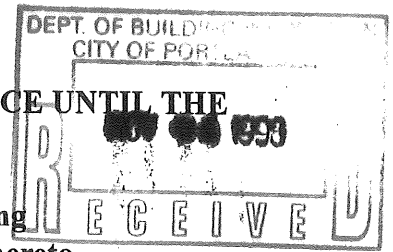


**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**



In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <u>1359 Washington Ave Portland, Me</u>		
Total Square Footage of Proposed Structure <u>2717.88</u>	Square Footage of Lot <u>23,468.42</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>401</u> Block# <u>A</u> Lot# <u>6</u>	Owner: <u>Michael S. Orr</u>	Telephone#: <u>797-9030</u>
Owner's Address: <u>1373 Washington Ave</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$9500.00</u> Fee <u>\$70</u>
Proposed Project Description: (Please be as specific as possible) <u>C/U</u> <u>Concrete foundations and floors for additions</u> <u>for additions (adding 2 additions) E</u>		
Contractor's Name, Address & Telephone <u>John B. DiSanto &amp; Sons P.O. Box 981</u> <u>772-3611 Portland, Me. 04104</u>		Rec'd By <u>UB</u>
Current Use: <u>Empty Pre-School</u>	Proposed Use: <u>Portland House of Pizza (Rest)</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

•All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

•All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

•All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

•HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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>Herbert P. Gray</u>	Date: <u>11/4/98</u>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

19980146

I. D. Number

Portland House of Pizza

Applicant

31 Jameco Mill Rd, Scarborough, ME 04074

Applicant's Mailing Address

Herbert Gray

Consultant/Agent

767-1861

Applicant or Agent Daytime Telephone, Fax

10/22/98

Application Date

Portland House of Pizza

Project Name/Description

1359 Washington Ave

Address of Proposed Site

401-A-006

Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

---

**Planning Conditions of Approval**

---

**Inspections Conditions of Approval**

1. Separate permits required for new signage.

---

**Fire Conditions of Approval**

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

19980146

I. D. Number

Portland House of Pizza

Applicant

31 Jameco Mill Rd, Scarborough, ME 04074

Applicant's Mailing Address

Herbert Gray

Consultant/Agent

767-1861

Applicant or Agent Daytime Telephone, Fax

10/22/98

Application Date

Portland House of Pizza

Project Name/Description

1359 Washington Ave

Address of Proposed Site

401-A-006

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

☐ New Building ☒ Building Addition ☒ Change Of Use ☐ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) \_\_\_\_\_

2284 +433.88 additio

.538

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots \_\_\_\_\_ ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other \_\_\_\_\_

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 10/22/98

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied

Approval Date 11/10/98 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_ ☒ Additional Sheets Attached

☒ Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee

☒ Required\*

☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

☒ Performance Guarantee Accepted 11/9/98 \$29,890.00  
date amount expiration date

☒ Inspection Fee Paid 11/2/98 \$508.13  
date amount

☐ Building Permit Issued \_\_\_\_\_  
date

☐ Performance Guarantee Reduced \_\_\_\_\_  
date remaining balance signature

☐ Temporary Certificate of Occupancy \_\_\_\_\_  
date ☐ Conditions (See Attached)

☐ Final Inspection \_\_\_\_\_  
date signature

☐ Certificate Of Occupancy \_\_\_\_\_  
date

☐ Performance Guarantee Released \_\_\_\_\_  
date signature

☐ Defect Guarantee Submitted \_\_\_\_\_  
submitted date amount expiration date

☐ Defect Guarantee Released \_\_\_\_\_  
date signature

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

19980146

I. D. Number

Portland House of Pizza

Applicant

31 Jameco Mill Rd, Scarborough, ME 04074

Applicant's Mailing Address

Herbert Gray

Consultant/Agent

767-1861

Applicant or Agent Daytime Telephone, Fax

10/22/98

Application Date

Portland House of Pizza

Project Name/Description

1359 Washington Ave

Address of Proposed Site

401-A-006

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☒ Change Of Use ☐ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) \_\_\_\_\_

