

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0999	Issue Date: 09/20/2002	CBL: 029 B004001
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Location of Construction: 333 Fore St	Owner Name: Jerry Knecht	Owner Address: 83 Seaborn Drive PORTLAND	Phone: 207-772-6025
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: B-3

Past Use: Apartment/Residential	Proposed Use: Apartment	Permit Fee: \$1,255.00	Cost of Work: \$176,000.00	CEO District: 1
Proposed Project Description: Construct a 1 story penthouse (1,338 s.f.)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>MIXED USE</i> <i>B+R2</i>	
Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:		Signature: <i>[Signature]</i> Date:		

Permit Taken By: jmy	Date Applied For: 09/05/2002	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Required</i>	<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	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>AS per IHP Committee decision</i>
2. Building permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Required</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>AS per IHP Committee decision</i>
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Required</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>AS per IHP Committee decision</i>

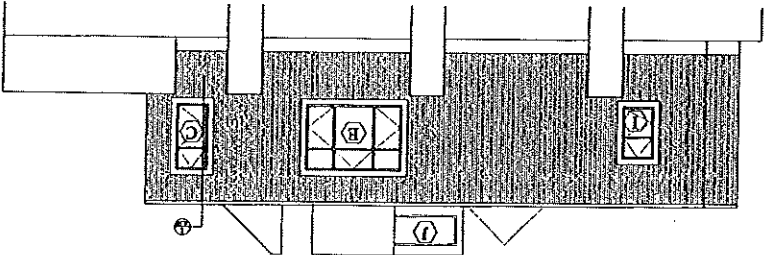
Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Required</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>AS per IHP Committee decision</i>
Date: <i>09/30/02</i>	Date: <i>09/30/02</i>	Date: <i>10/1/02</i>

CERTIFICATION

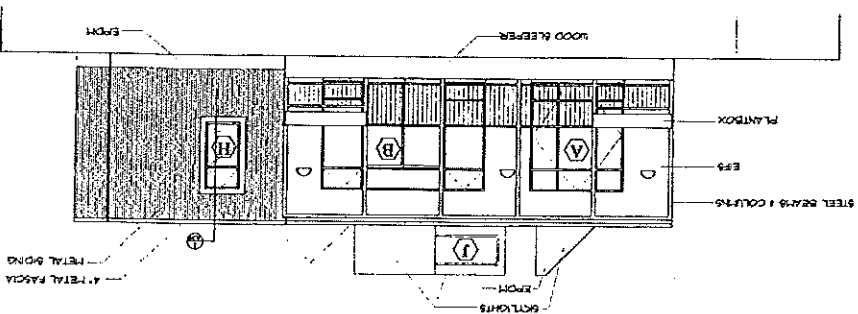
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

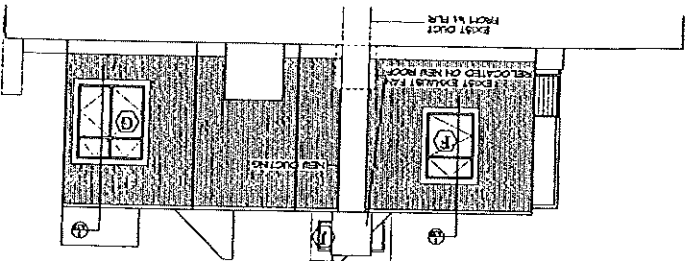
③ NORTH ELEVATION



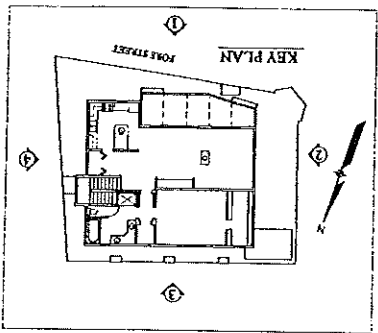
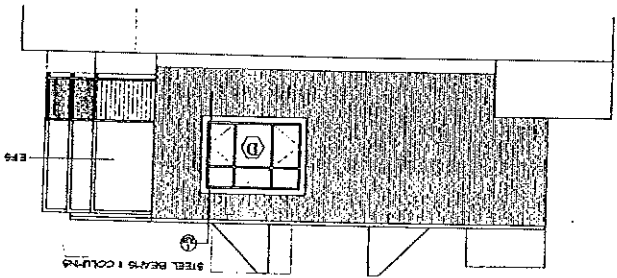
① SOUTH ELEVATION



