

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BU **INSPECTION**

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 081461

NOV 20 2008

CITY OF PORTLAND

This is to certify that Presumpscot Street Holdings, LLC/William J. ... Sons

has permission to Extend loading dock, 200 sf to match floor elevation

AT 275 Presumpscot St ... 421 A006001

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 written permission procured before this building or part thereof is lath or other ... 2 ... HO ... 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

Denise Bonke 11/21/08
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: 08-1461	Issue Date:	CBL: 421 A006001
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Location of Construction: 275 Presumpscot St	Owner Name: Presumpscot Street Holdings, LLC	Owner Address: c/o The Waldron Group, 178 U.S. Rou	Phone:
Business Name:	Contractor Name: William Hall & Sons	Contractor Address: 334 A Granite St Yarmouth	Phone: 2078465042
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: IM

Past Use: Commercial - "Portland Motor Club" - car storage -Connected w/ permit# 080776	Proposed Use: Commercial - Connected w/ permit# 080776 - Extend loading dock, 200 sf to match floor elevation	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: Concrete Type: Concrete IBC 2003	

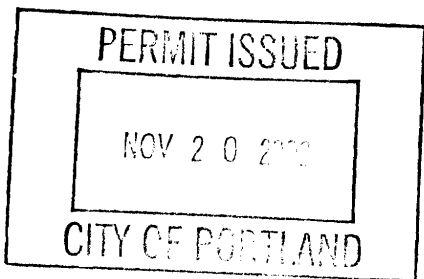
Proposed Project Description:
Extend loading dock, 200 sf to match floor elevation

Signature: *Grego Cass* Signature: *AMB 11/21/08*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 11/17/2008	Zoning Approval
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- 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	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>ABU</i>
Date: <i>11/18/08 ABU</i>	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: 08-1461	Date Applied For: 11/17/2008	CBL: 421 A006001
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Location of Construction: 275 Presumpscot St	Owner Name: Presumpscot Street Holdings, LLC	Owner Address: c/o The Waldron Group, 178 U.S. Rou	Phone:
Business Name:	Contractor Name: William Hall & Sons	Contractor Address: 334 A Granite St Yarmouth	Phone (207) 846-5042
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial - Connected w/ permit# 080776 - Extend loading dock, 200 sf to match floor elevation	Proposed Project Description: Extend loading dock, 200 sf to match floor elevation
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 11/18/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/21/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Not Applicable	Reviewer: Capt Greg Cass	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

Comments:
11/21/2008-gg: received granted site exemption as of 11/20/08. /gg filed with permit (Tammy)
11/18/2008-amachado: Left voicemail for Doug Hall. Need right, title & interest for new owner.
11/18/2008-amachado: Gave site plan exemption to Barbara.
11/18/2008-amachado: Received copy of deed.



Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

#081461

1. Applicant Information

Wm Harold Soars
Applicant/Owner

337 A Granite St
Mailing Address Vernon ME 04096

Doug Hall
Consultant/Agent
846-5092, 846-5094 / 671-8781
Phone Fax Cell

2. Project Information

11/17/08
Application Date
Portland Motor Club

275235 Presumpscott St
Project Name/Description

421-A-006
Address of Proposed Site

Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

Raise exterior grade of loading dock area 200SF
to match existin Floor grade

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	<u>Yes</u>	<u>✓</u>
b) Footprint Increase Less Than 500 sq. ft.	<u>Yes</u>	<u>✓</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>No</u>	<u>✓</u>
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	<u>—</u>	<u>—</u>
e) No Additional Parking/No Traffic Increase	<u>— No</u>	<u>✓</u>
f) No Known Stormwater Problems	<u>— No</u>	<u>✓</u>
g) Sufficient Property Screening Exists	<u>—</u>	<u>✓</u>
h) Adequate Utilities	<u>—</u>	<u>✓</u>

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

NOV 20 2008

Planner's Signature Barbara Barhydt Date 11/20/08



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.

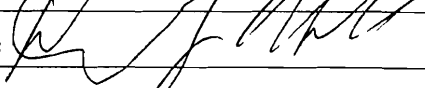
Location/Address of Construction: ²⁷⁵ 235 Presumpscott St		
Total Square Footage of Proposed Structure 200	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 421 Block# A Lot# 6	Owner: Portland Motor Club	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: WM Hall & Sons 846-5092	Cost Of Work: \$ 8,000 Fee: \$ C of O Fee: \$
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Beer distribution</u> Proposed Specific use: <u>Star C Co. Club</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Extend loading dock, 200 SF to match floor elevation</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Doug Hall</u>		
Mailing address: _____ Phone: <u>671-8787</u>		

NOV 17 2008

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.

