terminal Company right-of-way; thence North 36° 19' East by the easterly sideline of the said Portland Terminal Company right-of-way, a distance of Two Hundred Ninety-nine (299) feet, more or less, to an angle and a point of widening in the said Portland Terminal Company right-of-way; thence easterly by the easterly sideline of the Portland Terminal Company right-of-way a distance of Eight and Twenty-five Hundredths (8.25) feet, more or less, to a point in the said right-of-way as widened; thence North 36° 19' East along the said easterly sideline of the Portland Terminal Company right-of-way a distance of Seven (7) feet, more or less, to an iron and land now or formerly of Charles Davis heirs; thence South 28° 47' East by land of Davis heirs a distance of One Hundred Forty (140) feet, more or less, to an iron and the northwesterly sideline of Washington Avenue; thence South 41° 30' West by the northwesterly sideline of Washington Avenue, a distance of Two Hundred Thirty-two (232) feet to the stone monument at the point of beginning.

Excepting and not hereby conveying the portion of the above-described premises taken by eminent domain by the Municipal Officers of the City of Portland pursuant to a Certificate of Taking of Property, dated August 2, 1976 and recorded in the Cumberland County Registry of Deeds, Book 3895, Page 81.

MAINE REAL ESTATE TAX PAID

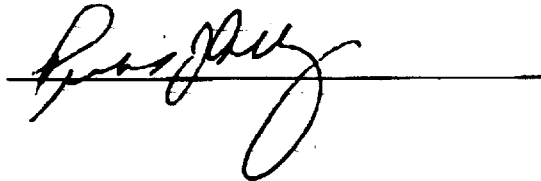
Doc# 10544 Bk:18787 Pg: 130

Being the same premises conveyed to Beautiful Savior Evangelical Lutheran Church by deed from Portland Congregation of Jehovah's Witnesses, Inc., recorded in the Cumberland County Registry of Deeds in Book 6663, Page 58.

IN WITNESS WHEREOF, Beautiful Savior Evangelical Lutheran Church has caused this instrument to be executed by DAVID A. KIMPEL its ~~President~~ PRESIDENT thereunto duly authorized this 28 day of January, 2003.

WITNESS:

Beautiful Savior Evangelical Lutheran Church



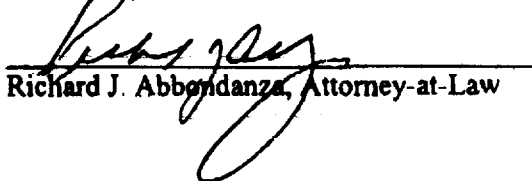
David A. Kimpel
By: DAVID A. KIMPEL
Its: PRESIDENT

STATE OF MAINE
CUMBERLAND ss.

January 28, 2003

Then personally appeared the above named DAVID A. KIMPEL and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Beautiful Savior Evangelical Lutheran Church.

Before me,


Richard J. Abbondanza, Attorney-at-Law

G:\CLIENTS\H\Hoglund\Deed.doc

Received
Recorded Register of Deeds
Jan 29, 2003 12:56:55P
Cumberland County
John B. O'Brien