

Providence Street

02 0284

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>116 PROVIDENCE STREET</u>		
Total Square Footage of Proposed Structure <u>1800 SF</u>	Square Footage of Lot <u>7500 SF ?</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>425</u> Block# <u>I</u> Lot# <u>013</u>	Owner: <u>JENNA M. POMPEO</u> <u>264 PRESUMPTUOUS ST</u> <u>PORTLAND, ME</u>	Telephone: <u>773-6653</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SAME</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>723.00</u>
Current use: <u>VACANT LOT</u>		
If the location is currently vacant, what was prior use: <u>OPEN LAND</u>		
Approximately how long has it been vacant: <u>UNKNOWN</u>		
Proposed use: <u>DUPLEX</u>		
Project description: <u>2 STORY COLONIAL STYLE DUPLEX</u>		
Contractor's name, address & telephone: <u>CPW DEVELOPMENT</u> <u>POB 4000, WINDHAM, ME 04062</u>		
Who should we contact when the permit is ready: <u>THOMAS BLACKBURN</u> <u>650-5624</u>		
Mailing address: <u>232-8134</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>232-8134</u> <u>OR</u> <u>650-5624</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>Jenna Pompeo</u>	Date: <u>3/28/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CBL 425 - 013 STREET ADDRESS 116 Providence

DATE	TIME	CONTACT	NARRATIVE
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INITIALS

[illegible]

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

2002-0090

Application I. D. Number

3/29/02

Application Date

116 Providence

Project Name/Description

Pompeo Jenna M

Applicant

264 Presumpscot St , Portland , ME 04101

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 773-6653 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

116 - 116 Providence St, Portland, Maine

Address of Proposed Site

425 I013001

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) **Duplex**

1800 sq. ft

Proposed Building square Feet or # of Units

7500 sq. ft.

Acreage of Site

R5

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 **4/3/02**

Building Approval Status:

Reviewer _____

☐ Approved

☐ Approved w/Conditions
See Attached

☐ Denied

Approval Date _____

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

date _____

amount _____

expiration date _____

☐ Inspection Fee Paid

date _____

amount _____

☐ Building Permit Issue

date _____

☐ Performance Guarantee Reduced

date _____

remaining balance _____

signature _____

☐ Temporary Certificate of Occupancy

date _____

☐ Conditions (See Attached)

expiration date _____

☐ 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 _____

Memorandum

To: City of Portland, Maine
Planning Department

From: Jenna Pompeo
264 Presumpscot Street
Portland, Maine

Re: Duplex
116 Providence Street
Portland, Maine

Date: March 28, 2002

The project at 116 Providence Street consists of the new construction of a side by side 2 family on a vacant lot. The colonial style structure will have 2 stories on a full foundation. The first floor will have a dining room / kitchen combination with a separate living room. The second floor will have 2 bedrooms and a full bath servicing the unit.

A waiver is requested for a sidewalk. There are no sidewalks in this area of Providence Street. Therefore the construction of a sidewalk would serve no purpose.

Please feel free to contact me should you have any questions. Thank You.

Site # 2002 0090

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 116 PROVIDENCE STREET			Zone: 25
Total Square Footage of Proposed Structure 1800 SF		Square Footage of Lot 7500 SF	
Tax Assessor's Chart, Block & Lot Chart# 425 Block# I Lot# 013		Property owner, mailing address: JENNA M. POMPEO 264 PRESUMPSHOT ST PORTLAND, ME	Telephone: 773-6653
Consultant/Agent, mailing address, phone & contact person		Applicant name, mailing address & telephone: JENNA M. POMPEO 264 PRESUMPSHOT ST PTLD, ME 773-6653	Project name:
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <input type="checkbox"/> \$25.00 per lot \$ <input type="checkbox"/> <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <input type="checkbox"/> <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <input type="checkbox"/> <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development <input type="checkbox"/> \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00			
Who billing will be sent to: JENNA M. POMPEO Mailing address: 264 PRESUMPSHOT ST State and Zip: PORTLAND, ME Contact person: COLEMAN WALSH Phone: 650 5624			

Submittals shall include (9) separate folded packets of the following:

- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11) you may also visit the web site: cl.portland.me.us chapter 14

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: Jenna Pompeo	Date: 3/28/02
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

From: Marge Schmuckal
To: Lee Urban
Date: Thu, Jun 6, 2002 9:58 AM
Subject: 116 Providence St. Update

Lee,

This morning 6/6/02, I did receive a revised plot plan that shows the changes in the parking spaces and that part is ok. The contractor opted to keep the bulkhead, which is ok. Now my only concern is the lot that appears to be illegally created in the rear. I will try to check with the surveyor again today to see if there is any resolution of that item.

Marge

From: Marge Schmuckal
To: Kandi Talbot
Date: Wed, Jun 5, 2002 4:43 PM
Subject: 116 Providence Street

Kandi,

You left me a message about this permit. It sounds like Cheryl Leeman has some concerns as to when this permit might be issued. I have some questions about this proposal. It came in on 5/7/02. I received the permit on 5/10/02. On 5/17/02 I left a message with the surveyor and I spoke with Tom Blackburn, the contractor.

The problems are:

- 1) The site plan does not match the building plans.
- 2) There appears to be an illegal lot in the rear created by a reduction of the main lot. That was the reason for my call to the surveyor. He was going to research that a little more. He has not gotten back to me on this issue.
- 3) Two parking spaces on the side are right on the side lot line and need to be at least 5' from the side property line unless they are over 50' from the street. Tom B. was going to revise that - I have NOT received any new plans as of this date.
- 4) There are 2 sliding rear doors, but no rear decks. I know that the decks are going to be built, but they are not shown anywhere. Plus right where these new decks would go, that is where two required parking spaces are being placed. It is not "reality". It needs to be addressed now, because the parking spaces will be else where. The contractor again was going to give me revised plans. Again, I have seen nothing from the contractor.
- 5) There is a bulk head shown on the plans which is not really being built (the contractor thought that was a deck). I told the contractor to revise the plans - but again, nothing has been submitted.

I let Jay know of these items previously. So until I get the proper plans and make sure that an illegal lot was not created, I can not sign off on this permit. The building side of this permit has not been reviewed yet.

So, at this point, the time frame rests on the contractor and the surveyor.

I hope this addresses your concerns.

Marge
6/5/02

CC: Jay Reynolds; MARK ADELSON; Mike Nugent; PENNY...

From: Marge Schmuckal
To: Kandi Talbot
Subject: 116 Providence Street

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Marge
6/5/02

CC: Jay Reynolds; MARK ADELSON; PENNY LITTELL; Sar...