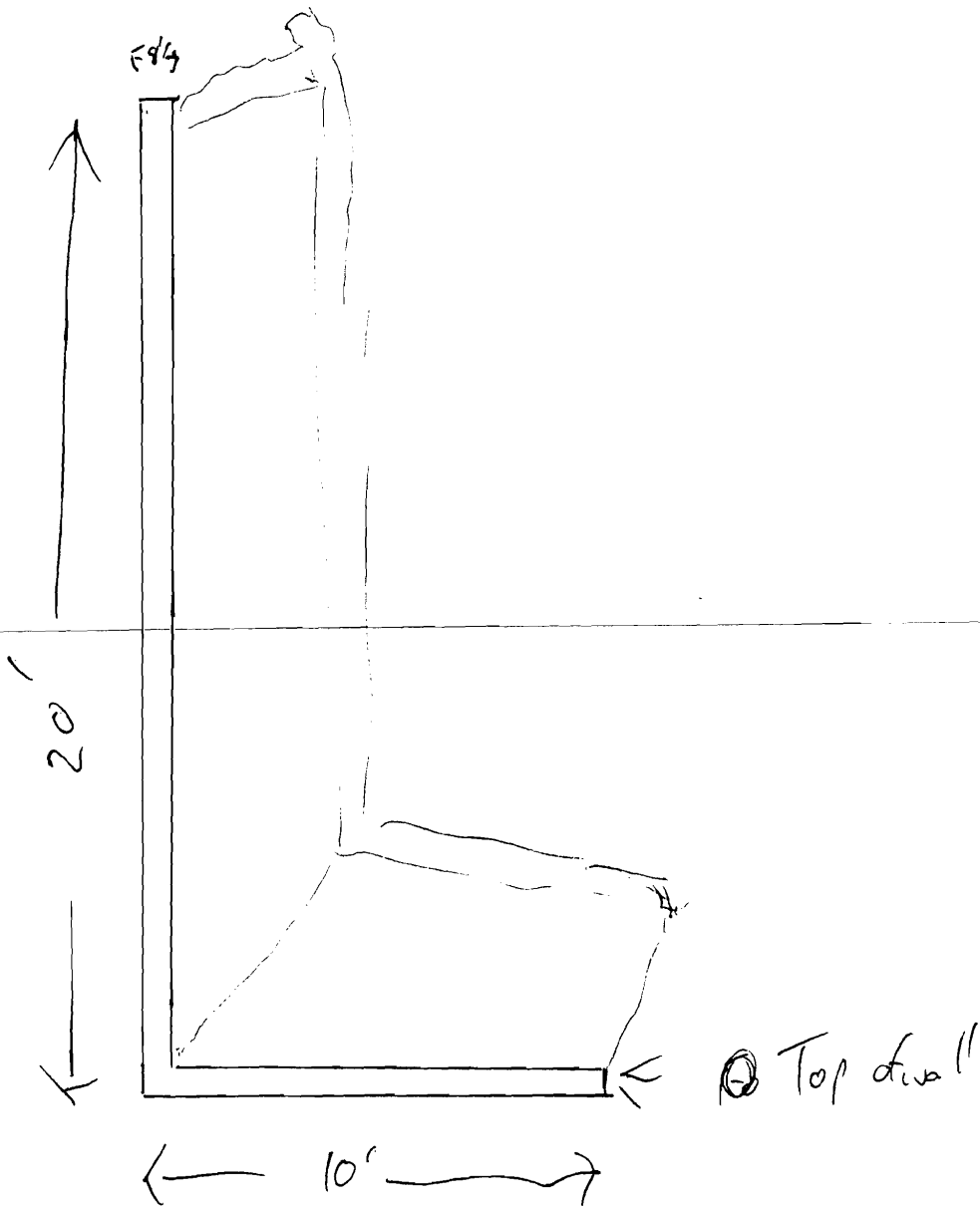
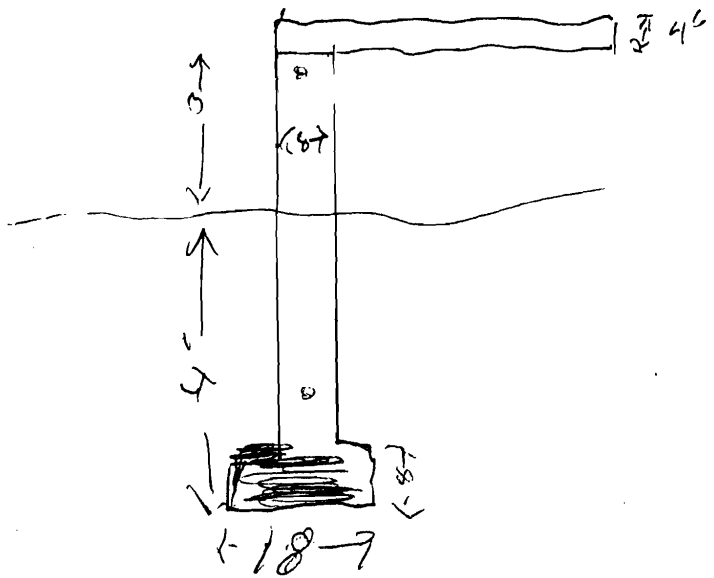
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

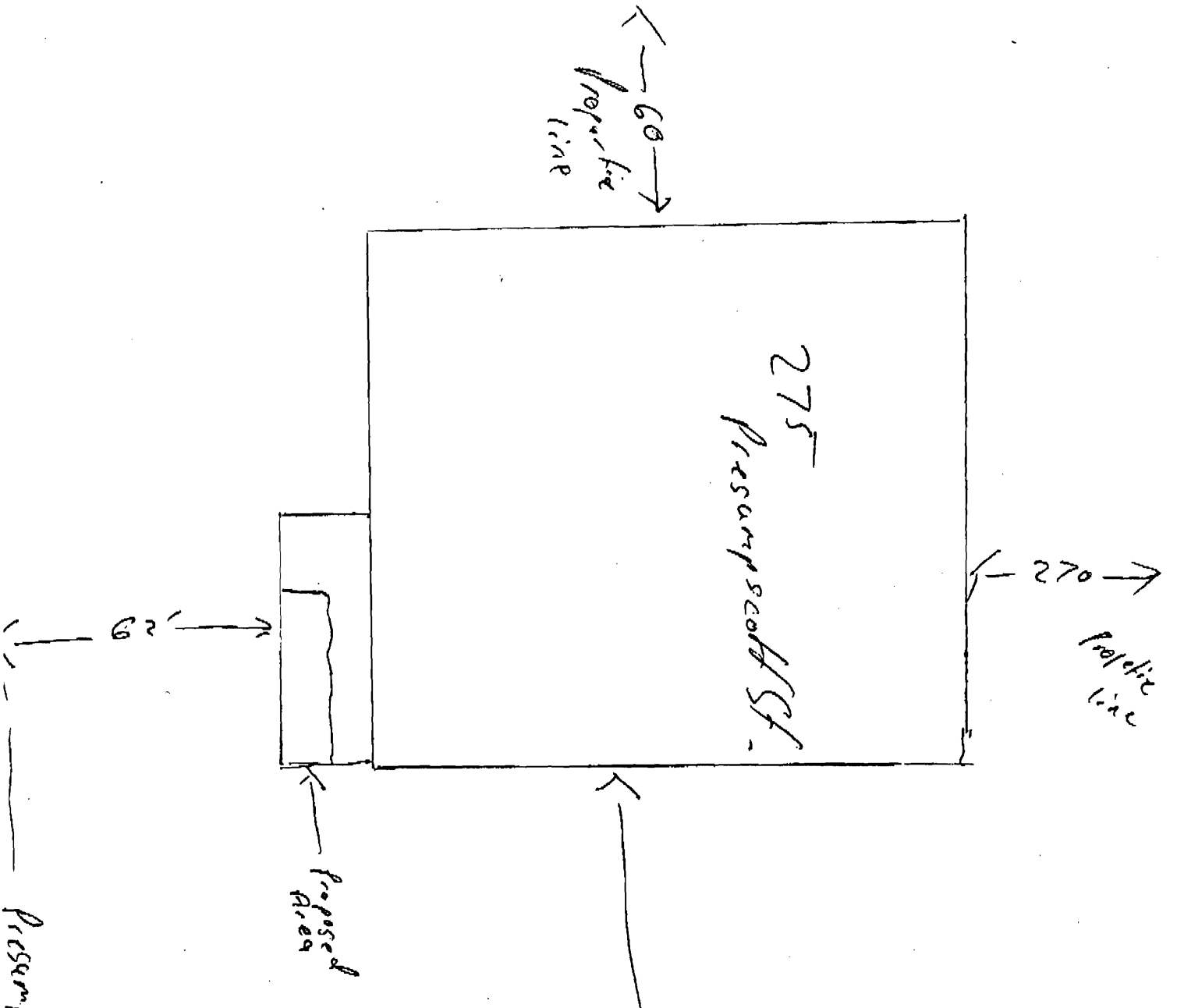
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Signature of applicant: 	Date: 8/17/08
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This is not a permit; you may not commence ANY work until the permit is issued.

