

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BU ILDING ION

**PERMIT**

Permit Number: 101212  
**PERMIT ISSUED**

This is to certify that Eldredge Lumber & Hardware Co. Eldredge & Hardware  
has permission to Interior fit-up of existing building  
AT 165 Presumpscot St CB 425 A015001 OCT 14

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 covered-in. 24 HOUR 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. CAPT. R. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Department Name

[Signature] 10/14/10  
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: 10-1212	Issue Date:	CBL: 425 A015001
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Location of Construction: 165 Presumpscot St	Owner Name: Eldredge Lumber & Hardware Co.	Owner Address: 627 Route One	Phone: 207-363-2004
Business Name: Eldredge Lumber & Hardware Co.	Contractor Name: Eldredge Lumber & Hardware	Contractor Address: 627 Route 1 York	Phone: 2073632006
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: I-M

Past Use: Commercial / Richard & Dana: (Lumber Company)	Proposed Use: Commercial / Lumber Company; Interior fit-up of existing building.	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4
Proposed Project Description: Interior fit-up of existing building.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B/M Accessory</i> Type: <i>SB</i> <i>FBC-2003</i>	

Signature: <i>(KG)</i>	Signature: <i>JMB 10/14/10</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: gg	Date Applied For: 09/27/2010	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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
	<p style="text-align: center;"><b>PERMIT ISSUED</b></p> <p style="text-align: center;">OCT 14</p> <p style="text-align: center;">City of Portland</p>	<i>OK with conditions</i> Date: <i>9/29/10</i>	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

<b>Permit No:</b> 10-1212	<b>Date Applied For:</b> 09/27/2010	<b>CBL:</b> 425 A015001
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<b>Location of Construction:</b> 165 Presumpscot St	<b>Owner Name:</b> Eldredge Lumber & Hardware Co.	<b>Owner Address:</b> 627 Route One	<b>Phone:</b> 207-363-2004
<b>Business Name:</b> Eldredge Lumber & Hardware Co.	<b>Contractor Name:</b> Eldredge Lumber & Hardware	<b>Contractor Address:</b> 627 Route 1 York	<b>Phone:</b> (207) 363-2006
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial / Lumber Company; Interior fit-up of existing building.	<b>Proposed Project Description:</b> Interior fit-up of existing building.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/29/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This property shall remain a Lumber Company. It is understood that the retail component is considered traditionally assessorly to the principal lumber company use. All retail items must be lumber yard related materials. The retail use can not be a principal use in the I-M zone. Any change of use shall require a separate permit application for review and approval.</li> <li>2) Separate permits shall be required for any new signage.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 10/14/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> <li>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> </ol>			

<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 10/06/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) All means of egress to remain accessible at all times</li> <li>2) Fire extinguishers required. Installation per NFPA 10</li> <li>3) All construction shall comply with City Code Chapter 10.</li> <li>4) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.</li> </ol>			

**PERMIT ISSUED**

OCT 14

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  **X**   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

OCT 14

City of Portland



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

Sept. 27, 2010

Received from David Ellings

Location of Work 165 Commercial

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 190.00

Building (1L)  Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

DBL: 495 A015

Check #: Cash Total Collected \$ 190.00

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy

10 12 12



# 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: <b>165 PRESUMSCOT STREET</b>		
Total Square Footage of Proposed Structure/Area <b>NO CHANGE</b>		Square Footage of Lot <b>270,000 ±</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>425      A      015</b>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>BAS ELDREDGE LLC.</b>	Telephone: <b>207 363 2004</b>
	Address <b>627 RT 1</b> City, State & Zip <b>YORK ME 03909</b>	
Leasee, DBA (If Applicable)  <b>SEP 27 2010</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>10,000</b> C of O Fee: \$ _____ Total Fee: \$ _____
Dept. of Building Inspections City of Portland Maine		
Current legal use (i.e. single family) If vacant, what was the previous use? <b>LUMBER + BUILDING MATERIAL SUPPLY / distribution</b>		
Proposed Specific use: <b>SAME</b>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <b>INTERIOR FIT UP OF EXISTING BUILDING. <sup>FOR RETAIL</sup> <del>REPAIRS TO EXISTING</del></b> <del>DOOR AND WINDOW REPAIRS AND PAINT WORK OF EXTERIOR AND INTERIOR.</del>		
Contractor's name: <b>ELDREDGE LUMBER + HARDWARE CO. INC.</b>		
Address: <b>627 RT 1</b>		Telephone: <b>207 363-2004</b>
City, State & Zip: <b>YORK ME 03909</b>		Telephone: <b>" "</b>
Who should we contact when the permit is ready: <b>DAN REMICK</b>		Telephone: <b>" "</b>
Mailing address: <b>SAME AS ABOVE</b>		