Tax Map 445
Block I

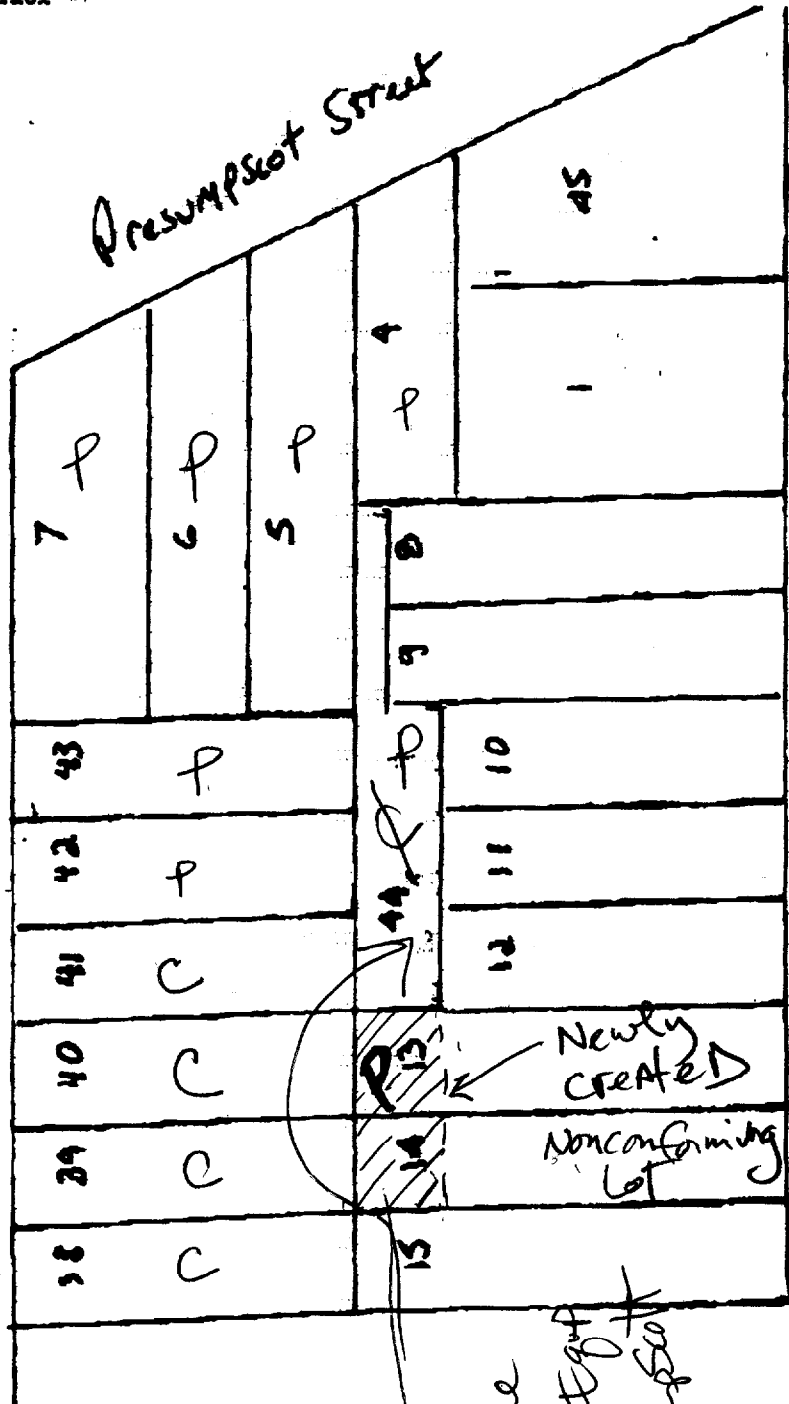
P.03/03

2078742919 TO 8748716
2078742919 TO 7751139

JUN 07 2002 14:13 FR NEW ENGLAND TITLE
MAY 21 2002 13:48 FR NEW ENGLAND TITLE

** TOTAL PAGE.03 **
PAGE.03
207 775 1139

MAY 23 2002 09:56



Per Assessors
Records
142 Presumpscot LLC =
Coastal Equipment =

Providence Street

Grafton Street

Presumpscot Street

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 6/7/02
To: Steve Collins New England Title Co.
Fax: 874-2919
Re: The creation of a Nonconforming lot
Sender: Marge Schmuckel - Zoning Admin.

YOU SHOULD RECEIVE 2 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

This can be solved easily by transferring title from 142 Presumpscott LLC to Coastal Equipment Corp. Then the portion of land created by the New division merges with the others owned by Coastal Equipment

If you are interested in the City of Portland Zoning Ordinance, please visit our website at ci.portland.me.us.

0087278

BK 16956PG241

See
Book 16975
Page 124**RELEASE DEED**
MAINE STATUTORY SHORT FORM

KNOW ALL BY THESE PRESENTS THAT COASTAL EQUIPMENT CORPORATION, a Maine corporation with a principal place of business in Portland, County of Cumberland, State of Maine, and a mailing address of 142 Presumpscot Street, Portland, Maine 04103, for consideration paid, hereby [REDACTED] limited liability company organized under and in accordance with the laws of the State of Maine, which has a mailing address of 142 Presumpscot Street, Portland, Maine 04103, the property in Portland, County of Cumberland and State of Maine described as follows, to wit:

PARCEL ONE:

A certain lot or parcel of land, together with any buildings thereon, situated Northerly of, but not adjacent to, Providence Street, in said Portland, bounded as follows:

Beginning at the Northeasterly corner of Lot 90 as shown on Plan entitled "Washington Avenue Garden," recorded in Plan Book 14, Page 46 in the Cumberland County Registry of Deeds; thence in a Westerly direction along the Northerly line of said Lot 90 and along the Northerly lines of Lots 91 and 92 as shown on said Plan for a distance of Ninety (90') feet to a point and the Northwesterly corner of said Lot 92; thence in a Southerly direction along the Westerly line of said Lot 92 for a distance of Twenty-Five (25') feet to a point; thence in an Easterly direction on a course parallel with said Northerly lines for a distance of Ninety (90') feet to a point and the Easterly line of said Lot 90; thence in a Northerly direction along said Easterly line for a distance of Twenty-Five (25') feet to the point and place of beginning.

MEANING AND INTENDING to describe and release and hereby releasing all right, title, and interest the Grantor may have in the above-described property, which was conveyed to the Grantor by deed of Carnu, Inc. dated February 29, 1996 and recorded in the Cumberland County Registry of Deeds in Book [REDACTED]

PARCEL TWO:

Beginning at a point along the easterly sideline a distance of ten (10') feet from the northeasterly corner of Lot numbered 88 as shown on a plan of lots entitled Washington Avenue Gardens belonging to Everett C. Wells, said plan being made by Ernest W. Branch, dated September 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 46; thence N 60° 0' 00" W a distance of sixty (60') feet along land now or formerly of Donald E. Neuts, to an iron rod set; thence N 30° E a distance of ten (10') feet to an iron rod set and land now or formerly of Ashley W. Pike et al; thence S 60° 0' 00" E a distance of sixty (60') feet to a point; thence S 29° 59' 49" W a distance of ten (10') feet to an iron rod set and point of beginning.

MEANING AND INTENDING to describe and release and hereby releasing all right, title, and interest the Grantor may have in the above-described property, which was conveyed to the Grantor by deed of Ashley W. Pike and Dianne J. Pike dated April 17, 1996, which is recorded in the

from Steve Collins 6/12/02

BK 16956 PG 242

Cumberland County Registry of Deeds in Book 12491, Page 15, and corrected by a deed of substantially even date to be recorded herewith.

PARCEL THREE:

A certain lot or parcel of land, together with any buildings thereon, situated on the westerly side of Grafton Street, in said Portland, County of Cumberland, State of Maine, and being identified as Lots 148, 149, 150 and 151, as shown on plan of Washington Avenue Gardens Annex, recorded in Plan Book 14, Page 49, in the Cumberland County Registry of Deeds, reference to which is made for further details and particulars.

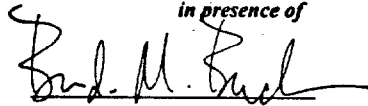
MEANING AND INTENDING to describe and release and hereby releasing all right, title and interest the Grantor may have in the above-described property, which was conveyed to the Grantor by deed of Pike Bros. Inc, dated February 29, 1996, which is recorded in the Cumberland County Registry of Deeds in Book 12491, Page 16.