2284 +433.88 additio

.538

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

☒ Site Plan (major/minor) ☐ Subdivision # of lots \_\_\_\_\_ ☐ PAD Review ☐ 14-403 Streets Review  
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification  
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other \_\_\_\_\_

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 10/22/98

**Fire Approval Status:**

Reviewer Lt Mc Dougall

☒ Approved ☐ Approved w/Conditions see attached ☐ Denied

Approval Date 10/22/98 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_ ☐ Additional Sheets Attached

☒ Condition Compliance Lt Mc Dougall 10/22/98  
signature date

**Performance Guarantee**

☐ Required\*

☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19980146

I. D. Number

**Portland House of Pizza**

Applicant

31 Jameco Mill Rd, Scarborough, ME 04074

Applicant's Mailing Address

**Herbert Gray**

Consultant/Agent

767-1861

Applicant or Agent Daytime Telephone, Fax

10/22/98

Application Date

**Portland House of Pizza**

Project Name/Description

1359 Washington Ave

Address of Proposed Site

401-A-006

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☒ Change Of Use ☐ Residential

☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) \_\_\_\_\_

2284 +433.88 additio

.538

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

☒ Site Plan  
(major/minor)

☐ Subdivision  
# of lots \_\_\_\_\_

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional  
Use (ZBA/PB)

☐ Zoning Variance

☐ Other \_\_\_\_\_

Fees Paid: Site Plan \$400.00 Subdivisio \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 10/22/98

**Planning Approval Status:**

Reviewer **Kandice Talbot**

☒ Approved

☐ Approved w/Conditions  
See Attached

☐ Denied

Approval Date 11/9/98

Approval Expiration 11/9/99

Extension to \_\_\_\_\_

☐ Additional Sheets  
Attached

☒ OK to Issue Building Permi Kandice Talbot 11/9/98  
signature date

**Performance Guarantee**

☒ Required\*

☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

☒ Performance Guarantee Accepted 11/9/98 \$29,890.00 \_\_\_\_\_  
date amount expiration date

☒ Inspection Fee Paid 11/2/98 \$508.13 \_\_\_\_\_  
date amount

☐ Building Permit Issue \_\_\_\_\_  
date

☐ Performance Guarantee Reduced \_\_\_\_\_  
date remaining balance signature

☐ Temporary Certificate of Occupancy \_\_\_\_\_  
date ☐ Conditions (See Attached)

☐ Final Inspection \_\_\_\_\_  
date signature

☐ Certificate Of Occupancy \_\_\_\_\_  
date

☐ Performance Guarantee Released \_\_\_\_\_  
date signature

☐ Defect Guarantee Submitted \_\_\_\_\_  
submitted date amount expiration date

☐ Defect Guarantee Released \_\_\_\_\_  
date signature

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19980146  
I. D. Number

**Portland House of Pizza**

Applicant

**31 Jameco Mill Rd, Scarborough, ME 04074**

Applicant's Mailing Address

**Herbert Gray**

Consultant/Agent

**767-1861**

Applicant or Agent Daytime Telephone, Fax

**10/22/98**

Application Date

**Portland House of Pizza**

Project Name/Description

**1359 Washington Ave**

Address of Proposed Site

**401-A-006**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☒ Change Of Use ☐ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) \_\_\_\_\_

**2284 +433.88 additio**

**.538**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

☒ Site Plan (major/minor) ☐ Subdivision # of lots \_\_\_\_\_ ☐ PAD Review ☐ 14-403 Streets Review  
☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification  
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other \_\_\_\_\_

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **10/22/98**

**DRC Approval Status:**

Reviewer **Jim Wendel**

☒ Approved ☐ Approved w/Conditions see attache ☐ Denied

Approval Date **11/9/98** Approval Expiration **11/9/99** Extension to \_\_\_\_\_ ☐ Additional Sheets Attached