Please submit all of the information outlined on the applicable 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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: Date: **9/2/2010**

This is not a permit; you may not commence ANY work until the permit is issue

**Eldredge Lumber & Hardware Co., Inc.**

627 US Route One  
York Maine 03909  
207-363-2004

City of Portland  
Planning and Development Department  
City Hall  
Portland Maine

September 27, 2010

To Whom It May Concern:

Eldredge Lumber & Hardware Co., Inc. of York, Maine has recently purchased a piece of property at 165 Presumscot St in Portland. This was the former location of Richardson and Dana where the property was used for the selling and distribution of lumber and building material. It is our intention to fit up the existing office building and reopen a lumber and building material business under our name. Our plan is to add a retail space of approximately 2000 sq ft in the existing office building. It is our estimation that this walk in cash and carry business will be less than 10% of our gross sales.

Please find enclosed:

↓  
*Traditionally Assesory to Lumber Yards*

1. Boundary and existing conditions plan prepared by Sebago Technics.
2. Existing plan of sales building.
3. Proposed plan of sales building.
4. General building permit application.
5. Proof of ownership.

The construction will consist mainly of removing some existing windows, replacing some existing windows, removing interior walls and adding new interior walls.

Sincerely,

  
Dan Remick

General Manager  
Eldredge Lumber & Hardware Co., Inc.

SHORT FORM QUITCLAIM DEED  
WITH COVENANT

Massachusetts Lumber Co., Inc., also known as Massachusetts Lumber Company, Inc., of Cambridge, Massachusetts for consideration paid, grants to BAS Eldredge LLC, of York, Maine whose mailing address is 627 U S Route One, York, Maine 03909, with Quitclaim Covenant, the premises located in the City of Portland, County of Cumberland and State of Maine, as described on Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Massachusetts Lumber Co., Inc. has caused these presents to be signed by Paul R. Snider, its Duly Authorized Representative, this 22 day of Aug 22, 2010

MASSACHUSETTS LUMBER CO., INC.

Steph m. w.  
Witness

Paul R. Snider  
By Paul R. Snider  
Its Duly Authorized Representative

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF NORFOLK

Aug. 22, 2010

Then personally appeared the above-named Paul R. Snider, Duly Authorized Representative of Massachusetts Lumber Co., Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Margaret A. Rastin  
Notary Public

Margaret A. Rastin  
Printed Name

MARGARET A. RASTIN  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires March 31, 2011

SEAL

MAINE REAL ESTATE TAX PAID



### Schedule A

A certain lot or parcel of land, with all buildings and improvements located on it, situated easterly of Presumpscot Street and westerly of the main line of the Canadian National Railroad in the East Deering section of the City of Portland, County of Cumberland and State of Maine, containing 279,652.8 square feet or 6.42 acres, more or less, and further bounded and described as follows:

Beginning at a point that is distant S 65° 59' 55" E, 210 feet, more or less, from the Northwest corner on Presumpscot Street of the lot of land conveyed by the Canadian National Railroad to Maine Tank Co, Inc. by deed dated March 25, 1963 and recorded in the Cumberland County Registry of Deeds in Book 2738, Page 268. Said line to be measured on the North side of said lot, which is also the South side of a sixty-six (66) foot road retained by the Canadian National Railroad running from said Presumpscot Street to the Railroad;

Thence from said point of beginning and by the southerly side of said road S 65° 59' 55" E, 169.27 feet to a point on the Westerly side of the main line land of the Canadian National Railroad; said Westerly side being located fifty-five (55) feet Westerly of the center of track of the main line as it existed in 1977;

