

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0086	Issue Date: PERMIT DENIED	CBL: 344.E006001
Owner Name: Opm Inc	Owner Address: 52 Bangs Shore Rd	Phone:
Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Permit Type: Change of Use - Commercial	Zone: R-1

Permit Fee: \$140.00	Cost of Work: \$15,000.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Use Group: Type:
Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: **ES** Date Applied For: **04/03/2003**

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 04/03/2003	Date: _____	Date: _____

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0086 Date Applied For: 04/03/2003 CBL: 344 E006001

Location of Construction:		Owner Name:	Owner Address:	Phone:
300 Allen Ave		Opm Inc	52 Bangs Shore Rd	
Business Name:		Contractor Name:	Contractor Address:	Phone:
n/a		n/a	n/a Portland	
Lessee/Bayer's Name		Phone:	Permit Type:	
n/a		n/a	Change of Use - Commercial	

Proposed Use:	Proposed Project Description:
Change of Use; Renovate single family to professional office space. Second floor to be used for residential space for the same tenant that will use the office space and live there	Change of Use; Renovate single family to professional office space. Second floor to be used for residential space for the same tenant that will use the office space and live there

Dept: Zoning **Status:** Denied **Reviewer:** Marge Schmuckal **Approval Date:** 05/14/2003

Note: 5/15/03 Sarah H. has e-mailed insp. to notify us that before we can issue a permit there needs to be a site plan amendment done thru them. - this permit is on hold. Sounds like Kandi will be handling this. **Ok to Issue:**

1) **PLEASE NOTE:** Your site plan review and subdivision plat only allow four (4) dwelling units on this site. Any changes to your site plan and subdivision plan SHALL BE REVIEWED BY THE PLANNING BOARD PRIOR TO ANY APPROVALS TO BUILD ANY ADDITIONAL DWELLING UNITS. The four dwelling units previously approved in the rear will not be allowed without further planning board approvals because of the additional dwelling unit within the front building (total of five dwelling units).

2) Separate permits shall be required for any new signage.

3) 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 the use of this building is for professional offices on the first floor and a residential unit on the second floor of the existing building located at the front of this property.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:** **Ok to Issue:**

Dept: Fire **Status:** Pending **Reviewer:** Lt. McDougall **Approval Date:** **Ok to Issue:**

1) fire extinguishers shall be installed in accordance with NFPA 10 standards

Comments:

- 2/19/03-mjn: Need floor loading , stair info, accessibility etc.
- 4/2/03-gg: revisions received.kwd
- 4/2/03-mjn: New application with new expansions and potential use on the second floor.
- 5/2/03-mjn: Same issues as on 2/19/03 applicant notified, interior stairs, floor loading , plans a bit vague
- 5/14/03-mjn: Permit denied letter sent

PERMIT
DENIED

NORTHGATE PLAZA ASSOCIATES, LLC
400 Allen Avenue
Portland, Maine 04103

Phone: (207) 797-7777

Fax: (207) 797-0255

May 7, 2003

Building/Planning Department
City of Portland
389 Congress Street
Portland, Maine 04102

Re: Second revision of building permit application for 300 Allen Avenue, Portland, Maine

To Whom It May Concern:

This letter will serve as a second revision to a building permit application originally submitted on or about February 5, 2003 with a revision submitted on April 1, 2003. The City indicated that there were still "issues/concerns" with the revised application in early May; and the applicant did not have an opportunity to review the specific issues with the Building/Planning Department until May 6th. This letter will attempt to resolve and/or clarify the outstanding "issues/concerns".

The applicant is attempting to renovate an existing historic residence into a professional office building. As indicated in Item #7 in the cover letter attached to the revised application of April 1st, the applicant intends to keep the second floor space as residential. The second floor will not divide the building into two units; rather, the building will be leased to a single tenant whom will use the first floor as office space and the second floor as residential space. To accommodate the second floor residential use, the upstairs bathroom will be renovated into a 3/4 bath; and the first floor bathroom will be renovated to create an 1/2 bath and a kitchenette.

In regards to "floor loads", the first floor is supported by 6 X 6 floor joists with 2 X 6 floor joists married to them and centered every 26". The second floor appears to be supported by 2 X 10 floor joists, estimated by the thickness of the floor.

It's our understanding that the application is currently on Mike Nugent's desk and will need to be resubmitted to zoning in order to approve the mixed residential/office use. It's notable that the requested mixed use of the property is compatible with the March, 2002 development plan approved by the City. The development site should be able accommodate five residential units (plus professional office) since it totals nearly 36,000 sq. ft. and lies in the R/P and R-5 zones.