☒ Condition Compliance **Jim Wendel** **11/9/98**  
signature date

**Performance Guarantee** ☒ Required\* ☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>11/9/98</b> date	<b>\$29,890.00</b> amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>11/2/98</b> date	<b>\$508.13</b> amount	
<input type="checkbox"/> Building Permit	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	

**Site Review Pre-Application**  
**Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling**  
**or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

**NOTE\*\*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.**

Applicant  
Michael S. Orr

Application Date  
10/21/98

Applicant's Mailing Address  
31 Jameco Mill Road, Scarborough, Me 04074

Project Name/Description  
Portland House of Pizza

Consultant/Agent  
Herbert P. Gray  
111 Simmons Road, So. Portland, Me. 04106

Address Of Proposed Site  
1359 Washington Avenue, Portland

Applicant/Agent Daytime telephone and FAX Both 767-1861

Assessor's Reference, Chart#, Block, Lot# 401-A-6

Proposed Development (Check all that apply) ☐ New Building ☒ Building Addition ☒ Change of Use ☐ Residential ☐ Office ☐ Retail  
☐ Manufacturing ☐ Warehouse/Distribution ☐ Other(Specify) \_\_\_\_\_

2717.88 sf  
Existing 2284 sf + 433.88 sf .538 Acres

B-2

Proposed Building Square Footage and /or # of Units

Acreage of Site

Zoning

You must Include the following with you application:

1) A Copy of Your Deed or Purchase and Sale Agreement

2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant:

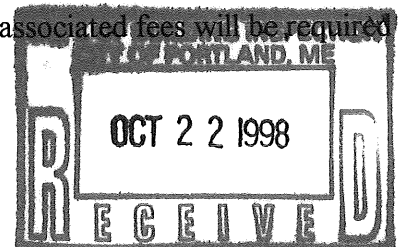
*Herbert P. Gray, Agent*

Date:

October 21, 1998

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



October 20, 1998

To Whom it may concern,

I Michael Orr authorize Herb Gray as my agent. He is acting on my behalf concerning the Portland House of Pizza project at 1359 Washington Ave.

Michael Orr



MICHAEL S. ORR  
PORTLAND HOUSE OF PIZZA  
WRITTEN STATEMENTS

The proposed development is owned by Michael S. Orr, 31 Jameco Mill Road, Scarborough, Maine 04074. The estimated cost of the renovation is \$170,000.00.

The proposed use of the site is to convert the former Maine National Bank building into a business to prepare and serve pizza's and related foods and seating for approximately 62 customers.

The total land area is 23,468.42 sf or 0.538 Acres. The total ground cover of the building is 2717.88 sf.

A thirty foot drainage easement encroaches on the rear of the property as shown on the plot plan. A twenty foot easement to Northern Utilities, Inc. has been established and a new gas line has been installed as shown on the plot plan.

Five cubic yards of solid waste is collected weekly and the dumpster is emptied by Riverdale Refuse of Scarborough, Maine. The grease container is pumped out once a month by Corenco from Bellerica, Massachusetts.

There is no change in the existing surface drainage serving the property now. There is no increase in paved area or parking lot which is served by a catchbasin in front of the building draining into Washington Avenue sewer, and a catchbasin at the rear of the property in the drainage easement which drains into the Northport Business Park and eventually into the 60" RCP of the Fall Brook Watershed.

The construction plan calls for building the footings, installing the granite curb and concrete walks around the building and the walls to the existing additions, as well as replacing the disturbed bituminous concrete pavement as soon as approvals are obtained and enclosing the structure before winter. The proposed fence enclosure around the dumpster and grease container will be built before winter. The additional fence and screening is planned to be constructed in May, 1999 as soon as plantings are safe from frost, etc.. A one inch overlay of bituminous pavement is planned in 1999.

No state or federal approvals are anticipated.

A letter is enclosed from Fleet Bank to finance the construction.

A copy of the deed recorded in Book 14120, page 065 of the Cumberland County Registry of Deeds shows the property is owned by Michael S. Orr.

There are no known unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the project site.

Addendum: North Utilities, Inc. agrees to restore property by paving trench/hole upon completion of gas pipeline installation.