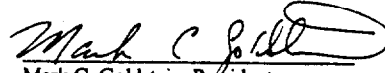
IN WITNESS WHEREOF, Mark C. Goldstein, President of Coastal Equipment Corporation, has hereunto set his hand and seal this 1st day of ~~October, 2000~~

NOVEMBER 2001

SIGNED, SEALED and DELIVERED

in presence of






Mark C. Goldstein, President
Coastal Equipment Corporation

STATE OF MAINE
CUMBERLAND, ss

Date: 11/1/01

Then personally appeared the above named Mark C. Goldstein, in his capacity as President of Coastal Equipment Corporation, who acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,


Notary Public ATTORNEY AT LAW

BRENDA M. BUCHANAN
Printed Name

Commission Expires: N/A

RECEIVED
RECORDED REGISTRY OF DEED:


2001 NOV 14 PM 1:46

CUMBERLAND COUNTY

John B O'Brien

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	425 I044001
Location	120 PROVIDENCE ST
Land Use	VACANT LAND
Owner Address	COASTAL EQUIPMENT CORPORATION 142 PRESUMPSCOT ST PORTLAND ME 04103
Book/Page	
Legal	425-I-44 PROVIDENCE ST 120-126 REAR 2910 SF

Valuation Information

Land	Building	Total
\$2,000	\$ 0.00	\$2,000

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.067	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
05/07/1996	LAND	\$100	12491-014

Picture and Sketch

PictureSketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



from Steve Collins
6/12/02

JUN 07 2002 14:13 FR NEW ENGLAND TITLE
MAY 21 2002 13:40 FR NEW ENGLAND TITLE

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 6/7/02
To: Steve Collins New England Title Co.
Fax: 874-2919
Re: The creation of a nonconforming lot
Sender: Marge Schmuckel - Zoning Admin.

YOU SHOULD RECEIVE 2 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

This can be solved easily by transferring title from 142 Presumpscott LLC to Coastal Equipment Corp. Then the portion of land created by the new division merges with the others owned by Coastal Equipment

If you are interested in the City of Portland Zoning Ordinance, please visit our website at ci.portland.me.us.

Fax Cover Sheet
New England Title Company

TO: ~~Mr. Blackburn~~
FAX 774-2588

Marge Schmuckle
874-8716

FR: Steve Collins
Real Estate Title Manager
New England Title Company
PH (207) 874-7450 Ext. 223
FAX (207) 874-2919

*Per Tom Blackburn's
Request*

DATE: May 24, 2002

RE: Providence Street

As discussed, see attached.

Pages: 3

May 21, 2002

City of Portland
Planning Department
389 Congress Street,
Portland, Maine 04101

RE: 116 Providence Street, Portland

Dear Sir or Madam:

My name is Mark C. Goldstein and I am the owner of Coastal Equipment and the president of 142 Presumpscot LLC. 142 Presumpscot LLC owns property on Providence, Presumpscot and Grafton Streets. These properties are identified on the city tax maps as Map 425, Block I, Lots 1, 4, 5, 6, 7, 41, 42, 43 and 44.

These lots are also shown on two plans: (1) "Washington Avenue Gardens", dated September 1920 and recorded in Plan Book 14, Page 46 in the Cumberland County Registry of Deeds and (2) "Washington Avenue Gardens Annex" dated October 1920 and recorded in Plan Book 14, Page 49 in said Registry.

The property identified as Tax Map 425, Block I, Lot 44 is located at the rear of Tax Map Lots 8, 9, 10, 11, and 12 and these lots are abutted by other land of 142 Presumpscot LLC at Tax Map 425, Block I, Lots 4, 5, 41, 42 and 43.

On April 10, 2001, 142 Presumpscot LLC conveyed property located at 116 Providence Street, Portland to Buy-The-Sea-Properties. This property is identified on the City of Portland Tax Maps as Map 425, Block I, Lots 13 and 14; it also the greater portion of Lots 93 and 94 on the Plan of "Washington Avenue Gardens". In that deed of conveyance, 142 Presumpscot LLC retained ownership of the rear 25 feet of both lots.

This rear 25 feet represents additional land which abuts other 142 Presumpscot LLC property located Tax Map 425, Block I, Lot 44, being the same as the rear of Lots 8, 9, 10, 11 and 12 on the "Washington Avenue Gardens" plan.

The purpose of stating these facts is to show that the retention of the rear 25-foot portion from the 116 Providence Street, Portland property does not create a landlocked lot. It attaches to other property of 142 Presumpscot LLC.

Sincerely,



Mark C. Goldstein, President

142 Presumpscot LLC = P
Coastal Equipment = C

This data is provided by the Assessor's Office and is current as of June 6, 2002

CSL	425 1038001	CARD	1 of 1	Property Address	150 GRAFTON ST
Owner Name 1	COASTAL EQUIPMENT CORPORATIO			Property Type	RESIDENTIAL
Name 2				Description	425-1-38-39-40-41
Mailing Address	142 PRESUMPCOT ST				SO GRAFTON ST
City, State, Zip	PORTLAND	ME	04104		CALLED 150
					12000 SF

VACANT LAND

0

NONE

IL

010

EAST DEERING

0

NONE

NONE

NONE

150 GRAFTON ST

12/28/2000

vjm

This data is provided by the Assessor's Office and is current as of June 6, 2002

CBL	425 1004001	CARD	1 of 1	Property Address	142 PRESUMPCOT ST
Owner Name 1	142 PRESUMPCOT LIMITED			Property Type	COMMERCIAL
Name 2	LIABILITY COMPANY			Description	425-1-4-5-6-7-42-43
Mailing Address	142 PRESUMPCOT ST				PRESUMPCOT ST
City, State, Zip	PORTLAND	ME	04103		SO GRAFTON ST
					21550 SF

RETAIL & PERSONAL SERVICE

1

LIGHT

IL/R5

030

EAST DEERING

6984

ALL PUBLIC

NONE

NONE

142 PRESUMPCOT ST

12/28/2000

vjm

Maise

BOUNDARY SURVEY Providence Street Portland, Maine for Jenna M. Pompeo 264 Presumpscot Street Portland, Maine	
BRUCE R. BOWMAN, Inc. Professional Land Surveyor Box 12A Cumberland, Maine 829-3959	
Date: 05-22-02	Job: 02001
Drawn By: <i>RB</i>	Scale: 1"=20'

PLAN REFERENCE

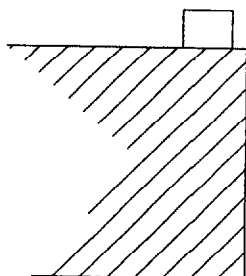
Washington Avenue Gardens
 Portland, Cumberland County, Maine
 owned by Everett C. Wells
 by Ernest W. Branch, C.E. Sept. 1920
 Recorded CCRD Planbook 14 Page 46