④ EAST ELEVATION



② WEST ELEVATION



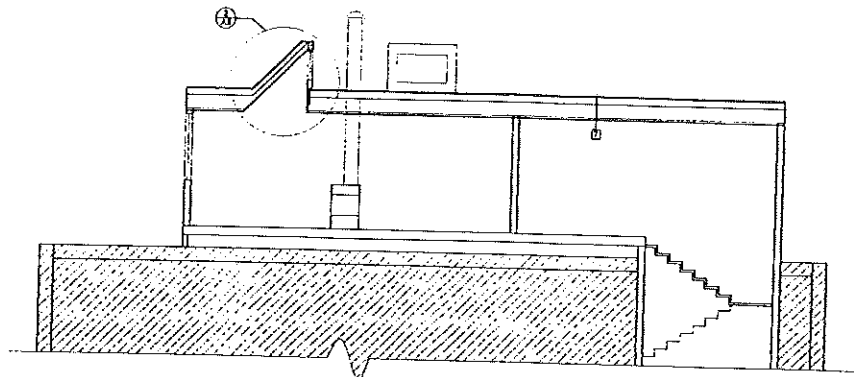
A4

ELEVATIONS

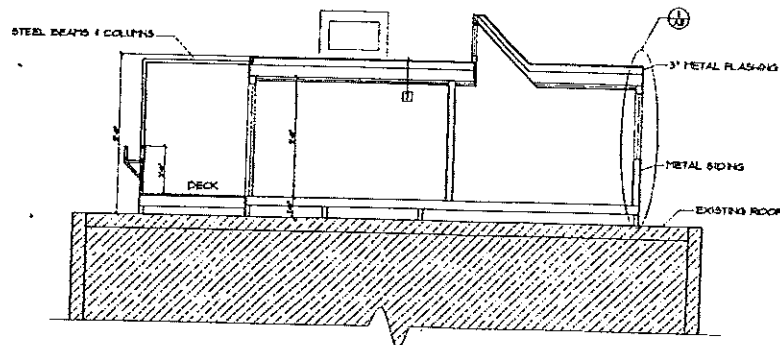
Project: 341 FORE STREET
PORTLAND, MAINE
ARCHETYPE, P.A.
ARCHITECTS
48 Ocean View Portland, Maine 04101
(603) 775-4027 Fax (603) 775-4055

Date: August 28, 2002
Scale: 1/8" = 1'-0"
Drawing No.:
Revision No.:

Owner:



① TYPICAL PENTHOUSE SECTION



② TYPICAL PENTHOUSE SECTION

Project

341 FORE STREET
PORTLAND, MAINE

Architect

ARCHETYPE, P.A.
ARCHITECTS

45 Union St., Portland, Maine 04101
(603) 774-6022 Fax (603) 774-6086

Date

1/8" = 1'-0"

Scale

Checked by

Drawn by

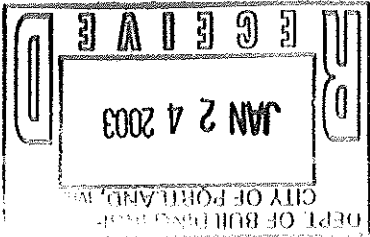
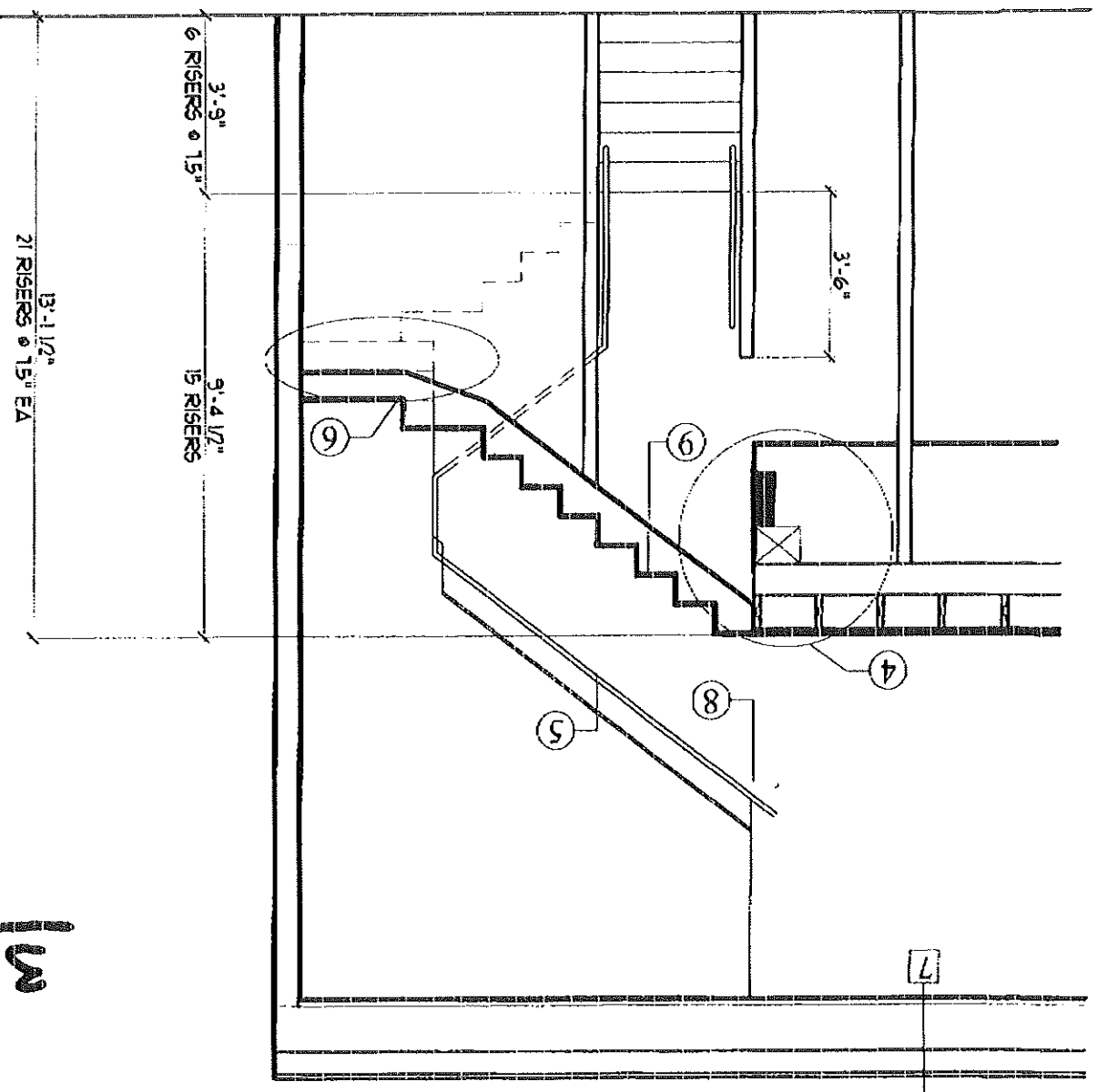
Electronic