**EASEMENT DEED**  
(Quitclaim Deed with Covenant)  
(Corporate Grantor)

KNOW ALL BY THESE PRESENTS, that Portland Regional Federal Credit Union, a Portland Regional Federal Credit Union business in Portland, County of Cumberland, and State of Maine ("Grantor"), for consideration paid, grants to Northern Utilities, Inc., a corporation organized and existing under the laws of the State of New Hampshire and having a place of business at 1075 Forest Avenue, Portland, County of Cumberland and State of Maine ("Grantee"), with quitclaim covenant, the perpetual right and easement, to enter upon Grantor's land located in Portland, County of Cumberland and State of Maine, with persons, vehicles and mechanical appliances to construct and install over, under or upon the same, maintain, operate, alter, repair, rebuild, inspect, replace in the same or different size, patrol, and remove a main or mains, conduit or conduits, pipeline or pipelines for the purpose of transporting and to transport natural and artificial gas, together with all necessary meters, fittings, fixtures, equipment and appurtenances (collectively, the "pipeline"), over a certain strip of land, being more particularly bounded and described as follows:

Beginning at a point at the intersection of a pipeline, as now exists or to be placed, and the Northwest boundary of land of Grantor, said land being located at 1345 Washington Ave. in Portland, County of Cumberland and State of Maine, said point being on the centerline of said strip of land; thence running by and along said centerline and by and along the pipeline in a Northwest direction a distance of ( 50 ) feet, more or less, to the end of the pipeline. Said strip of land is twenty (20) feet wide, extending a distance of ten (10) feet, more or less, on either side and for the entire distance of said centerline herein described.

Grantee also shall have the right from time to time to cut trees, bushes, shrubs, remove roots, earth, undergrowth and all other obstructions, and to do any other work necessary for the purposes of constructing, maintaining, operating, repairing and replacing the pipeline or which, as determined by Grantee, may injure, endanger or interfere with the laying, relaying, constructing, maintaining, changing the size of and replacing the pipeline.

- Grantor reserves the right to use and enjoy said strip of land provided that such use and enjoyment does not interfere with the perpetual use of said easement by Grantee and further provided that no building, permanent structure, concrete sidewalk or pad will be installed, erected or constructed on or along said strip of land.

All references to "Grantor" and "Grantee" herein shall also refer to and mean their respective heirs, executors, administrators, successors or assigns.

IN WITNESS WHEREOF, the aforesaid Grantor Corporation has caused this instrument to be executed by the undersigned this 17 day of the month of Oct, 1998.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Joey J. Collier

Portland Regional F. C. U.  
(CORPORATE GRANTOR'S NAME)

By: [Signature]

Its: Pres. Don T

Printed Name: Beat L. Beaulieu

STATE OF MAINE  
County of CUMBERLAND, ss.

Then personally appeared the above-named Beat L. Beaulieu, as President of said Grantor Corporation and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Grantor Corporation.

Before me,

Kathleen S. Harris  
Notary Public/Attorney at Law

Printed Name: KATHLEEN S. HARRIS

Notary Public, Maine



Steven M. Byrnes  
V.P. Commercial Finance and  
Business and Entrepreneurial  
Service Group

**Fleet Bank**

Millcreek Shopping Center  
50 Market Street  
South Portland, ME 04106  
207-879-2729  
Cellular Phone 207-756-0494  
Fax 207-879-2730  
steven\_byrnes@fleet.com

September 23, 1998

Mr. Michael S. Orr d/b/a Portland House of Pizza  
1373 Washington Ave.  
Portland, ME 04103

Dear Mr. Orr,

Thank you for selecting Fleet Bank for your current financing needs. We are pleased to inform you that we have approved a Fleet Real Estate Term Loan in the amount of One Hundred Seventy Thousand Dollars (\$170,000). Your signature at the bottom of this letter and initials on each page of Schedule A indicating your acceptance of this financing commitment is the next step in putting those funds to work.