chainlink fence

N/F
 142 Presumpscot
 LLC
 16956 / 241

LOCUS DEED

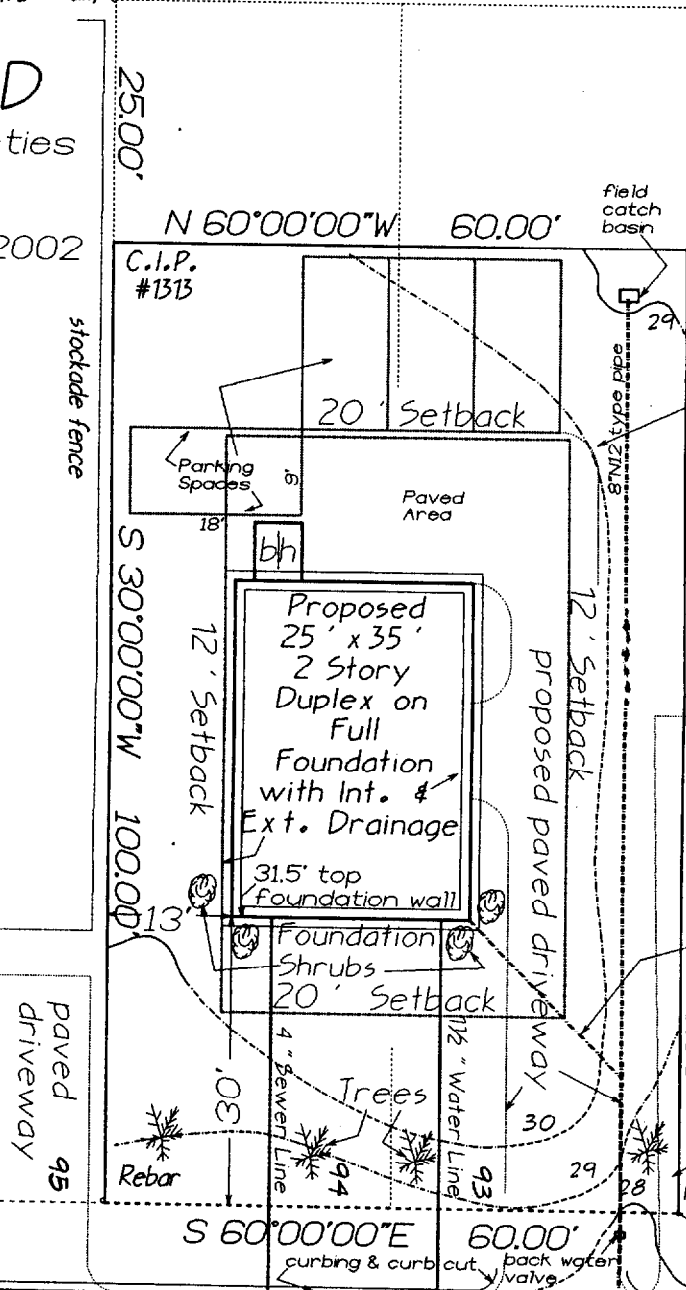
Buy the Sea Properties
 to Jenna M. Pompeo
 CCRD 17330/317
 Dated February 15, 2002
 Contains 6,000 s.f.



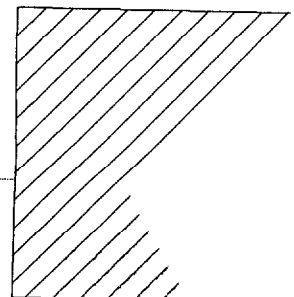
N/F
 Daniel P. Michaud
 &
 Anais P. Aguirre
 15535 / 269

sidewalk location
 (not constructed)

1" I.P.
 (1/2" tall)



Proposed
 Finish
 Grade



Ext. & Int.
 drain connection

N/F
 Joseph B.
 Wodjenski
 16417 / 155

abuttons paved
 I.P. driveway
 (under Drive)

299.04 to
 C.I.P. #1183
 at
 Presumpscot Street

Providence Street

18" RCC

manhole

116 Providence

0040792

BK 5617 PG 157

See Book 16975
Page 124

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that EULAH V. NAPOLITANO, of Portland, Maine, for consideration paid, grant to 142 PRESUMPCOT LIMITED LIABILITY COMPANY, a Maine limited liability company with a mailing address of 142 Presumpscot Street, Portland, Maine 04103, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described in Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Eulah V. Napolitano has set her hand this 20 day of July, 2000.

Witness

Eulah V. Napolitano
Eulah V. Napolitano

STATE OF MAINE
COUNTY OF CUMBERLAND

July 20, 2000

Then personally appeared Eulah V. Napolitano, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Christine Strickland
Notary Public/Attorney at Law

CHRISTINE STRICKLAND
Notary Public, Maine
My Commission Expires 12/31/2005

Typed or printed name of Notary

SEAL

MAINE REAL ESTATE TAX PAID

Received on
MARGES DESK
6/11/02

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAY 21 2002

EXHIBIT A

BK 5617 PG 158

Two certain lots or parcels of land situated on Providence Street in Portland in the County of Cumberland and State of Maine, being lots numbered ninety-three (93) and ninety-four (94), as shown on plan of lots at Washington Avenue Gardens belonging to Everett C. Wells, said plan being made by Ernest W. Branch, Surveyor, dated September, 1920 and recorded in the Cumberland County Registry of Deeds in Book of Plans 14, Page 26.

Said lots measure each thirty (30) feet in width by one hundred twenty-five (125) feet in depth and contain each, according to said plan, three thousand seven hundred fifty (3750) square feet, more or less.

Together with the fee, in so far as I have the right so to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

All buildings shall be set back at least ten (10) feet from the street on which they front, except that steps, porticos, piazzas, bay windows and other usual projections are allowed in said reserved space.

Being the same premises conveyed by deeds dated and recorded as follows: Edward F. Marlowe, April 20, 2000, Book 15434, Page 70; Daniel P. Marlowe, April 18, 2000, Book 15429, Page 325; Nancy Nelson, December 15, 1999, Book 15284, Page 15; Peter P. Marlowe, December 22, 1999, Book 15284, Page 17; Maryann Stillman, December 22, 1999, Book 15284, Page 19; Maynard T. Marlowe, Jr., December 30, 1999, Book 15284, Page 21; Kathleen A. Marlowe, December 30, 1999, Book 15284, Page 23; and Eulah V. Napolitano, Personal Representative of the Estate of Samuel C. Napolitano, dated September 21, 1999, Book 15072, Page 257.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 JUL 26 PM 1:27

CUMBERLAND COUNTY

John B. O'Brien

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0025491

BK16199PG009

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS THAT 142 PRESUMPCOT LIMITED LIABILITY COMPANY, a Maine limited liability company with a mailing address of 142 Presumpscot Street, Portland, Maine 04103, for consideration paid, grants to BUY-THE-SEA PROPERTIES, INC., a Maine corporation with a principal place of business in Scarborough, County of Cumberland and State of Maine, and a mailing address of 174 Highland Avenue, Scarborough, Maine 04074, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows, to wit:

A certain lot or parcel of land situated on Providence Street in Portland, County of Cumberland and State of Maine, being a portion of Lot Ninety-Three (93) and a portion of Lot Ninety-Four (94) as shown on a plan titled "Washington Avenue Gardens, Portland, Cumberland County, Maine" by Ernest W. Brunch, Civil Engineer dated September, 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 26.

On such plan, said lots measure each thirty (30) feet in width by one hundred twenty-five (125) feet in depth. The portion of such lots conveyed herein measure thirty (30) feet in width by one hundred (100) feet in depth, and are more particularly described as follows:

Beginning on the northeasterly sideline of Providence Street, at the westerly corner of Lot Ninety-Two (92) shown on said plan; thence northwesterly along the sideline of Providence Street a distance of sixty feet (60') to the southerly corner of Lot Ninety-Five (95); thence northeasterly along the boundary line between Lots Ninety-Four (94) and Ninety-Five (95) on said plan a distance of one hundred feet (100') to a point; thence southeasterly and parallel with the sideline of Providence Street a distance of sixty feet (60') to the boundary line between Lots Ninety Three (93) and Ninety-Two (92) as shown on said plan; thence southwesterly along said boundary line a distance of one hundred feet (100') to the place of beginning. Containing six thousand (6,000) square feet, more or less.