Found





Portland Car Club
 Wm. Hill & Sons

180' Proprietary line

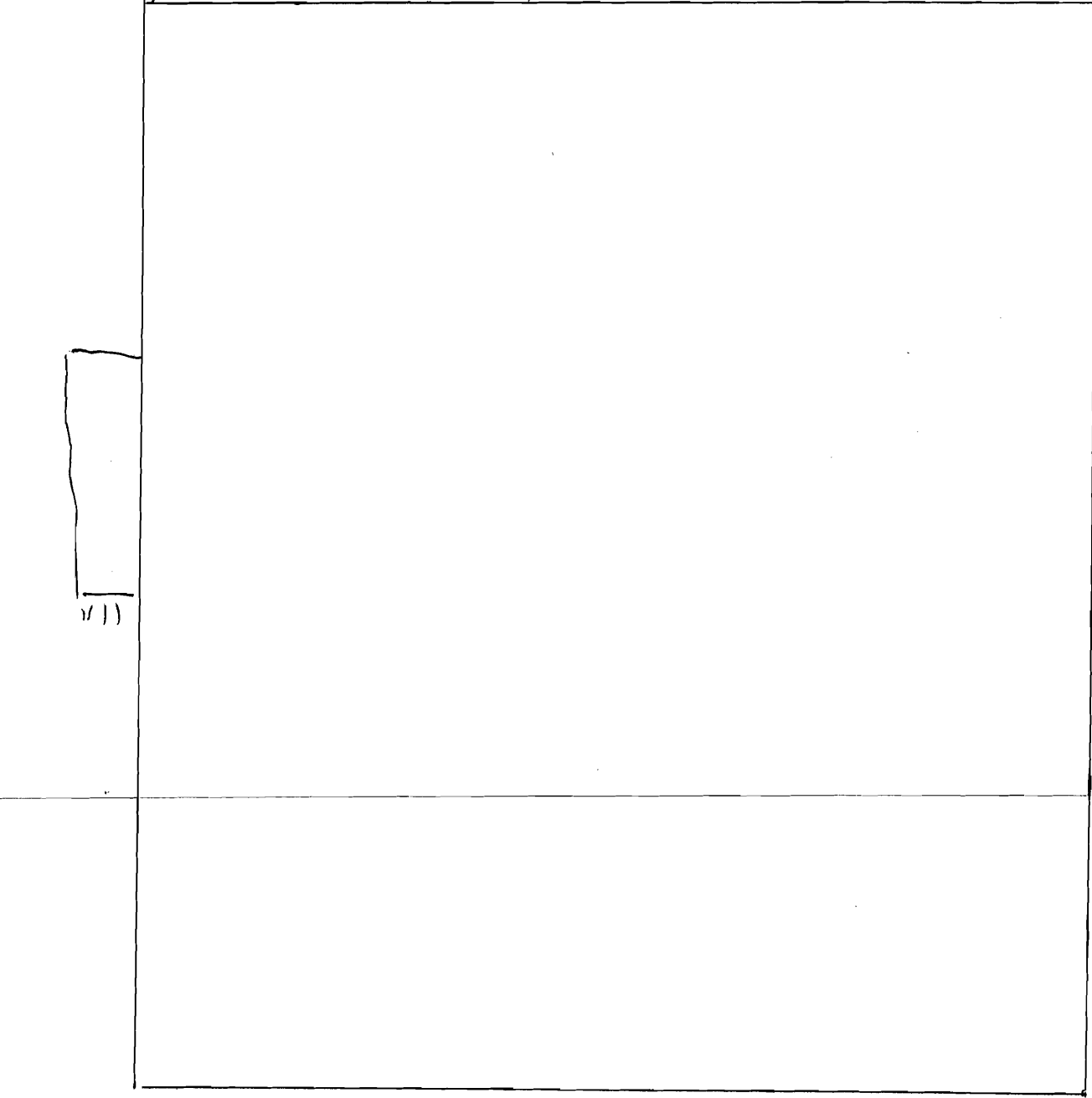
IM - Zone

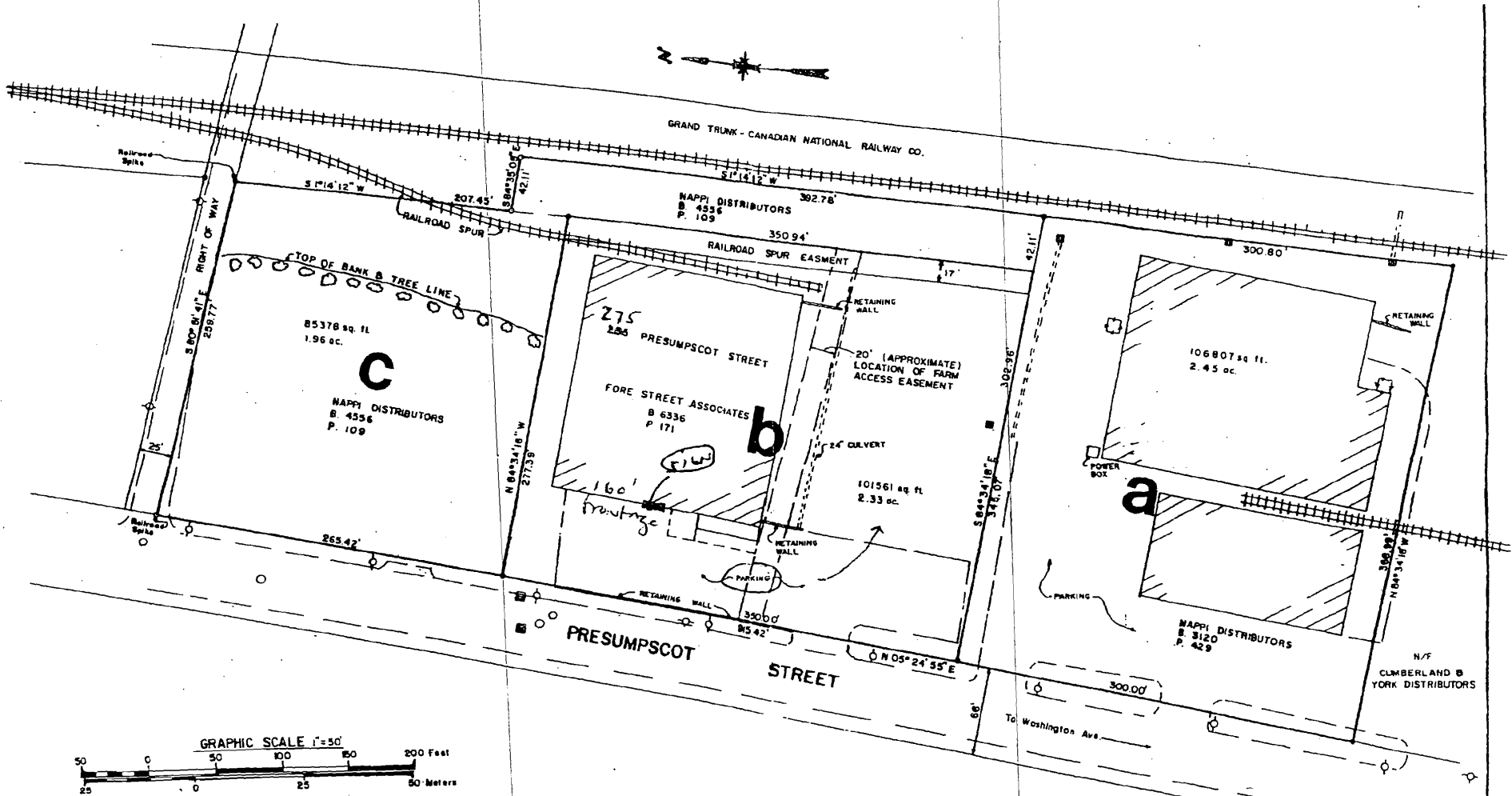
- max impervious surface - N/A ^{existing pavement}
- min sidewalk - 25' - 110 given
- rear yard - N/A
- front yard - 11' for every 1' of building height, 25 by building - at least 20'
- under existing canopy.