We've attached an overview of the key terms and conditions of your new Fleet Real Estate Term Loan on the attached Schedule A. It summarizes elements in the documents you will execute at closing. Please read it carefully, and don't hesitate to ask us about any term that is unclear.

Please return a signed copy of this letter and initialed page(s) of Schedule A to us by the commitment's expiration date of October 23, 1998.

Please call me at (207) 879-2729 if you have any questions or would like to discuss your banking needs further. Thank you for banking with Fleet

Sincerely,

A handwritten signature in cursive script, appearing to read "Steven Byrnes".

Steven Byrnes  
Vice President

BK 14 120FG065

61934

797-9030

# QUITCLAIM DEED WITH COVENANT

## Statutory Short Form

KNOW ALL BY THESE PRESENTS, That BJORN REALTY CORP., a Maine corporation, for consideration paid, grants to Michael S. Orr of Portland, Cumberland County, Maine, with Quitclaim Covenant, the land and buildings in Portland, Cumberland County, Maine, described more particularly on Exhibit A attached hereto.

IN WITNESS WHEREOF, Bjorn Realty Corp., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Jennifer B. Dustin, its Vice President, thereunto duly authorized, this 2nd day of September, 1998.

BJORN REALTY CORP.

By: Jennifer B. Dustin  
Its: Vice President  
Printed Name: Jennifer B. Dustin

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

On September 2, 1998, personally appeared the above-named Jennifer B. Dustin, Vice President of said corporation in her said capacity, and acknowledged the foregoing to be her free act and deed and the free act and deed of said corporation.

Before me,

Bruce A. Corns  
Notary Public At Home - at law  
Printed Name: Bruce A. Corns

MAINE REAL ESTATE TAX PAID

EXHIBIT A  
LEGAL DESCRIPTION

Parcel I:

That certain lot or parcel of land, with the buildings thereon, situated in Portland in said County of Cumberland and State of Maine, on the northeasterly side of Washington Avenue and bounded and described as follows: Beginning on the northeasterly side line of said Washington Avenue at a point four hundred ninety-four and twenty-six hundredths (494.26) feet northwesterly from land formerly owned by one William Haggett and at the southwesterly corner of that certain lot or parcel of land conveyed by Gordon P. Lewis to Edward K. Noyes by deed, dated July 7, 1938 and recorded in the Cumberland County Registry of Deeds in Book 1556, Page 166; thence North sixty-seven degrees and thirty minutes East (N 67° 30' E) along said Noyes land one hundred thirty-seven and nine hundredths (137.09) feet to a point and that certain lot or parcel of land conveyed by Peirce H. Lewis to Edward K. Noyes by deed, dated August 5, 1926 and recorded in the Cumberland County Registry of Deeds in Book 1243, Page 238; thence South forty-four degrees and eleven minutes East (S 44° 11' E) along said last mentioned Noyes land one hundred forty-two (142) feet to a point; thence South seventy-four degrees and thirteen and one-half minutes West (S 74° 13 1/2' W) two hundred five and twelve hundredths (205.12) feet to said northeasterly side line of Washington Avenue; thence northwesterly along said northeasterly side line of Washington Avenue one hundred nine (109) feet to the point of beginning.

Parcel II:

That certain triangular lot or parcel of land situated northeasterly of Washington Avenue in said Portland, bounded and described as follows:

Beginning at the most northeasterly corner of a certain lot or parcel of land conveyed by Jordan Howard Wine and Marjorie Chandler to the Maine National Bank by deed, dated June 26, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3253, Page 244; thence by said Maine National Bank land S 44° 11' E one hundred twenty-nine and fifty-six hundredths (129.56) feet to a point; thence by land now or formerly of Northport Realty Trust N 19° 42.5' W one hundred twenty and fifty-four hundredths (120.54) feet to a point; thence continuing by other land now or formerly of Northport Realty Trust S 67° 30' W fifty-three and seventy four hundredths (53.74) feet to the point of beginning.

The area of the above-described parcel of land is three thousand two hundred thirty-four and ninety-seven hundredths (3,234.97) square feet.

The above described courses are magnetic and of the year 1942.