Together with the fee, insofar as the Grantor has the right to convey the same, of all the streets and ways shown on said plan, in common with the owners of other lots shown on said plan, and subject to the rights of all of said lots owners to make any customary use of said streets and ways.

All buildings shall be set back at least ten (10) feet from the street on which they front, except that steps, porticos, piazzas, bay windows and other usual projections are allowed in said reserved space.

MEANING AND INTENDING to describe and convey a portion of those premises conveyed to the Grantor herein by Eulah V. Napolitano by Warranty Deed dated July 20, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15617, Page 157.

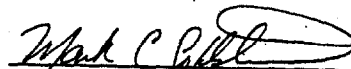
BK 16199PG010

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this tenth day of April, 2001 by its duly authorized manager.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

142 PRESUMPCOT
LIMITED LIABILITY COMPANY



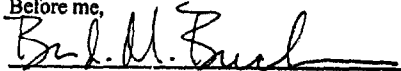

Mark C. Goldstein, Manager

STATE OF MAINE
CUMBERLAND, ss

Date: 4/10/01

Then personally appeared the above-named Mark C. Goldstein, in his capacity as Manager of 142 Presumpscot Limited Liability Company, and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,



Notary Public/Attorney at Law

BRENDA M. BUCHANAN

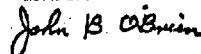
Printed Name

Commission Expires: N/A

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 APR 17 AM 10:00

CUMBERLAND COUNTY



WARRANTY DEED

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that Buy the Sea Properties Inc., a Maine corporation with its principal place of business in Scarborough, Maine, for consideration paid, grants to Jenna M. Pompeo whose mailing address is 264 Presumpscot Street, Portland, Maine 04101, with Warranty Covenants, the land in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land situated on Providence Street in Portland, County of Cumberland, and State of Maine, being a portion of Lot 93 and a portion of Lot 94 as shown on a plan titled "Washington Avenue Gardens, Portland, Cumberland County, Maine" by Ernest W. Brunch, Civil Engineer dated September 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, page 26.

On such plan, said lots measure each 30 feet in width by 125 feet in depth. The portion of such lots conveyed herein measure 30 feet in width by 100 feet in depth, and are more particularly described as follows:

Beginning on the northeasterly sideline of Providence Street, at the westerly corner of Lot 92 shown on said plan; thence northwesterly along the sideline of Providence Street a distance of 60 feet to the southerly corner of Lot 95; thence northeasterly along the boundary line between Lots 94 and 95 on said plan a distance of 100 feet to a point; thence southeasterly and parallel with the sideline of Providence Street a distance of 60 feet to the boundary line between Lots 93 and 92 as shown on said plan; thence southwesterly along said boundary line a distance of 100 feet to the place of beginning. Containing 6,000 square feet, more or less.

Together with the fee, insofar as the Grantor has the right to convey the same, of all the streets and ways shown on said plan, in common with the owners of other lots shown on said plan, and subject to the rights of all of said lots owners to make any customary use of said streets and ways.

All buildings shall be set back at least 10 feet from the street on which they front, except that steps, porticos, piazzas, bay windows and other usual projections are allowed in said reserved space.

Meaning and intending to describe and convey all and the same premises as conveyed to Buy The Sea Properties Inc. dated April 10, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16199, Page 9

MAINE REAL ESTATE TAX PND

BK 17330 PG 318

IN WITNESS WHEREOF, the said Buy The Sea Properties, Inc. has caused this instrument to be signed in its corporate name by Donald J Jackson, its President, and thereunto duly authorized, this 15th day of February, 2002.



Witness



Buy The Sea Properties Inc.

Its: President

Printed Name: Donald J Jackson

State of Maine
County of Cumberland

Then personally appeared the above named Donald J Jackson, and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of the corporation.