Presumpscott St

Portland Motor Club
235 Prosumer Street SK
Portland 04103

To Shear
curb
62' 29"





REFERENCES

- (1) PLAN OF LAND OWNED BY CONSOLIDATED RENDERING CO. DEC. 1, 1946, SURVEY BY RALPH P. CUNNINGHAM.
- (2) PLAN OF PROPERTY MADE FOR STEWARD ENGINEERING & CONSTRUCTION CO., 4/4/1967, SURVEY BY H.I.B.E.C. JORDAN.
- (3) PLAN OF PROPERTY MADE FOR DOORS & MOULDINGS OF ME. INC., 2/20/1970, SURVEY BY H.I.B.E.C. JORDAN.
- (4) PLAN OF PROPERTY MADE FOR NAPPI DISTRIBUTORS, 10/23/79 SURVEY BY ROBERT P. TITCOMB INC.
- (5) RIGHT OF WAY SKETCHES FOR PRESUMPCOT STREET, CITY OF PORTLAND ENGINEERING DEPARTMENT.
- (6) RAILROAD RIGHT OF WAY PLAN, CANADIAN NATIONAL RAILWAY.

NOTES

- (1) EQUIPMENT USED: WILD T-1 10" THEODOLITE, LEITZ RED 1-A EDM, CLASSIFICATION: URBAN.
- (2) BEARINGS ARE OF TRUE NORTH FROM SOLAR OBSERVATION.

AREA

293746 sq. ft.
6.74 ac

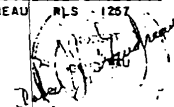
LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- MONUMENT FOUND
- ▨ EXISTING BUILDING
- WIRE FENCE
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- WATER GATE SHUTOFF
- EDGE OF PAVING
- N/F NOW OR FORMERLY OF

CERTIFICATION

I hereby certify that the lines and bearings shown on this plan are correct to the best of my knowledge.

ROBERT J. GAUDREAU, P.L.S. 1257



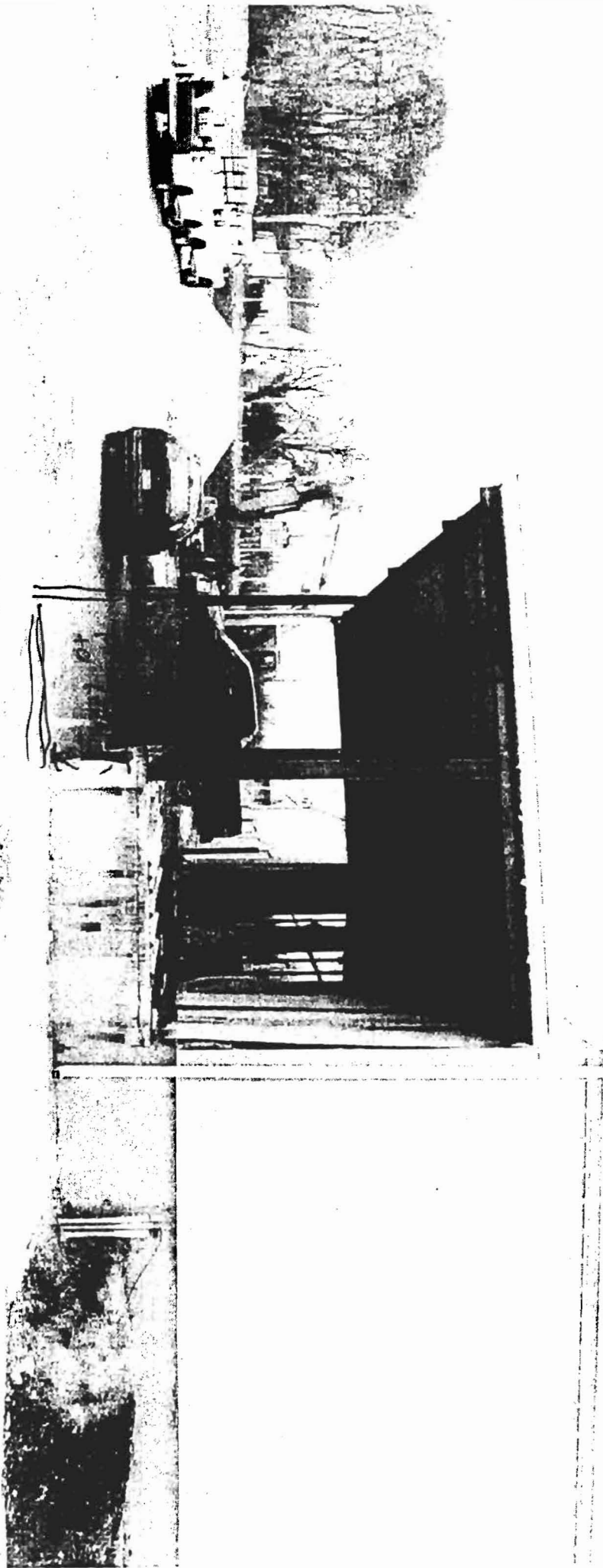
PLAN OF PROPERTY

235 PRESUMPCOT STREET PORTLAND, MAINE

Made for

FORE STREET ASSOCIATES
PORTLAND, MAINE

Job 7932	Scale 1" = 50'	Drawn by R/C	Checked by Date	Sheet
Book 148, 20			11/1/83	1
ROBERT P. TITCOMB INC.				