Thence by said Westerly side and following a curve to the Southeast having a radius of 2,919.79 feet, a distance of 1,056.74 feet measured on the arc thereof (this line is intended to run on the Easterly face of a metal building located 260 feet, more or less, from the start of the arc herein described, said building is 80 feet, more or less, in length. At some points this building may be slightly more and at others slightly less than 55 feet from the Railroad base line. In any event, the Easterly face of the building is intended to be the Westerly side of the Railroad right of way) to a point indicated as "B.C. 121+80.06" on a Canadian National Railroad Plan entitled "Plan Showing Enlargement of Deering Yard" Plan No. 2189A;

Thence continuing by said Westerly side S 7° 33' 55" E, 383.26 feet to an iron;

Thence by other land of the Canadian National Railroad S 82° 26' 05" W, 50.58 feet to an iron which is twenty (20) feet Easterly of the center of track of a siding;

Thence by said siding on a line which is generally twenty (20) feet Easterly of and parallel to the center of said siding track as it existed in 1977 on the following described courses and distances: N 28° 09' 10" W, 105.21 feet to a point; thence by a curve to the Northeast having a radius of 780.65 feet a distance of 166.13 feet measured on the arc thereof to a point; thence N 15° 56' 20" W, 241.95 feet to a point; thence by a curve to the Northwest having a radius of 1121.76 feet, a distance of 101.75 feet measured on the arc thereof to a point; thence N 21° 24' 30" W 50.31 feet to a point; thence by a curve to the Northeast having a radius of 702.07 feet, a distance of 307.66 feet measured on the arc thereof to a point; thence N 3° 41' 55" E, 99.32 feet to a point; thence by a curve to the Northeast having a radius of 539.39 feet, a

distance of 190.83 feet measured on the arc thereof to a point; thence N 23° 58' 10" E, 221.76 feet to a point; thence by a curve to the Northwest having a radius of 468.66 feet, a distance of 99.86 feet measured on the arc thereof to the point of beginning.

Said above described courses are magnetic 1977. All of the above curves are completed by arc definition.

The above described premises being delineated on a plan made for Richardson, Dana & Company dated March 8, 1978, and recorded in the Cumberland County Registry of Deeds in Plan Book 122, Page 15.

There is also included in this conveyance the right to use in common with others who have received similar privileges, the roadway first above referred to and being located northerly of the above described premises.

The above described premises are conveyed subject to any and all present easements and agreements entered into between the Canadian National Railway Company or its predecessor in title, with any third persons, affecting in any way the use of the premises.

The above described premises are also conveyed subject to such water lines and other utilities, including, but not limited to, hydrants that may be on the above described premises for the use and benefit of the parties hereto and adjoining land owners, in no way limiting the generality of the foregoing, a thirty (30) foot sewer easement across the northeasterly portion of the premises herein conveyed.

The above described premises are also conveyed together with the right to enter adjoining premises for the purpose of repairing, replacing and maintaining said sewer line

The above described premises are also conveyed subject to the requirement that the Grantee covenants and agrees to reimburse Canadian National Railway Company, or its successors and assigns, for the cost of maintaining such clearances as may be required by Canadian National Railway Company for the safe operation of its trains and of erecting and maintaining suitable fences, if required by Canadian National Railway Company, on the boundary lines of property separating land of Canadian National Railway Company and this Grantee. It is understood and agreed that this covenant shall run with the land and is to be binding on the Grantee, its successors and assigns.

Being the same premises described in a 1978 deed recorded in Book 4365, Page 66, and in a 1982 deed recorded in Book 5036, Page 91

Received  
Recorded Register of Deeds  
Aug 25, 2010 02:19:08P  
Cumberland County  
Pamela E. Lovley



FLOOR PLAN  
ADDENDUM

Copyright Protection  
This floor plan is protected by the International Copyright Commission's Copyright Protection System. Any reproduction or distribution of this floor plan without the express written permission of the International Copyright Commission is strictly prohibited. The International Copyright Commission is a non-profit organization that provides a secure and reliable method of protecting your intellectual property. For more information, please visit our website at www.internationalcopyright.com.

Design Copyright Protected By:  
B.T. Watson - Design/Build  
155 Pine Hill Road - Cape Neddick, Maine 03902  
Phone: 207-337-1171 - e-mail: b.watson@btwdesign.com