Before me,

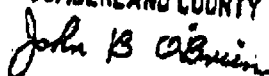


Notary Public/Attorney at Law

CHARLES C. WHIDDEN
Notary Public, Maine
My Commission Expires March 21, 2008

RECEIVED
RECORDED REGISTRY OF DEEDS
2002 FEB 19 AM 11:28

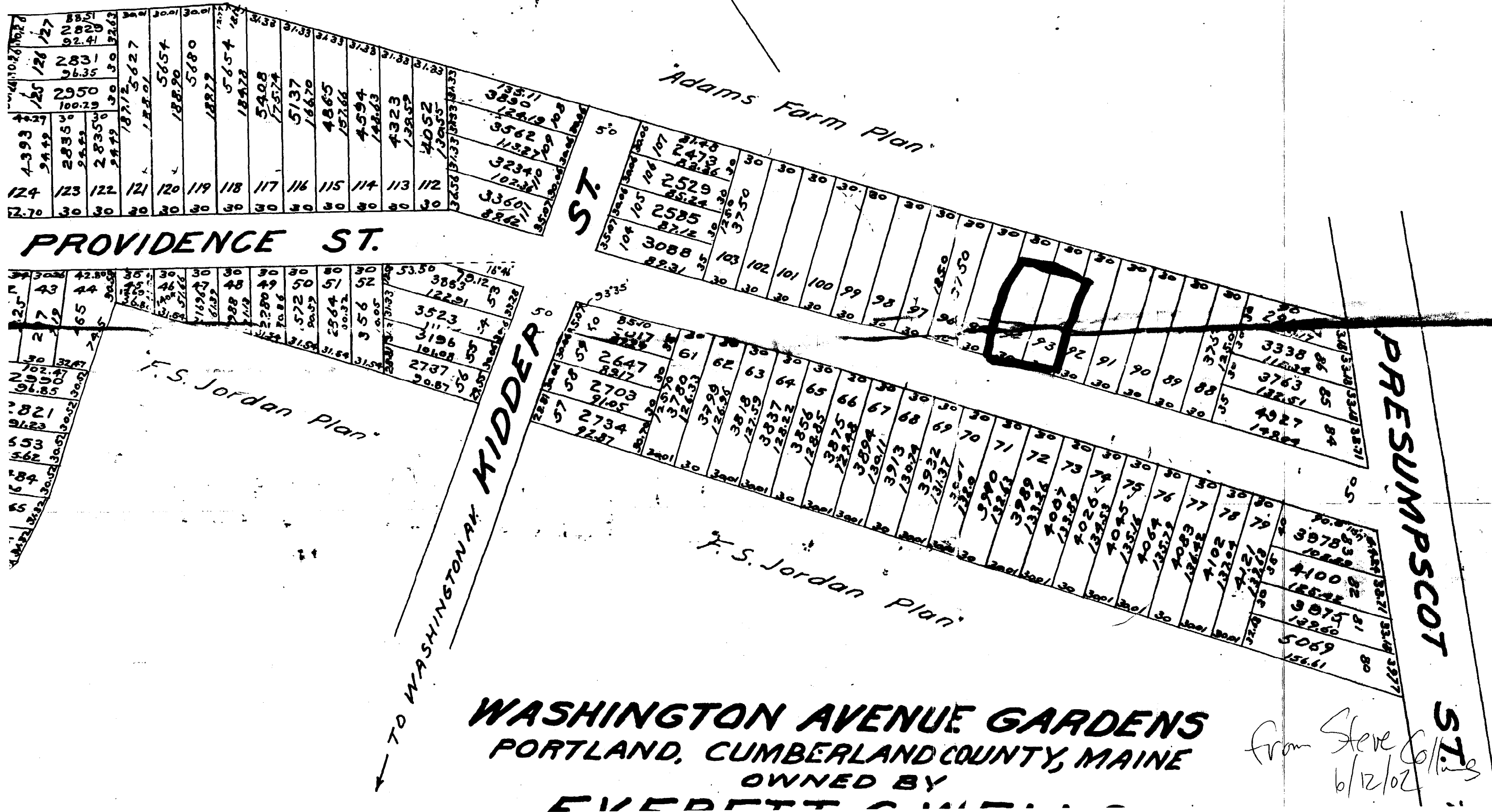
CUMBERLAND COUNTY



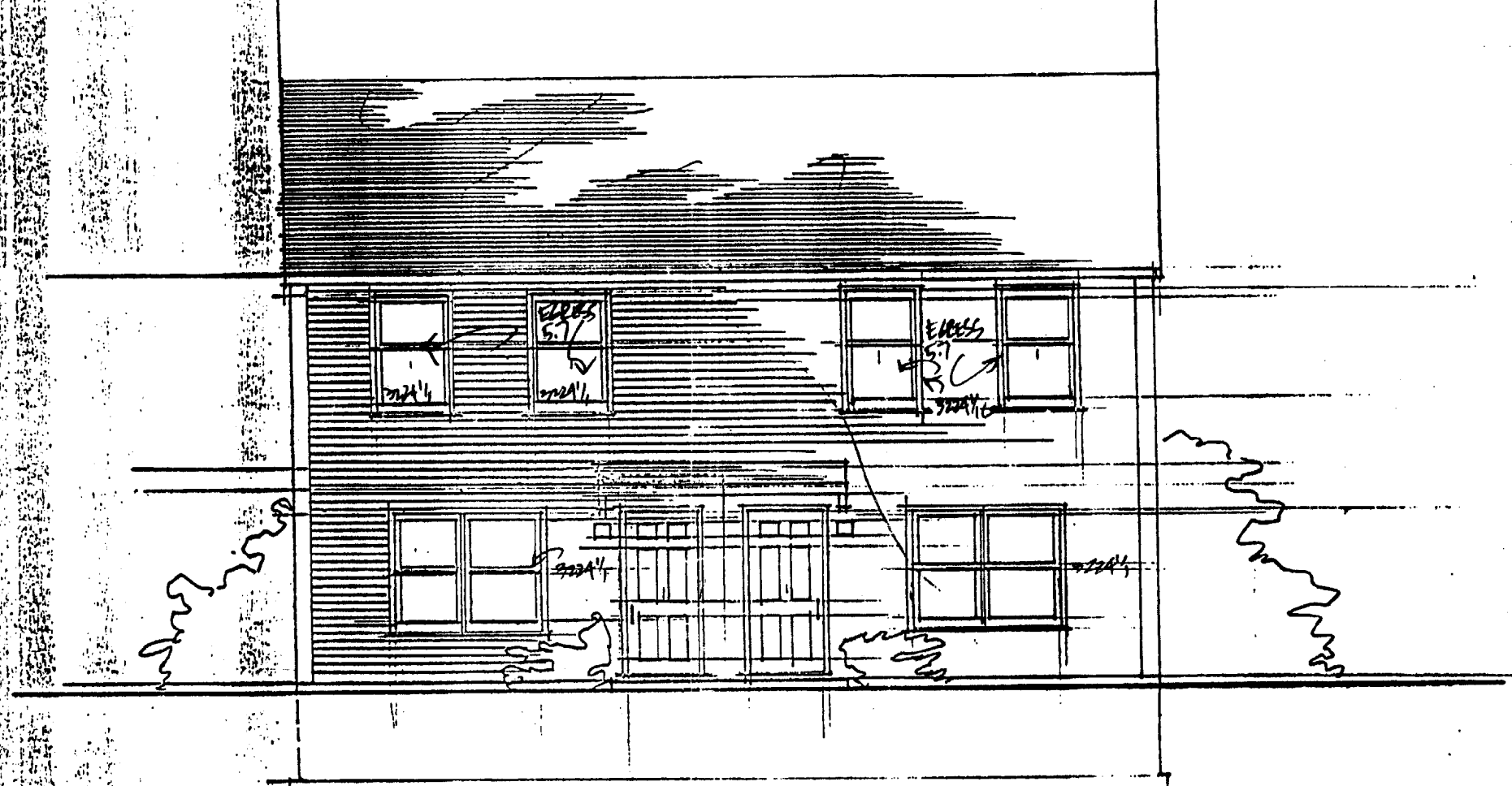
SEA

street)

11 12 23



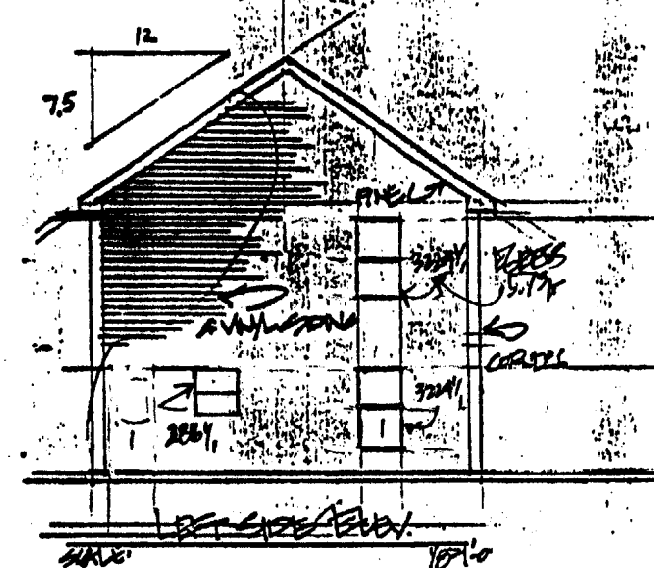
116 Providence Street



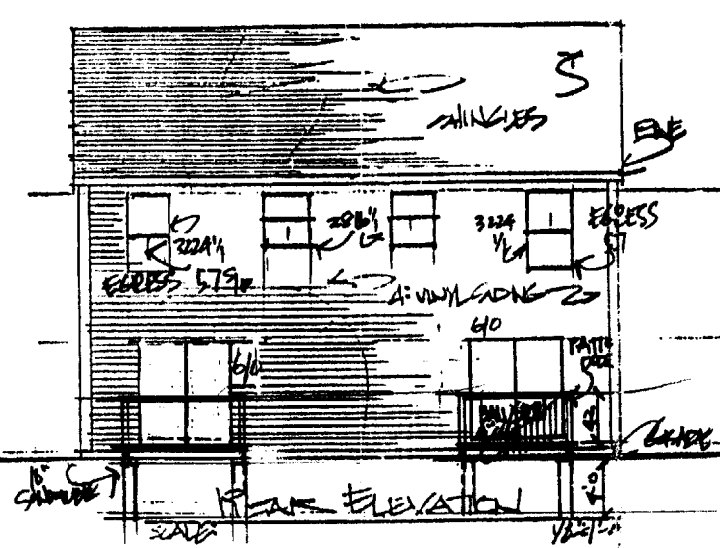
FRONT ELEVATION

HILLSIDE LUMBER CO., INC.
781 County Road
Westbrook, ME 04092

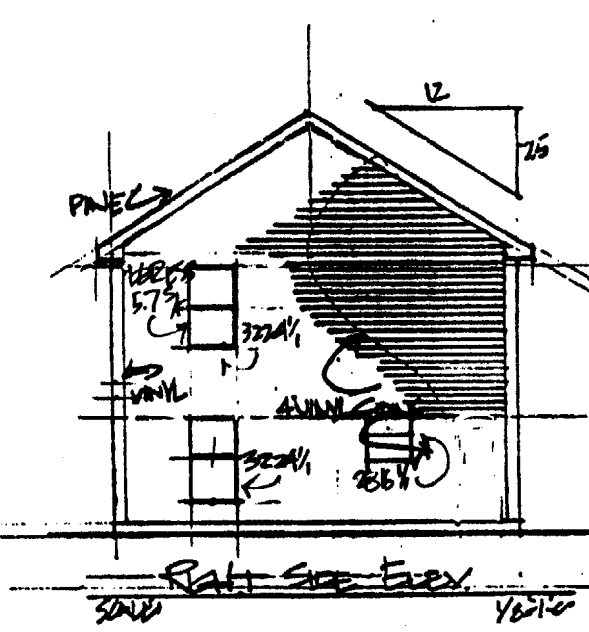
DUMPED



LEFT SIDE ELEV.