General Building Permit Application

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NOV 17 2008

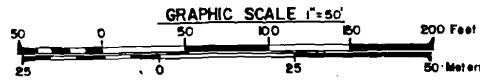
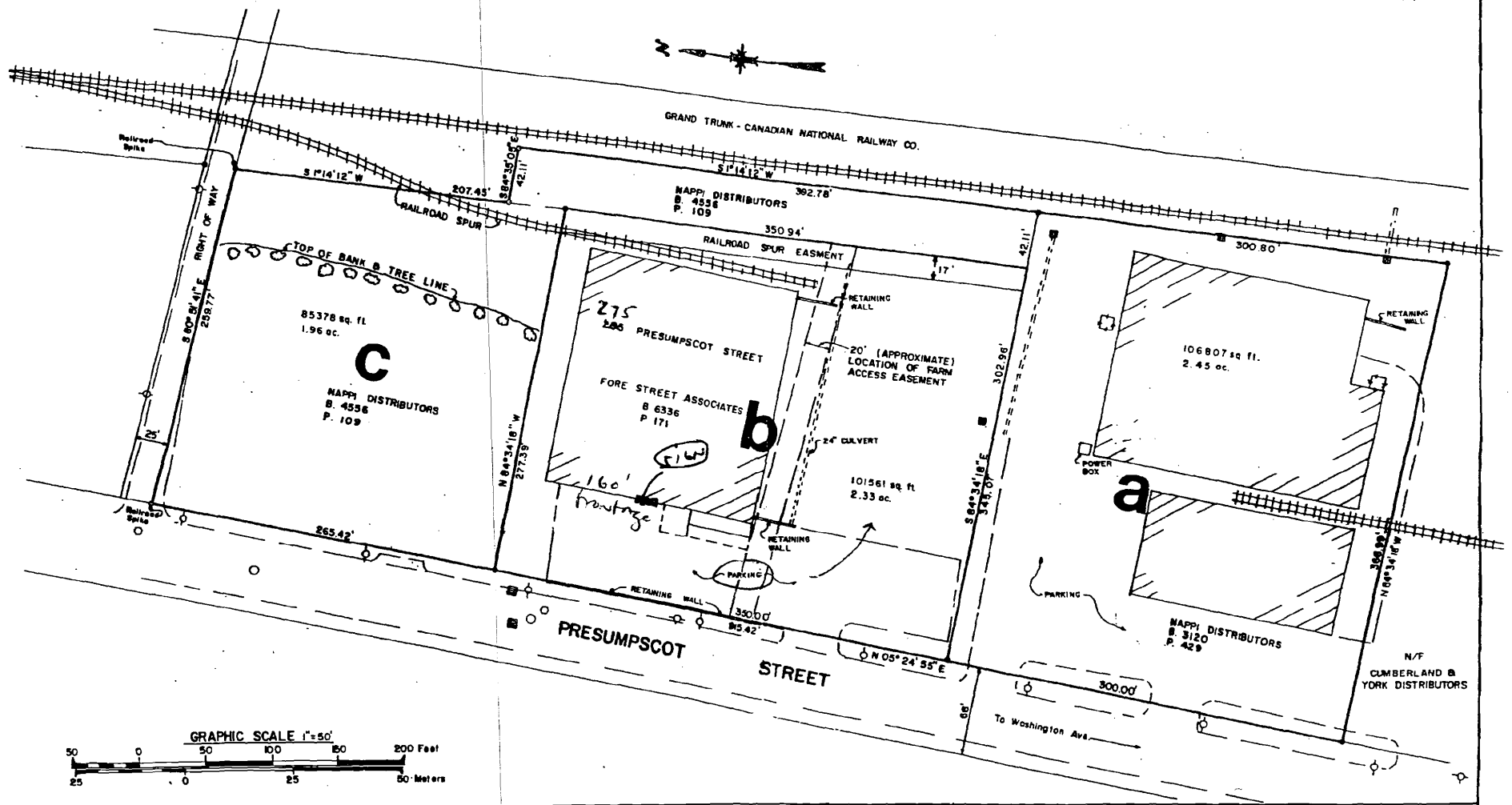
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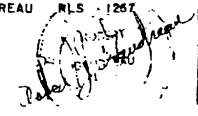
LEGEND

- IRON PIPE FOUND
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- ▭ EXISTING BUILDING
- WIRE FENCE
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- CATCH BASIN
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- WATER GATE SHUTOFF
- EDGE OF PAVING
- N/F NOW OR FORMERLY OF

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ROBERT J. GAUDREAU R.L.S. 1267



PLAN OF PROPERTY

235 PRESUMPCOT STREET PORTLAND, MAINE
Made for

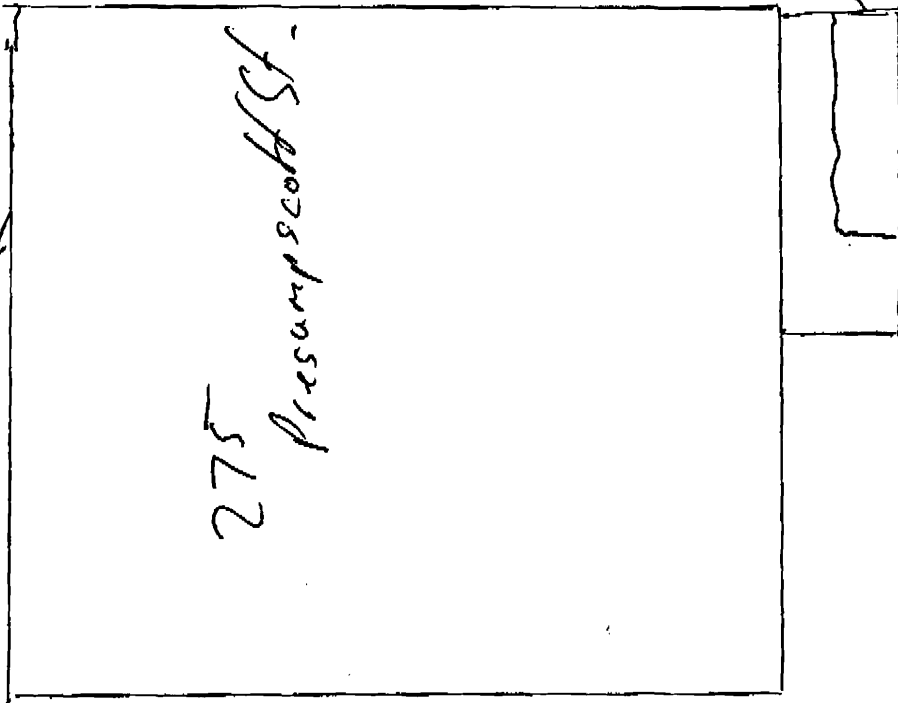
FORE STREET ASSOCIATES
PORTLAND, MAINE

Job 1952 8254	Scale 1" = 50'	Drawn by RJC	Checked by [Signature]	Date 11/1/83	Sheet 1 of 1
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ROBERT P. TITCOMB INC.