137.09  
53.74  

---

190.83

Being a portion of the premises conveyed by First National Stores, Inc. to Raymond A. Carye, Philip C. Haughey and Joseph J. Marrone, Trustees of Northport Realty Trust under Declaration of Trust, dated March 3, 1971 and recorded in said Registry of Deeds in Book 3168, Page 395, by deed, dated May 7, 1971 and recorded in said Registry of Deeds in Book 3169, Page 628.

Also, all right, title and interest in and to that portion of the right of way described in deed, dated May 18, 1971 and recorded in said Registry of Deeds in Book 3170, Page 877 from the City of Portland to Northport Realty Trust which crosses the above described triangular lot or parcel of land and other land formerly of Maine National Bank described in deed, dated June 16, 1972 and recorded in said Registry of Deeds in Book 3253, Page 244 from Jordan Howard Wine and Marjorie Chandler to the Maine National Bank.

Meaning and intending to convey the premises conveyed by the Federal Deposit Insurance Corporation to Bjorn Realty Corp. in a deed dated June 26, 1992, and recorded in the Cumberland County Registry of Deeds in Book 10144, Page 309, corrected by deed dated July 23, 1992, and recorded in said Registry of Deeds in Book 10196, Page 176.

RECEIVED  
RECORDED - REGISTRY OF DEEDS  
1998 SEP -2 PM 4: 05  
CUMBERLAND COUNTY  
*John B. O'Brien*

MICHAEL S. ORR  
PORTLAND HOUSE OF PIZZA  
WRITTEN STATEMENTS

The proposed development is owned by Michael S. Orr, 31 Jameco Mill Road, Scarborough, Maine 04074. The estimated cost of the renovation is \$170,000.00.

The proposed use of the site is to convert the former Maine National Bank building into a business to prepare and serve pizza's and related foods and seating for approximately 62 customers.

The total land area is 23,468.42 sf or 0.538 Acres. The total ground cover of the building is 2717.88 sf.

A thirty foot drainage easement encroaches on the rear of the property as shown on the plot plan. A twenty foot easement to Northern Utilities, Inc. has been established and a new gas line has been installed as shown on the plot plan.

Five cubic yards of solid waste is collected weekly and the dumpster is emptied by Riverdale Refuse of Scarborough, Maine. The grease container is pumped out once a month by Corenco from Bellerica, Massachusetts.

There is no change in the existing surface drainage serving the property now. There is no increase in paved area or parking lot which is served by a catchbasin in front of the building draining into Washington Avenue sewer, and a catchbasin at the rear of the property in the drainage easement which drains into the Northport Business Park and eventually into the 60" RCP of the Fall Brook Watershed.

The construction plan calls for building the footings, installing the granite curb and concrete walks around the building and the walls to the existing additions, as well as replacing the disturbed bituminous concrete pavement as soon as approvals are obtained and enclosing the structure before winter. The proposed fence enclosure around the dumpster and grease container will be built before winter. The additional fence and screening is planned to be constructed in May, 1999 as soon as plantings are safe from frost, etc.. A one inch overlay of bituminous pavement is planned in 1999.

No state or federal approvals are anticipated.

A letter is enclosed from Fleet Bank to finance the construction.

A copy of the deed recorded in Book 14120, page 065 of the Cumberland County Registry of Deeds shows the property is owned by Michael S. Orr.

There are no known unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the project site.

NOTES:

DESIGN STATUS:

PRESENTATION PRINT DATE:

PROGRESS PRINT #.:

CONSTRUCTION/MOUNTING: DATE:

PERMIT/SITE PLAN: DATE:

APPROVED MANUFACTURING:

DATE:

VOLTAGE:

REVISIONS: 10/7/98 ADD PICK-UP WINDOW PANEL  
10/8/98 COPY CHANGES

**Bailey Sign**  
9 Thomas Drive  
Col. Westbrook Executive Park  
Westbrook, ME 04092  
207-774-2843 / 1-800-539-SIGN  
Fax: 774-1193  
E-Mail: newsign@baileysign.com  
© COPYRIGHT 1998