SECTIONS

A5

3 STAIR 2 - TYPICAL SECTION

SCALE: 1/4" = 1'-0"



333 Fore Street



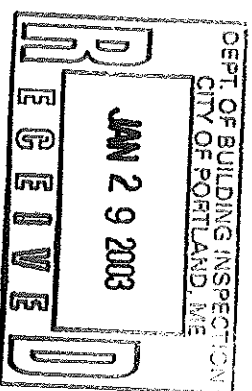
5 Balsam Lane
Falmouth, ME 04105-2448
Phone: (207) 878-8038
Fax: (207) 878-8293

MEMORANDUM

Date: January 27, 2003
Project: 341 Fore Street
To: David Lloyd, Archetype, P.A.
From: David Tetreault

David,

I received a telephone call from Code Enforcement Officer, Jeanne Bourque. She questioned the capacity of a new PSL roof beam that had been notched to fit over the existing 8x15 timber beam. Today I visited the project site to review the condition. I found that a 6" bottom notch was made in new PSL roof beam near the penthouse stairs. The PSL beam bears on the top of the timber beam and on a 3x4 ledger along the timber beam. All of the new PSL beams required notches of varying depths because of a slope in the existing timber beam. I reviewed calculations for the PSL beams after my site visit and found that the condition is acceptable.

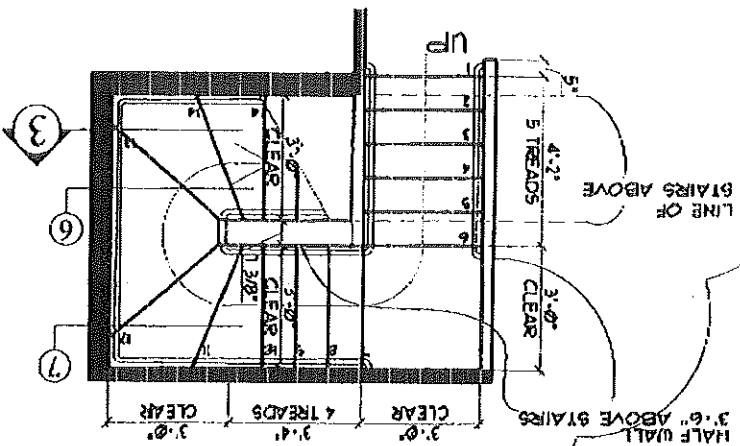


SIGNATURE: 

copy to: Jeanne Bourque, Portland Code Enforcement Officer

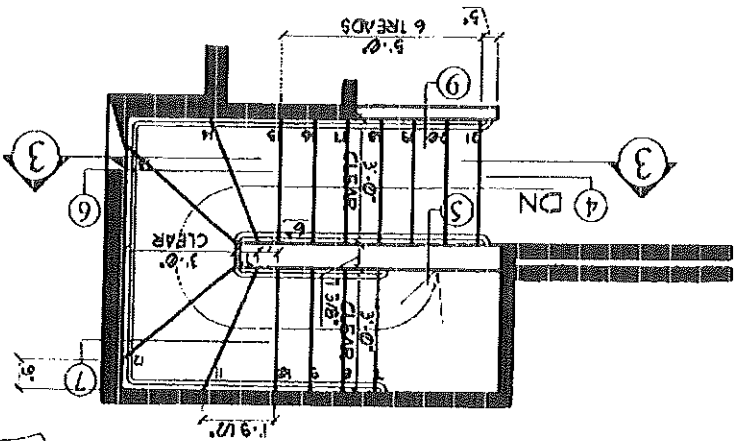
1 STAIR - FORTH FLOOR PLAN

SCALE: 1/4" = 1'-0"

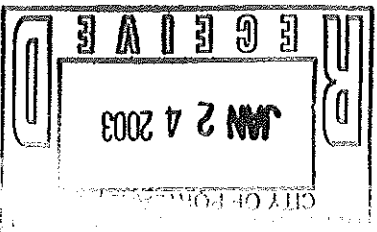


2 STAIR - PENTHOUSE PLAN

SCALE: 1/4" = 1'-0"



333 FORE STREET
STAIRCASE PLANS



A R C H I T E C T U R E

FAX COVER SHEET

TO: JEANNE BOURKE

COMPANY: CITY OF PORTLAND

FROM: BARRY YODAREN

DATE: FAX NUMBER: 874 8716

PROJECT: 333 FORE STREET.