Portland Car Club
 Wm. Hill & Sons

← 270' →
 Property line



← 60' →
 Property line

← 180' →
 Property line

IM - Zone

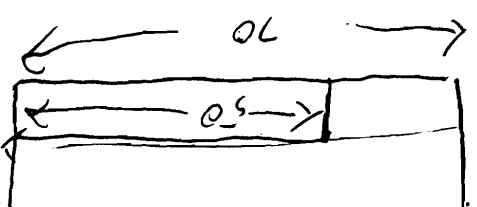
- max impervious surface - N/A given existing pavement
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- front yard - 1' for every 1' of building height, - 2 1/2 by building - setback at - under existing canopy.

Presumpscott St

Portland Motor Club
235 Prosumerscott St
Portland 04103

To
Street
Car
6

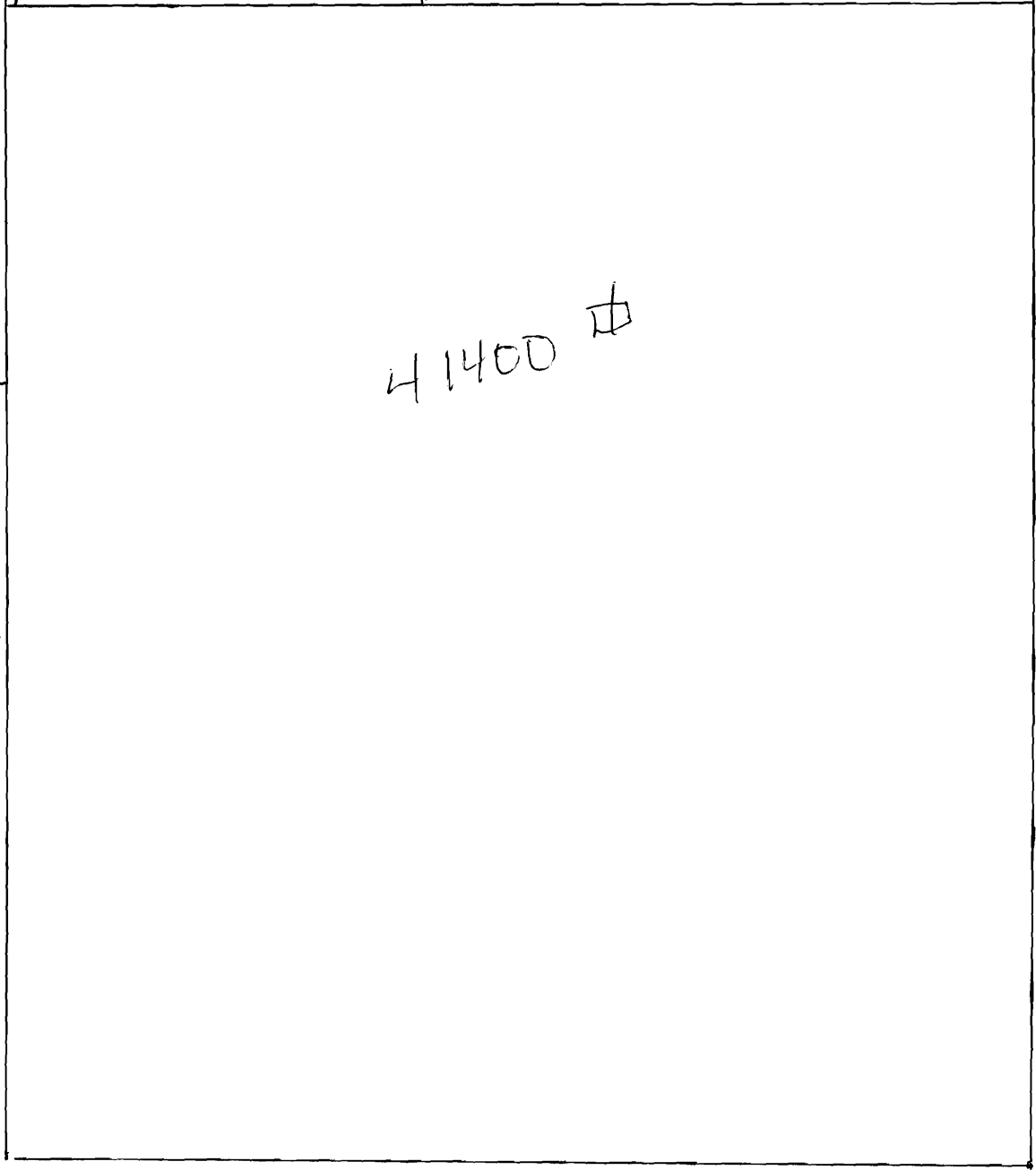
62'