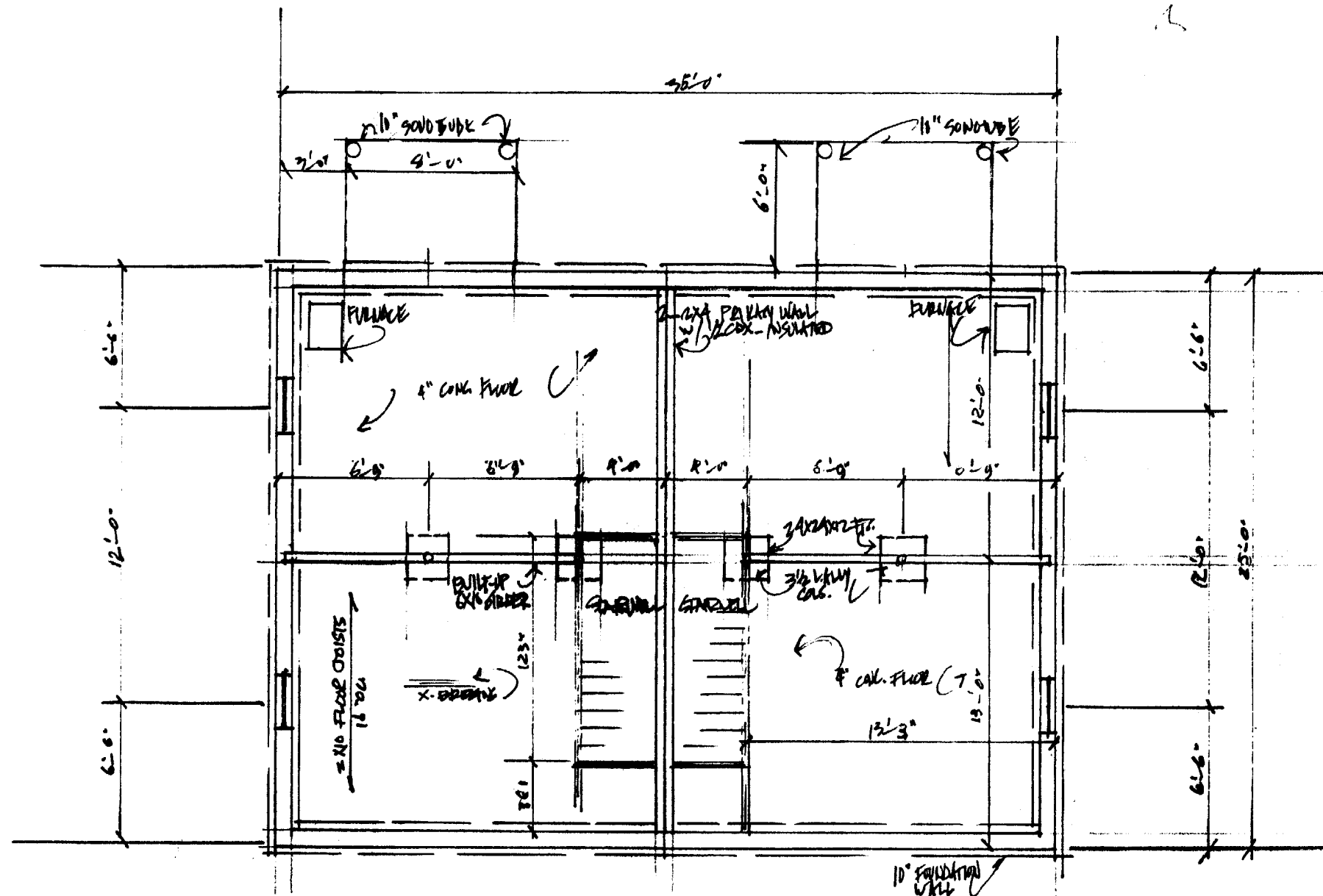
REAR ELEVATION



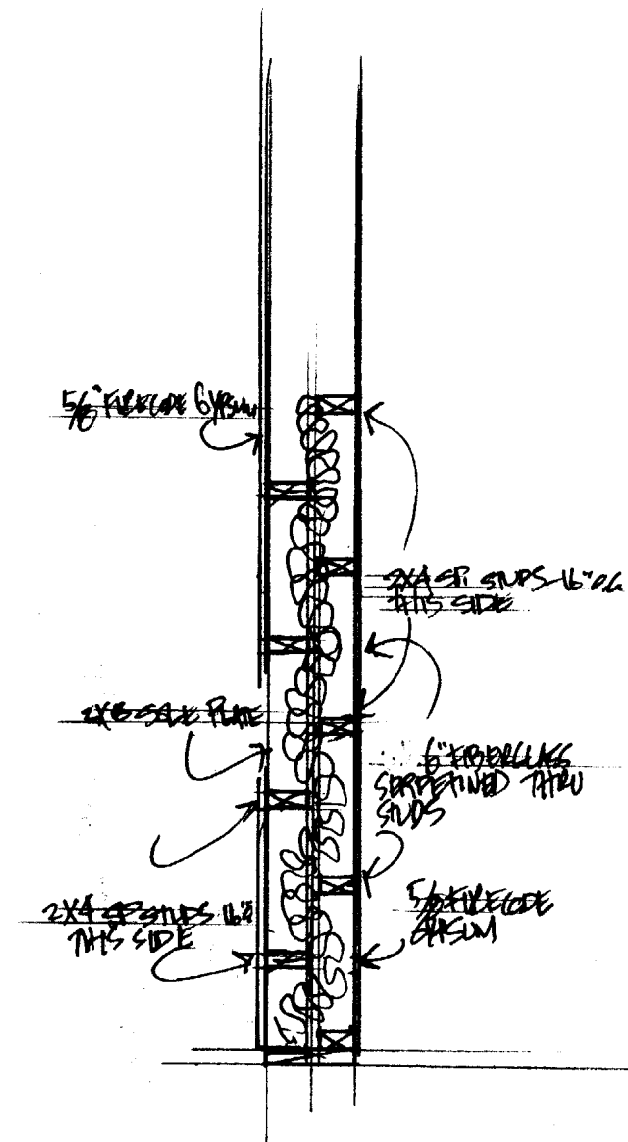
RIGHT SIDE ELEV.