NUMBER OF PAGES (including Cover Page): 3

MESSAGE: COPY OF STAIRCASE PLANS & SECTION AT 333 FORE STREET FOLLOW AS REQUESTED.

02-0999

Cbl: 29-B-4

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JAN 24 2003

RECEIVED

IF YOU HAVE ANY PROBLEMS RECEIVING THIS FAX,
PLEASE CALL THE PERSON SENDING IT AS SOON AS POSSIBLE.
THANK YOU.

29-13-4

02-0143

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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 initialzing 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

AYR Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A Footing/Building Location Inspection: Prior to pouring concrete

N/A Re-Bar Schedule Inspection: Prior to pouring concrete

N/A Foundation Inspection: Prior to placing ANY backfill

AYR Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

AYR Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

AYR CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

AYR Signature of applicant/designee Date 3/13/02
AYR Signature of Inspections Official Date 3/13/02

CBL: 029-30400 Building Permit #: 02-0143



CITY OF PORTLAND

February 20, 2002

Siam City Café
339 Fore St.
Portland, ME 04101
Attn: Joseph Chandler


RE: New bar area – 339 Fore Street – 029-B-004 – B-3 Zone with the Old Port Overlay Zone

Dear Mr. Chandler,

I am in receipt of your permit to add a 6' x 14' new bar area to your restaurant at 339 Fore Street. This property is located within the B-3 Old Port Overlay Zone which regulates new liquor licenses and expansions under existing liquor licenses. At this time, your permit cannot be issued until the City Clerk's office authorizes that a new liquor license or an expansion is allowable under the City's Ordinances. This office will need something in writing from the City Clerk's office authorizing the granting of that required liquor license. Until that time, and after an actual building permit is issued, no work shall commence. Your permit is now on hold pending this required information.

If you have any questions regarding this matter, please do not hesitate to call.

Very truly yours


Marge Schmuckal
Zoning Administrator

Cc: Total Home Care, 27 Gorham Rd., Scarborough, ME 04074
Timm Real Estate LLC, 275 Read Street, Portland, ME 04103
Mark Adelson, Housing & Neighborhood Services
Milke Nugent, Inspection Services
Gary Wood, Corporation Counsel
Linda Cohen, City Clerk
Jonathan Pratt, City Clerk, licensing

December 10, 2002

Mike Nugent
Manager of Inspection Services
City Hall
389 Congress Street
Portland, ME 04101

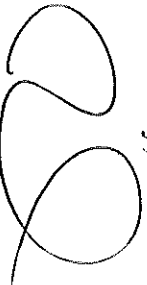
Re: 344 Fore Street, Jerry Knecht

Dear Mr. Nugent,

This is to certify that our office and Structural Design Consultants has inspected and approved the installation of the decks and its supporting members, specifically the beams inserted into the existing framing system.

Call with any questions.

Sincerely,



David Lloyd
Architect

02-0999

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.

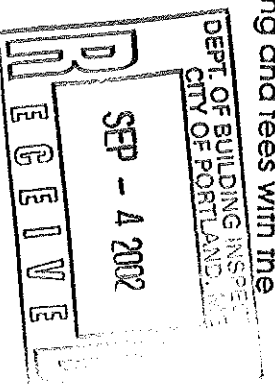
Location/Address of Construction: 333 333 Fore Street, Portland, Maine		Total Square Footage of Proposed Structure 1338 Sq. Ft. addition, 860 Sq. Ft. renovation		Square Footage of Lot 13,641	
Tax Assessor's Chart, Block & Lot Chart# 29 Block# B Lot# 4	Owner: Jerry Knecht 82 Seaborn Drive Yarmouth, ME 04095	Applicant name, address & telephone: Archetype, P.A. 48 Union Wharf Portland, ME 04101 (207) 772-6022 Agent for Wharf Holdings, LLC		Cost Of Work: \$ 176,000.00 Fee: \$ 1255.00	
Lessee/Buyer's Name (if Applicable)					
Current use: <u>Apartment/Residential</u> (<u>total of 6 stories</u>)					
If the location is currently vacant, what was prior use: <u>N/A</u>					
Approximately how long has it been vacant: <u>N/A</u>					
Proposed use: <u>Apartment</u>					
Project description: <u>Building 1 story penthouse, 1,338 sq Ft addition</u>					
Contractor's name, address & telephone: <u>Not selected at this time</u>					
Who should we contact when the permit is ready: <u>Archetype, P.A., David Lloyd</u>					
Mailing address: <u>Archetype, PA 48 Union Wharf Portland, ME 04101</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. <u>PHONE: 772-6022</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:  Date: 9-3-02

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



Application ID Number: 20999

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 341 Fore Street - 9/13/02 - left message with owner - need dimensioned plans (height) - needs a site plan application - needs to show parking for 2 cars - needs historic review. 9/27/02 - spoke with David Lloyd arch. He is faxing me a Approval Date: 09/30/2002

Given On Date: 09/12/2002

OK to Issue Permit Name: Marge Schmuckal Date: 09/30/2002 Date 2: [redacted]

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

It is understood that this is an expansion of an existing dwelling unit and is not proposed as a separate, new dwelling unit.