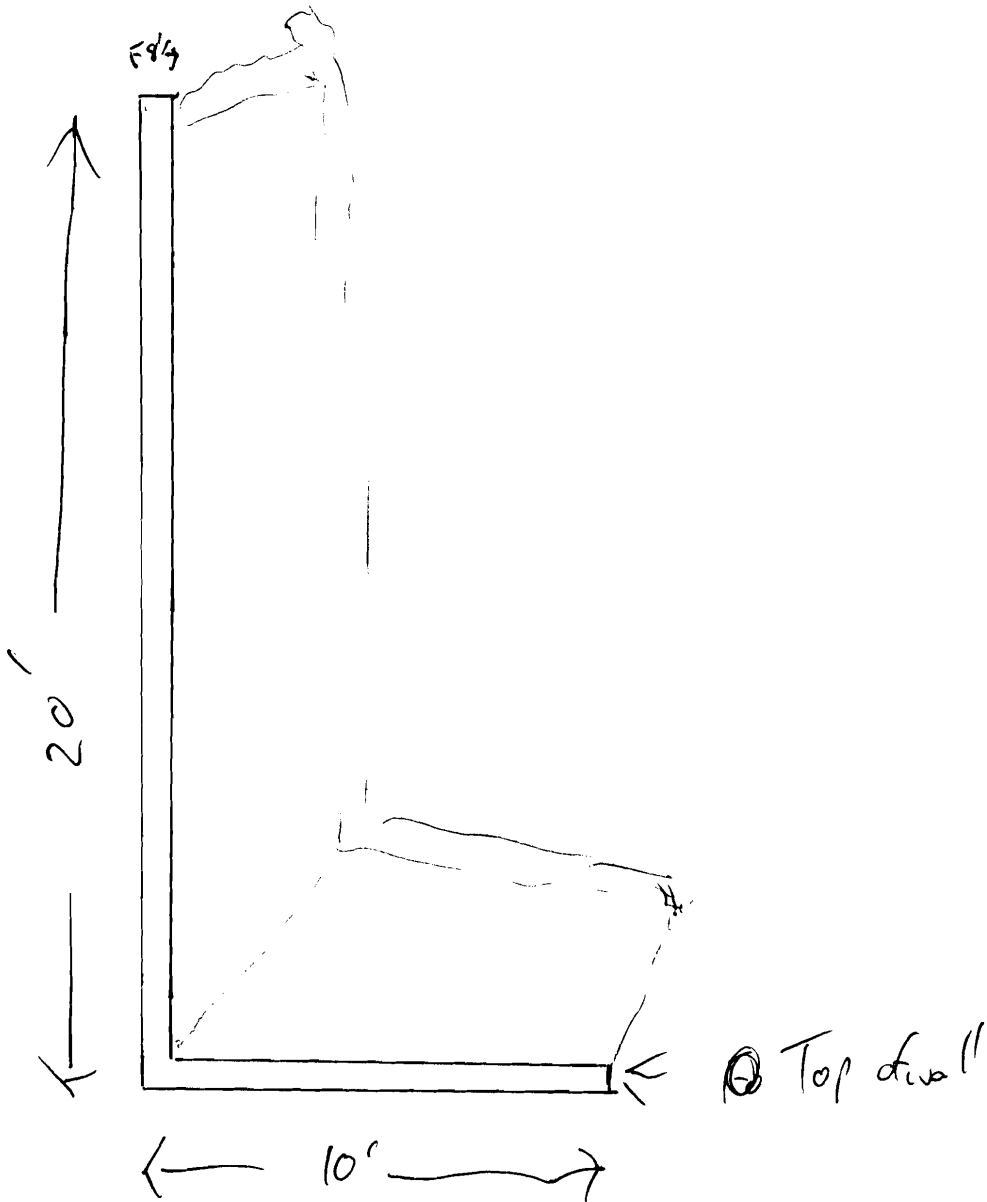
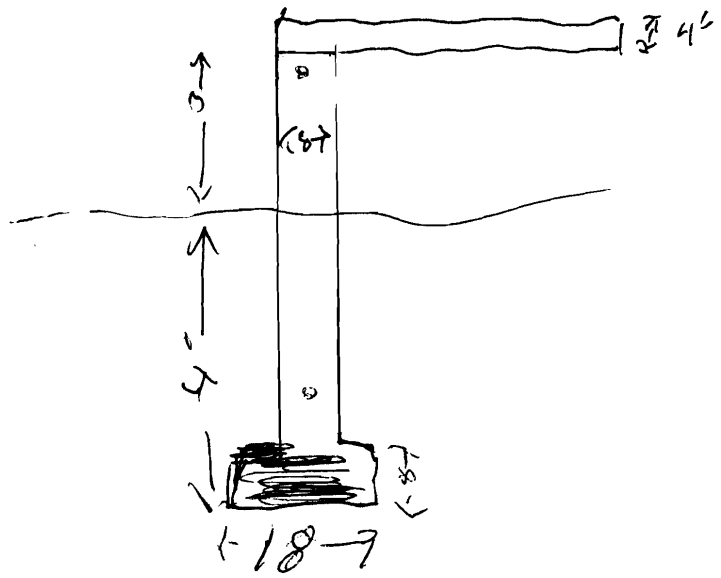
160

41400 ±

180

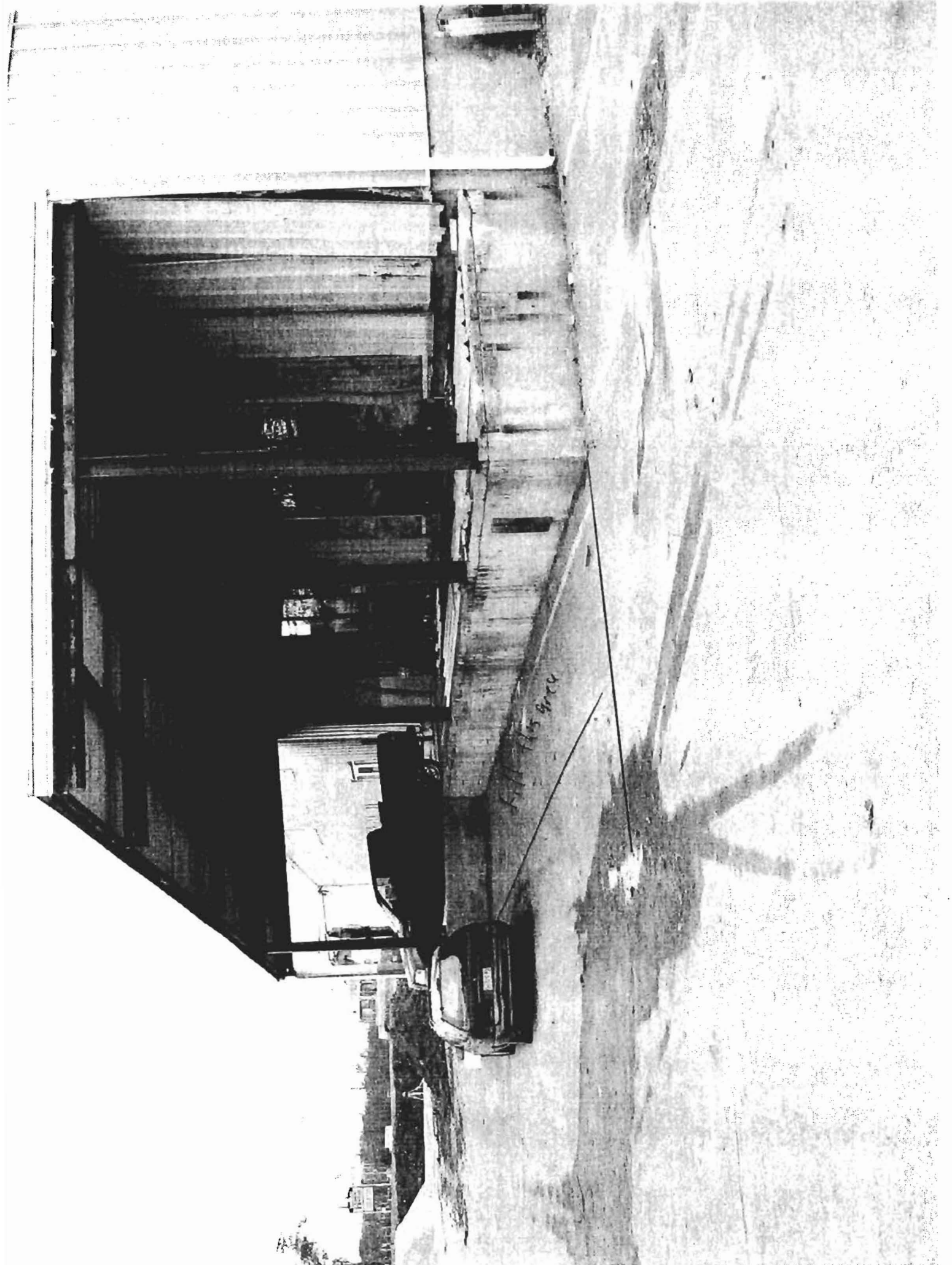


Found





Four foot wall
4' under grade
3' over compacted fill
Fill with slab to match
existing





QUITCLAIM WITH COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Nappi Distributors**, a Maine corporation, with a place of business in the Town of Gorham, County of Cumberland and State of Maine, and with a mailing address of 615 Main Street, Gorham, Maine 04038 ("**Grantor**"), for consideration paid, grants to **Presumpscot Street Holdings, LLC**, a Maine limited liability company with a mailing address of c/o The Waldron Group, 178 U.S. Route One, Falmouth, Maine 04105 ("**Grantee**"), with Quitclaim Covenants, the land with buildings and improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, as more particularly described on the attached **Schedule A**, attached hereto and incorporated herein by reference.