for Epoxy
in Portland
on slab
cheap!
m301 ds

Item 232 6134 cell
Blackstone

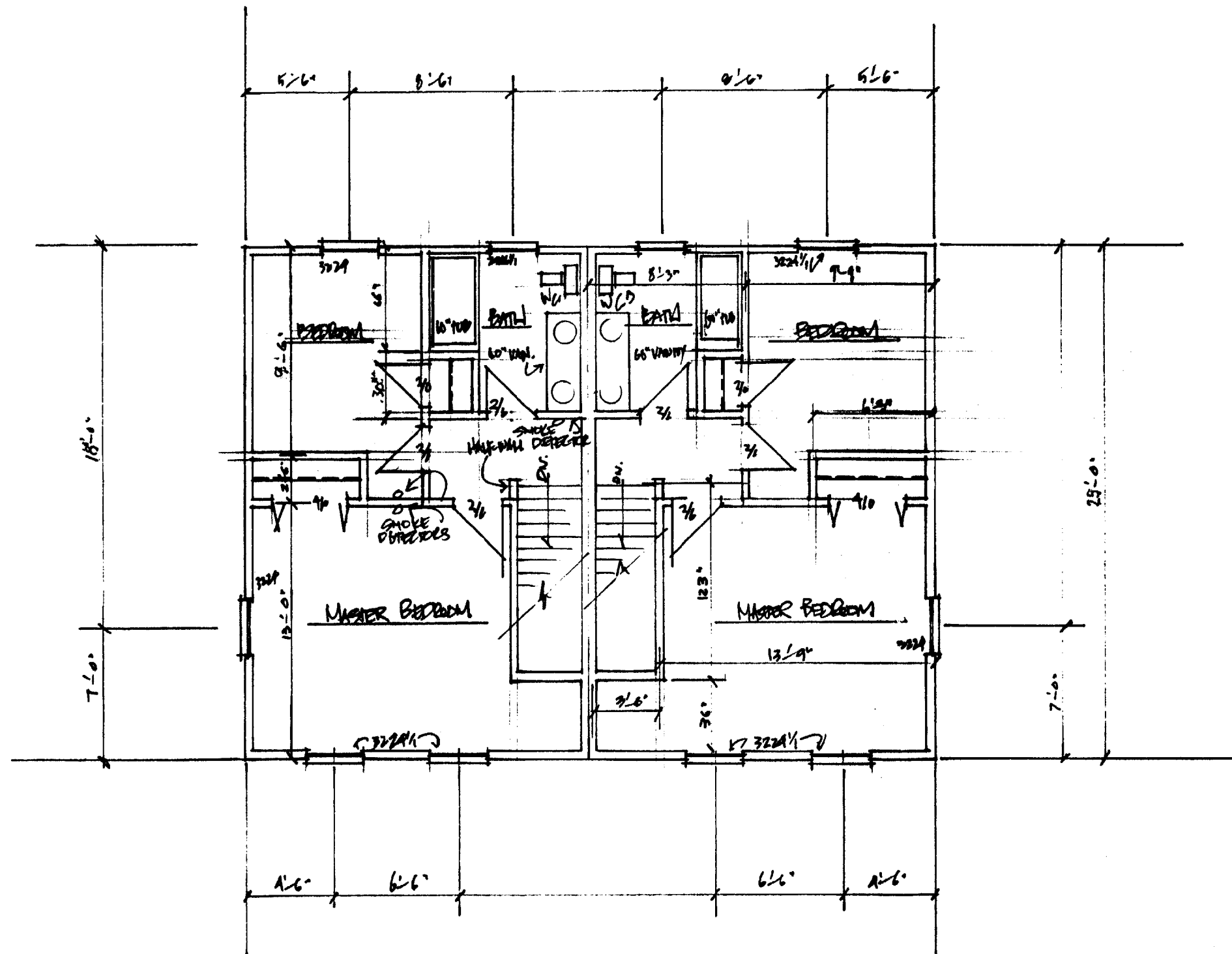


FOUNDATION PLAN: GREEN DUPLEX
SCALE: 1/4" = 1'-0"



SECTION THRU PARTY WALL
SCALE: 1" = 1'-0"

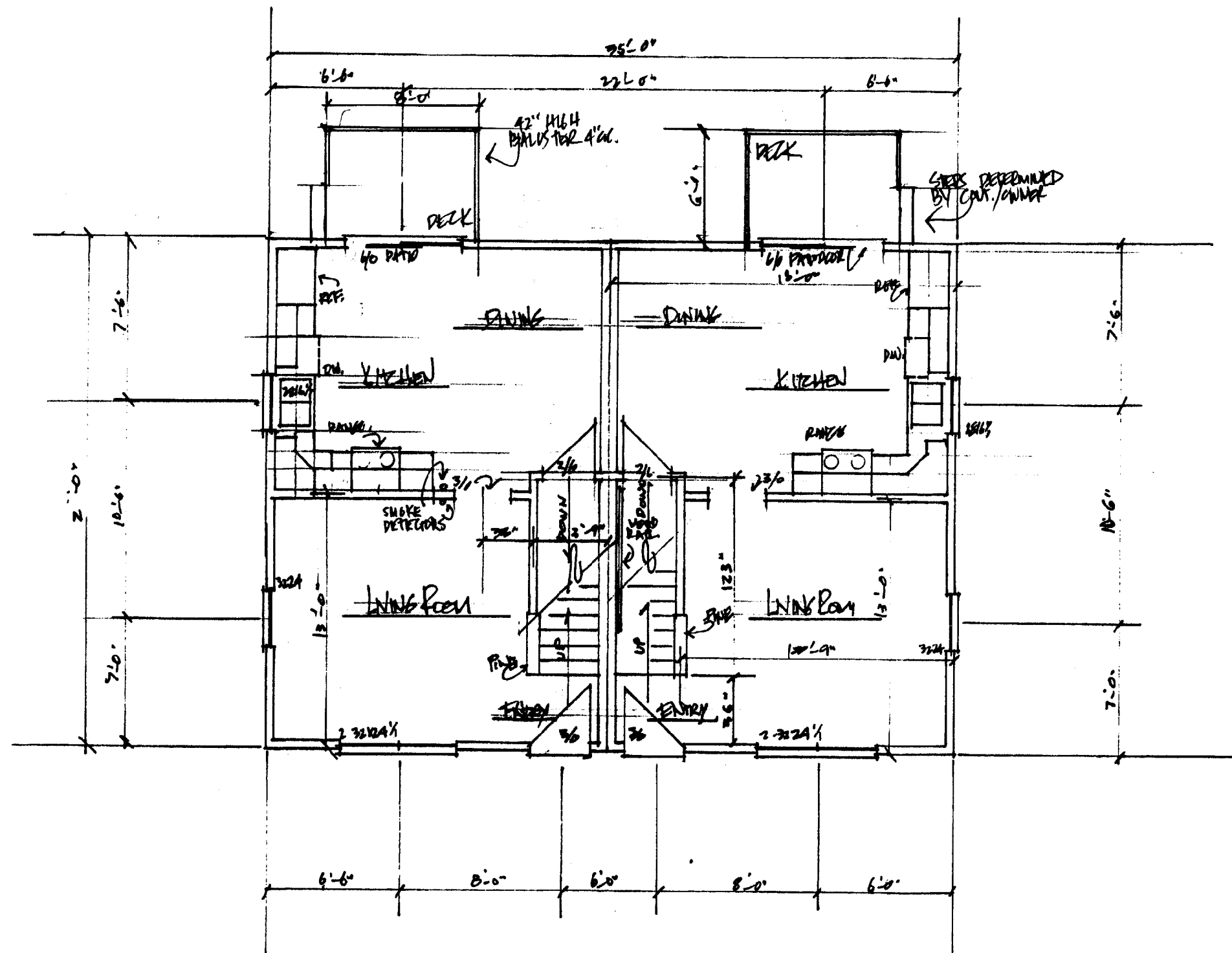
From Red Side
1st Floor
Tom White
2nd Floor
Curtis Hill 7-2-71



SECOND FLOOR PLAN- COLMAN DUPLEX

5/11/61

1/4" = 1'-0"



1/4/51
 FIRST FLOOR PLAN - COLEMAN DUPLEX
 1/4" = 1'-0"