Create Date: 09/09/2002 By: jmy Update Date: 09/30/2002 By: mes

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING CONSTRUCTION PERMIT

Permit Number: 020999

This is to certify that Jerry Knecht

has permission to Construct a 1 story penthouse

338 s.f.

AT 333 Fore St

029 B004001

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and use of this department.

or 338 s.f. of 333 Fore St accepting this permit shall comply with all provisions of the City of Portland regulating buildings and structures, and of the application on file in

Apply to Public Works for street line and grade if nature of work requires such information.

NOTICE IS REQUIRED. Inspection must be made of the building or structure before this permit is issued or closed-in. A NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

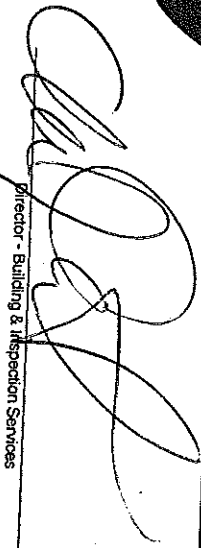
Fire Dept. THMS

Health Dept. _____

Appeal Board _____

Other _____

Department Name _____



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

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PL Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

PL Footing/Building Location Inspection: Prior to pouring concrete

PL Re-Bar Schedule Inspection: Prior to pouring concrete

PL Foundation Inspection: Prior to placing ANY backfill

PL Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

PL CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of applicant/designee 12/29/02
Signature of Inspections Official 10/29/02
Date

CBL: 022B004 Building Permit #: 020800

A R C H I T E C T S P E

September 27, 2002

Marge Schmuckel
Zoning Administrator
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

02-0999

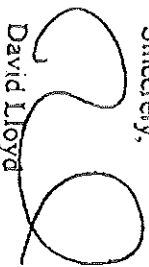
RE: 341,333 Fore Street 02A-B-004

Dear Marge,

This letter is to verify the following information on the above mentioned property:

1. We are expanding an existing apartment unit, not adding an apartment.
2. We have received the Historical Approval at the meeting verbally.
3. The existing building height is 44 ft. and we are adding 12 feet for a total of 56 feet.

Sincerely,


David Lloyd

of 2 park spaces
do not have to
be shown

The unit is 56 ft
not 44 ft

ok is the max height
in this area per
the height map



Received
9/27/02

48 Union Wharf, Portland, Maine 04101 (207) 772-6022 • Fax (207) 772-4056

Application ID Number:

Department: Status:

Reviewer:

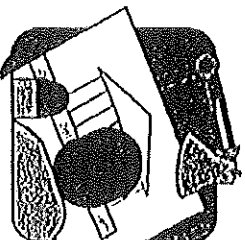
Comments:

Approval Date:

Given On Date:

OK to Issue Permit Name: Date: Date 2:

Create Date: By: Update Date: By:



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Archetype, P.A.
48 Union Wharf
Portland, ME 04101

DATE: 10/22/02

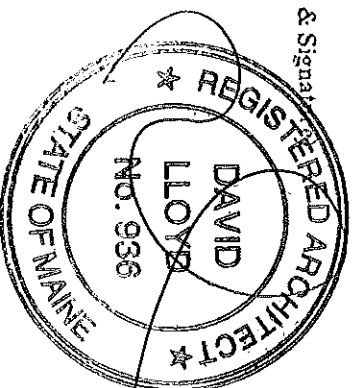
Job Name: Knecht Residence
Address of Construction: 333 Fore Street, Portland, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year 1999 Use Group Classification(s) B & R2
Type of Construction 3A Bldg. Height 60' Bldg. Sq. Footage Addition 1340
AV = 0.11 Seismic Zone Group 1 Group 1 Existing 10,680
Roof/Snow Load Per Sq. Ft. 35 PSF + Drift Dead Load Per Sq. Ft. Floor 9 psf, Roof 15 psf
Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 18.5
Floor Live Load Per Sq. Ft. 40 PSF
Structure has full sprinkler system? Yes X No Alarm System? Yes X No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.
Is structure being considered unlimited area building? Yes No X
If mixed use, what subsection of 313 is being considered 313.1.2
List Occupant loading for each room or space, designed into this Project.