Being the same premises conveyed to Grantor by deed of Fore Street Associates dated October 7, 1994, recorded in the Cumberland County Registry of Deeds in Book 11661, Page 180. This conveyance is made subject to the rights to a 17 foot easement which was conveyed to Canadian National Railway Company, rights of first refusal which were conveyed to Canadian National Railway Company and conditions in regard to fencing and setbacks for the construction of structures and placement of equipment and vehicles, all as more specifically set forth upon said Schedule A. The Grantee assumes the requirement to indemnify and hold harmless, Canadian National Railway Company, or its successor, for any damage caused by water, snow, debris dumping on the premises as the result of said Railway's operation, and further agrees to indemnify and hold harmless the Grantor from any indemnification claims by said Railway or its successors and assigns made against Grantor.

Excepting and reserving to the Grantor, its successors and assigns, as the owner of land retained by Grantor ("**Grantor's Retained Property**") located adjacent to and southerly of Parcel One described in the attached Schedule A ("**Grantee's Property**"), a perpetual easement for the benefit of Grantor's Retained Property over a strip of land fifteen (15) feet in width along the full southerly boundary of Grantee's Property extending easterly from Presumpscot Street to the East boundary thereof (the "**Easement Area**").

The easement shall be for the following purposes:

1. Within that portion of the Easement Area consisting of a strip of land five (5) feet in width directly along the southerly boundary of Grantee's Property for its length from Presumpscot Street eastward to the East boundary of Grantee's Property (the "**Five Foot Strip**"), for Grantor's exclusive use at all times to park motor vehicles and to allow ingress and egress, by foot or by motor vehicles, including delivery trucks utilizing Grantor's loading docks upon Grantor's Retained Property. In connection with the Five Foot Strip, Grantor agrees to maintain and repair said area, including any paving or required repaving, striping, plowing, sanding and similar activities, and Grantee shall have no responsibility for any such maintenance and repair. Grantor shall maintain liability insurance upon said Five Foot Strip in reasonable coverages and deductibles, and name Grantee as an additional insured thereon.

MAINE REAL ESTATE TAX PAID

2. Within the ten (10) foot strip of land adjoining the Five Foot Strip directly to the North thereof and extending for its length from Presumpscot Street eastward to the East boundary of Grantee's Property (the "**Buffer Strip**"), for Grantor's use in common with the Grantee as a natural or grassy buffer, provided such use by Grantor shall commence if, and only when, the City of Portland, or any other governmental authority having jurisdiction over the future land uses upon Grantor's retained property ("**Governing Authority**"), shall require that such Buffer Strip be created and maintained. Upon the Governing Authority requiring the creation and maintenance of the Buffer Strip, all necessary work, including the removal of pavement, planting and maintenance thereof, shall be at the sole cost of Grantor.
3. The above Easement shall be appurtenant to and run with Grantor's Retained Property, shall burden Grantee's Property and shall be binding upon the parties hereto, and their respective successors and assigns as the owners of their respective benefited and burdened properties.

Grantor, its successors and assigns, as the owner of the owner of Grantor's Retained Property benefited by said Easement hereby agrees to indemnify and forever hold harmless the Grantee, its successors and assigns, as the owner of the burdened property, from any and all liability for any damages, injuries or harm caused by the Grantor, its successors, assigns, employees, invitees and guests upon the Easement Area.

There is further granted to the Grantee for the benefit of Parcel One described on **Schedule A**, a drainage easement for the drainage of surface water from said premises over Grantor's Retained Property in the same manner and location as currently exist, in a southerly direction to a catch basin located near a utility pole depicted upon a Plan of Land of Nappi Distributors made for Portland Motor Club, LLC dated January 6, 2008, a reduced version of which is attached hereto as **EXHIBIT A**, said utility pole being approximately one-half the distance between Presumpscot Street and the rear line of Grantor's Retained Property (and from which an overhead line runs to the rear of Grantee's building), then easterly through a culvert to a point near the rear line of Grantor's Retained Property, thence southerly, behind the Grantor's building upon Grantor's Retained Property to a point where it runs easterly to the rear line of Grantor's Retained Property. The location of the initial drainage culvert (but not the catch basin) is marked "Drainage Easement Location" upon the attached plan.

Grantor shall have the duty to maintain the manhole, piping, culverts, or any other drainage structures in connection with the drainage easement, provided that all costs for the repair and maintenance thereof, or replacement thereof, shall be shared equally by the then owners of the Grantor's Retained Property and Parcel One of the Grantee's Property.

Grantor reserves the right to relocate the drainage easement and its structures at any time so long as the relocated site or facilities continues to drain the surface water from Grantee's property in the same volume as of this date.

IN WITNESS WHEREOF, Nappi Distributors has caused this Quitclaim Deed With Covenant to be executed by Frank M. Nappi, Jr., its duly authorized Vice President, this 6th day of May, 2008.

WITNESS:

NAPPI DISTRIBUTORS

Thomas S. Leahy

Frank M. Nappi, Jr.
By Frank M. Nappi, Jr.
Its Vice President

STATE OF MAINE
CUMBERLAND, SS.

May 6, 2008

Personally appeared before me the above named Frank M. Nappi, Jr., in his capacity as Vice President of Nappi Distributors, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Nappi Distributors.

Before me,

Thomas S. Leahy
~~Notary Public~~/Maine Attorney at Law
Thomas S. Leahy
Printed Name
~~My commission expires:~~

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

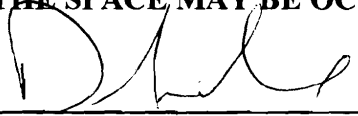
A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Re-Bar Schedule Inspection: Prior to pouring concrete**

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.

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

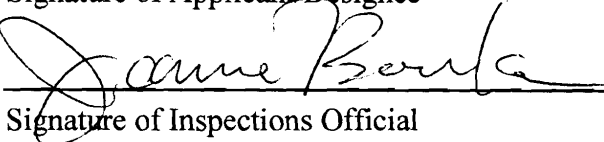
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

11/21/08

Date



Signature of Inspections Official

11/21/08

Date