**PLEASE NOTE:**  
THIS IS A PROGRESS PRINT - FIELD MEASUREMENTS MAY OR MAY NOT NEED TO BE VERIFIED.  
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF BAILEY SIGN INCORPORATED AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED.  
COLORS SHOWN HERE ARE FOR DISTRIBUTION ONLY COLOR MATCH NUMBERS WILL BE NEEDED  
IF AN ELECTRIC SIGN, THEN INSTALLATION MUST BE ACCOMPLISHED IN TOTAL COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, THE REQUIREMENTS OF UNDERWRITERS LABORATORY, CANADIAN STANDARDS ASSOCIATION, AND APPLICABLE LOCAL CODES.

CUSTOMER:  
**PORTLAND HOUSE of PIZZA**  
LOCATION:  
**1359 WASHINGTON AVE.  
PORTLAND, ME**

SALESPERSON: DRAWN BY: **L.W.M.**

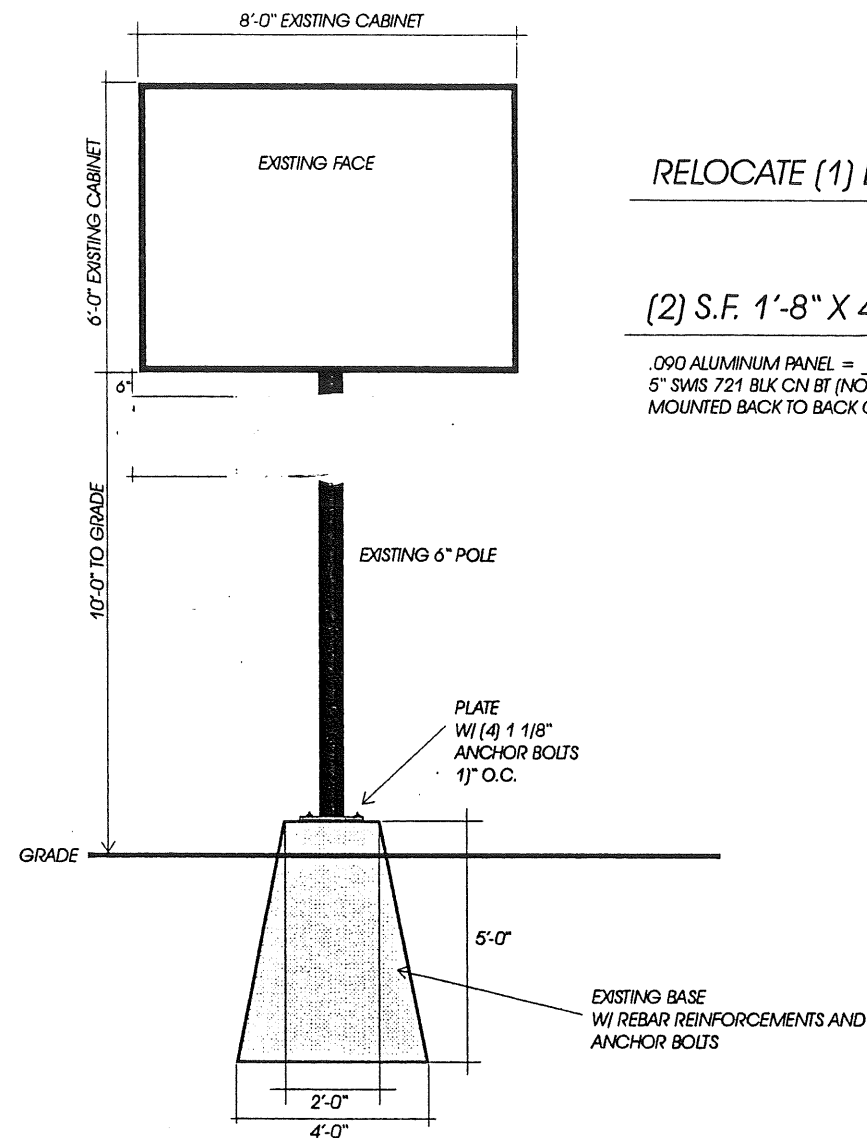
ACCEPTANCE SIGNATURE DATE:

CLIENT

PS. # **D-213** W.O. #

SCALE **1/4"=1'** DATE **9/14/98**

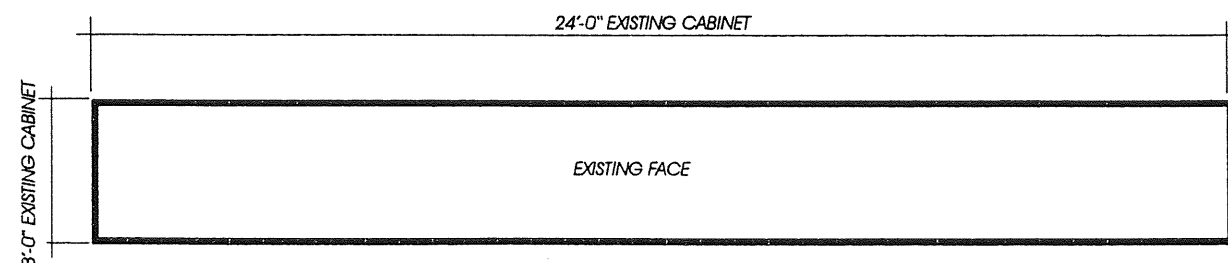
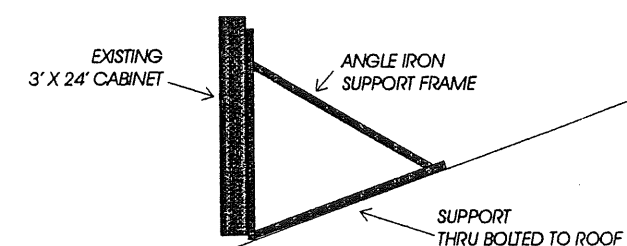
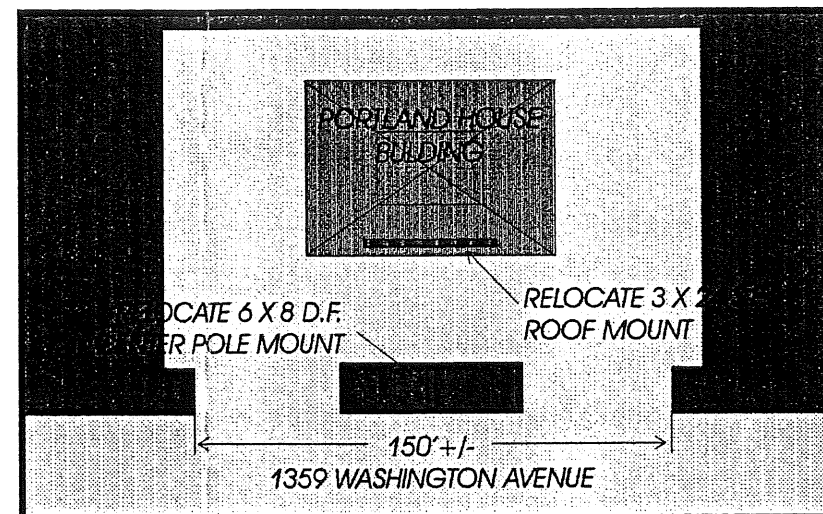
DRAWING NO:  
SHEET **1** / **03915 A R2**



RELOCATE (1) D.F. 6'-0" X 8'-0" X INTERNALLY ILLUMINATED SIGN WITH R.A.B.

(2) S.F. 1'-8" X 4'-0" X .090 ALUMINUM PANEL SIGNS

.090 ALUMINUM PANEL = RED  
5" SMS 721 BLK CN BT (NORMAL) = WHITE VINYL  
MOUNTED BACK TO BACK ON EXISTING POLE



RELOCATE (1) S.F. 3'-0" X 24'-0" X INTERNALLY ILLUMINATED SIGN