(Designers Stamp & Signature)



*Archeype, P.A.
48 Union Way
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)*

TRANSMITTAL

DATE: October 24, 2002

FROM: David Lloyd

TO: Mike Nugent
Inspection Services Manager
City of Portland
389 Congress Street
Portland, ME 04101

RE: Jerry Knecht Residence, 341 Fore Street -- Portland, ME

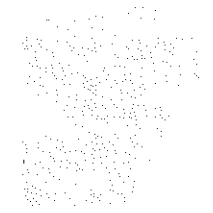
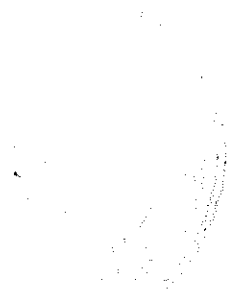
Attached:

SK1 Wall Sections & Details
A-8 City of Portland BOCA Code Certificate
City of Portland Building Code Certificate partially completed. We will forward the completed certificate from the Structural Engineer later today.

As Requested

1000

1000



*Archeyppe, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6032
(207) 772-4056 (Fax)*

TRANSMITTAL

DATE: September 4, 2002
FROM: David Lloyd
TO: Planning Department
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Jerry Knecht Residence, 341 Fore Street - Portland, ME

Attached:

Building Permit Application

Copy of Deed and Purchase & Sale Agreement

Check for \$1255.00

Set of Plans 11 x 17:

Cover Sheet, S1 - Existing Roof Framing Plan, S2 - Penthouse Floor Framing Plan, S3 - Penthouse Roof Framing Plan,
A1 - Fourth Floor Plan, A2 - Penthouse Plan & Int. Elevations, A3 - Roof Plan, A4 - Elevations, A5 - Sections,
A6 - Penthouse Reflected Ceiling Plan and Electrical Plan, A7 - 1st, 2nd, 3rd, & 4th Floor - Reflective Ceiling Plans and
Electrical Plans, A8 - Wall Sections and Details, A9 - Schedule & Door Details & Wall Types, A10 - Stair Details.

For your review

CONTRACT FOR SALE OF REAL ESTATE
Portland, Maine, May 3, 2002

RECEIVED OF Gerald Knecht and Cynthia Luce and/or assigns, hereinafter called the Purchaser, the sum of Five Thousand Dollars (\$5,000) as earnest money and in part payment on account of the purchase price of the following described real estate, situated in the County of Cumberland, and State of Maine, to wit: land and buildings located at 339-343 Fore Street and further identified on City of Portland Tax Map 29, Block B, Lot 004, and recorded in the Cumberland County Registry of Deeds in Book 14885, Page 329, the TOTAL purchase price being One Million ~~One~~ ^{Two} Hundred ~~Thousand~~ ^{Thousand} (\$1,150,000), payment to be made as follows: in cash at closing. Said earnest money deposit is received and held by the Broker, subject to the following conditions: *(1,200,000) AT*

1. Commercial Properties, Inc. will hold said earnest money deposit and act as escrow agent until transfer of title; that until Monday, May 6, 2002 at 5:00 p.m. will be given for obtaining the Owner's acceptance and, in event of the Owner's non-acceptance, this deposit will be promptly returned to the Purchaser.
2. That a good and sufficient deed, showing good and merchantable title, will be delivered to the Purchaser, and it is agreed that provided Purchaser has not terminated this Contract during the due diligence period this transaction will be closed and pay the balance of the purchase price and execute all papers necessary for the completion of its purchase on or before July 9, 2002. However, should the title prove defective, then the Seller will have a reasonable time, after due notice of such defect or defects, to remedy the title; after which time, if such defect or defects are not corrected so that there is a merchantable title, then the Purchaser may, at its option, withdraw said deposit and be relieved from all obligations hereunder.
3. That the property will be conveyed by Warranty Deed, and will be free and clear of all encumbrances except easements of records and existing leases.
4. That possession will be given at the closing and that the following items will be pro-rated as of the date of closing: Real estate taxes, utilities, and rents.
5. That risk of loss or damage to said premises, by fire or otherwise, until Title is passed, is assumed by the Seller.
6. That in case of the failure of the Purchaser to make either of the payments, or any part thereof, or to perform any of the covenants on its part made or entered into, this Contract will be terminated and the Purchaser will forfeit said earnest money or deposit, and the same will be retained by the Seller as liquidated damages and as its only remedy; and the escrow agent is hereby authorized by the Purchaser to pay over to the Seller the earnest money or deposit. Said deposit will constitute the full and complete liquidated damages, with no further recourse to either party.
7. That time is an essential part of this Agreement and that all covenants and agreements herein contained will extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

8. The Seller acknowledges that it was notified in writing by Commercial Properties, Inc. that Tina Dipietrantonio of Commercial Properties, Inc. is acting as the Seller's agent in this transaction and that Karen Rich of Commercial Properties, Inc. is acting as the Buyer's agent in this transaction. The commission is the responsibility of Seller.
9. Seller and Purchaser agree to sign standard "Property Disclosure Information" form within three (3) days of the full execution of this contract.

10. The Purchaser is encouraged to seek information from professionals regarding any specific issue or concern. The property is to be conveyed "as is". Purchaser acknowledges receipt of the property's Disclosure Information form, attached hereto. This Contract is subject to the following inspections, with results being satisfactory to the Purchaser:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	x	___	Within 30 days
b. Sewage Disposal	x	___	Within 30 days
c. Water Quality	x	___	Within 30 days
d. Radon Air Quality	x	___	Within 30 days
e. Radon Water Quality	x	___	Within 30 days
f. Asbestos	x	___	Within 30 days
g. Lead Paint	x	___	Within 30 days
h. Review of income and expenses for last three years	x	___	Within 30 days
i. Land use and zoning	x	___	Within 30 days
j. Review of all leases	x	___	Within 30 days
k. Environmental Scan	x	___	Within 30 days

11. Any inspections will be done by qualified inspectors chosen and paid for by the Purchaser. The results of each inspection will be reported to the Seller, in writing, within the number of days from the Effective Date specified above. If the result of any inspection is unsatisfactory to the Purchaser, Purchaser may at its option, by notifying the Seller in writing within the specified number of days, declare the Contract null and void and any earnest money deposit shall be returned to the Purchaser.

12. In the event that the Purchaser does not notify the Seller in writing that an inspection or a condition is unsatisfactory, within the time period stated, that contingency shall be deemed to have been waived by the Purchaser with respect to that inspection or condition. It is understood that in the absence of the inspection(s) listed above, the Purchaser is relying completely upon its own opinion as to the condition of the property.

13. All parties to this contract agree to accept ThermoFax copies as originals.

14. All covenants and agreements herein contained will extend to and be obligatory upon heirs, personal representatives, successors and assigns of the respective parties.

15. This contract is subject to Purchaser obtaining a financing loan commitment from a commercial lender for an amount not to exceed 80% of the purchase price on terms

satisfactory to Purchaser within thirty (30) days of the final acceptance date of this contract.

Contract is also subject to Purchaser's review and inspection of all units, all mechanical and review of all condominium documents within thirty (30) days of the final acceptance date of this contract.

A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS ACKNOWLEDGED.

COMMERCIAL PROPERTIES, INC.

By: Karen L. Rich
Karen L. Rich

I/We hereby agree to purchase the above-described property at the price and upon the terms and conditions above set forth.

Cynthia Luce 5/3/02 Karen L. Rich
Cynthia Luce Date Witness

Gerald Knecht 5/3/02 Karen L. Rich
Gerald Knecht Date Witness

ACCEPTANCE

I hereby accept the offer and agree to deliver the above described property at the price and upon the terms and conditions above stated. I further agree to pay to Commercial Properties, Inc. a commission of 5 % of the total sale price as a result of this transaction. In the event said earnest money deposit is forfeited by said Purchaser, one-half thereof will go to said Broker and the remainder to me, provided, however, that the Broker's portion shall not exceed the full amount of the commission herein specified.

Signed this 6th day of May, 2002.

Doug Tramm Doug Tramm
Doug Tramm Witness

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that TIMM REAL ESTATE LLC, a Maine limited liability company, whose mailing address is PO Box 1250, Portland, ME 04104, for consideration paid, GRANTS TO BOOTHBY SQUARE PROPERTIES LLC, whose mailing address is 12 A Portland Fish Pier, Portland, Maine 04101 with WARRANTY COVENANTS, the premises situated on or about Fore Street in the City of Portland, County of Cumberland and State of Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Meaning and intending to conveying and hereby conveying the same premises described in a deed from Boothby Square Associates to Douglas A. Timm dated April 30, 1985 and recorded in said Registry of Deeds in Book 6744, Page 321, and in a deed from Boothby Square Land Company to Douglas A. Timm dated April 30, 1985 and recorded in said Registry of Deeds in Book 6744, Page 319, which leasehold interests have merged.

The Grantee herein joins in this deed to accept its rights as successor declarant

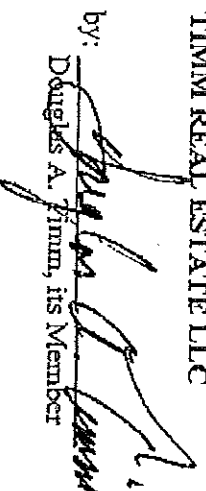
Subject to such state of facts as set forth or depicted on plan entitled Plat of Boothby Square Condominium, 339-345 Fore Street, Portland, Maine for Boothby Square Associates by Owen Haskell, Inc. dated January 5, 1984 and recorded in Plan Book 141, Page 3 of the Cumberland County Registry of Deeds.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Douglas A. Timm dated June 30, 1999 and recorded in the Cumberland County Registry of Deeds at Book 14885, Page 329.

WITNESS its hand and seal on July 9, 2002.

TIMM REAL ESTATE LLC

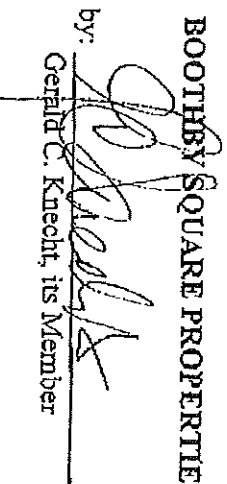

Witness

by: 
Douglas A. Timm, its Member

Accepted:

BOOTHBY SQUARE PROPERTIES LLC


Witness

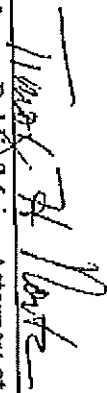
by: 
Gerald C. Knecht, its Member

STATE OF MAINE
Cumberland, ss.

July 9, 2002

Then personally appeared the above-named Douglas A. Timm in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,



Notary Public/Maine Attorney-at-Law
Print Name: Timothy H. Nord

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EXHIBIT A - PROPERTY DESCRIPTION

A certain lot or parcel of land with the improvements thereon, situated in the City of Portland, Cumberland County, Maine, described as follows:

Condominium Units No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 together with all the common elements and limited common elements located in the City of Portland, Cumberland County, Maine as described in the Declaration of Condominium for Boothby Square Condominium dated January 10, 1984 and recorded at the Cumberland County Registry of Deeds in Book 6373, Page 24, together with any and all rights of the declarant under said Declaration of Condominium.

Reference is hereby made to a deed from Boothby Square Associates to Douglas A. Timm dated April 30, 1985 and recorded in said Registry of Deeds in Book 6744, Page 321, and to a deed from Boothby Square Land Company to Douglas A. Timm dated April 30, 1985 and recorded in said Registry of Deeds in Book 6744, Page 319, which describes, said premises as follows:

BEGINNING at the point of intersection formed between the northerly sideline of Fore Street and the easterly sideline of Silver Street;

Thence N 30° 23' 30" W along the easterly sideline of said Silver Street 87.23 feet to land formerly of C. B. Varney;

Thence N 59° 29' 30" E along said Varney land 54.39 feet to land conveyed by Edward M. Lang, Jr. to George A. Thomas et als, Trustees, by deed dated October 24, 1903;

Thence S 33° 20' 20" E by said land conveyed to said Trustees, 96.30 feet to a point on the northerly sideline of Fore Street;

Thence S 68° 04' 30" W along said sideline of Fore Street 60.00 feet to the point of beginning, being delineated on plan entitled "Plat of Boothby Square Condominium 339-345 Fore Street, Portland, Maine for Boothby Square Associates", by Owen Haskell, Inc. dated January 5, 1984 and recorded in Plan Book 141, Page 3.

Bearings are based upon magnetic north in the year 1981.

Subject to terms and conditions of Declaration of Condominium for Boothby Square Condominium dated January 10, 1984, recorded in Book 6373, Page 24, as affected by merger of leasehold interest with fee interest by way of deed from Boothby Square Associates to Douglas A. Timm dated April 30, 1984, acknowledged April 30, 1985 and recorded May 1, 1985 in Book 6744, Page 321.

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

2002-0211
Application I. D. Number

09/27/2002
Application Date

Expansion of existing apt. Unit

Project Name/Description

ArcheType
Applicant
48 Union Wharf, Portland, ME 04101
Applicant's Mailing Address

333 - 333 Fore St, Portland, Maine

Address of Proposed Site

029 B004001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 772-6022
Agent Fax:
Applicant or Agent Daytime Telephone, Fax
Proposed Development (check all that apply):
 Manufacturing Warehouse/Distribution Parking Lot
1335 s.f.

333 - 333 Fore St, Portland, Maine
Address of Proposed Site
029 B004001
Assessor's Reference: Chart-Block-Lot
B3
Zoning

Proposed Building square Feet or # of Units _____ Acreage of Site _____

- 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 09/30/2002

DRC Approval Status: Reviewer Sebago Technic

- Approved Approved w/Conditions See Attached Denied

Approval Date 10/04/2002 Approval Expiration 10/04/2003 Extension to _____ Additional Sheets Attached
 Condition Compliance Kandi Talbot signature 10/04/2002 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 _____ amount _____ expiration date

Inspection Fee Paid _____ amount _____ expiration date

Building Permit Issue _____ amount _____ expiration date

Performance Guarantee Reduced _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy Conditions (See Attached) _____ expiration date

Final Inspection _____ signature _____

Certificate Of Occupancy _____ signature _____

Performance Guarantee Released _____ amount _____ expiration date

Defect Guarantee Submitted _____ signature _____

Defect Guarantee Released _____ signature _____

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

2002-0214

Application I. D. Number

09/27/2002

Application Date

Expansion of existing apt. Unit

Project Name/Description

333 - 333 Fore St, Portland, Maine

Address of Proposed Site

029 B004001

Assessor's Reference: Chart-Block-Lot

ArcheType
Applicant
48 Union Wharf, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 772-6022 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):

- Manufacturing Warehouse/Distribution Parking Lot Building Addition Change Of Use Residential Office Retail
1335 s. f. Other (specify) _____

Proposed Building Square Feet or # of Units

Acreeage of Site

B3
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 09/30/2002

Planning Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer Kandi Talbot

Approval Date 10/04/2002

Approval Expiration 10/04/2003

Extension to _____

Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot signature 10/04/2002 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 _____ expiration date

Building Permit Issue _____ date _____ amount _____ expiration date

Performance Guarantee Reduced _____ date _____ amount _____ expiration date

Temporary Certificate of Occupancy _____ date _____ remaining balance _____ signature _____ expiration date

Final Inspection _____ date _____ signature _____ expiration date

Certificate Of Occupancy _____ date _____ signature _____ expiration date

Performance Guarantee Released _____ date _____ signature _____ expiration date

Defect Guarantee Submitted _____ date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature _____ expiration date