NEEDS A SAFE PLAN APPROVED

We hope that this letter resolves any confusion or omission in our earlier submissions. Please call us if you have any questions or concerns: 797-7777 ext.13 (David) or ext.21 (Willie). Thank you for your assistance in this matter.

Sincerely,

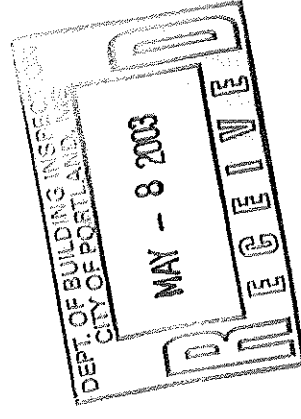


Wilfred J. Audet, Jr.

and



David M. Kingsley



NORTHGATE PLAZA ASSOCIATES, LLC
400 Allen Avenue
Portland, Maine 04103

Phone: (207) 797-7777

Fax: (207) 797-0255

April 1, 2003

Building/Planning Department
City of Portland
389 Congress Street
Portland, Maine 04102

Re: Revised building permit application for 300 Allen Avenue, Portland, Maine

To Whom It May Concern:

Please find a revised building application attached to this letter. We've revised our original application filed on or about February 5, 2003 to address some initial comments and criticisms from your staff. Our revised application addresses several major elements which were not included in our original application including a handicap wheelchair ramp and a 14' X 14' foundation/patio which will afford direct access into the basement.

In March, 2002, we received approval for a mixed-use development at 300 Allen Avenue. While we still intend to pursue this approved development, we are only seeking to renovate the existing building and to convert it from a vacant residence into a professional office building at this time. We intend to pursue the remainder of the approved project once an anchor tenant is found for the proposed space. A list of renovations/improvements for this project follows:

- 1) Pour a new 14' X 14' foundation/patio on the northside of the building. This foundation will be used as patio area. It will also feature a small door with direct outside access into the crawl space below the building (an area with mostly dirt floors and less than 5' of headroom).
2. Rebuild northside wall where a large attached storage shed was removed. Install two new windows and frame a door for possible future expansion. Repair, insulate, and sheetrock exposed walls and ceiling in this area.
3. Construct a wheelchair ramp and handicap access on the northside of the building.
4. Install a new floor over the old basement stairs. (See access into crawl space - described in #1).
5. Enlarge first floor closet space by removing wall to combine two closets into a single closet.
6. Add wall in existing first floor bathroom to create a ½ bath and a kitchenette.
7. Renovate second floor bathroom from ½ bath to ¾ bath. Second floor space will be used as residential space by future tenant.
8. Repair and/or replace entire roof, siding, and exterior molding.

Our electrician and plumber will seek future permits to complete the renovation of the existing building. Please call us if you have any questions or concerns: 797-7777 ext.13 (David) or ext.21 (Willie). Thank you for your assistance in this matter.

Sincerely,

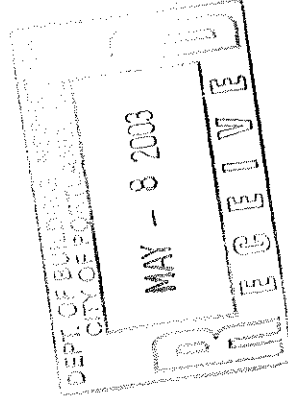
WJAJ

Wilfred J. Audet, Jr.

and

DMK

David M. Kingsley



NORTHGATE PLAZA ASSOCIATES, LLC
400 Allen Avenue
Portland, Maine 04103

Phone: (207) 797-7777

Fax: (207) 797-0255

February 5, 2003

Building/Planning Department
City of Portland
389 Congress Street
Portland, Maine 04102

Re: Building permit application for 300 Allen Avenue, Portland, Maine

To Whom It May Concern:

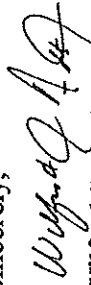
Please find a building permit application attached to this letter. Last March, Northgate Plaza Associates and another partner, operating as OPM, Inc., obtained approvals for a multi-use development at 300 Allen Avenue. Since that time, Northgate Plaza has bought out its minority partner. While we still intend to pursue the approved development (and have requested an approval extension from the City), we are seeking a building permit at this time to renovate the existing building and to convert it from a vacant residence into an occupied professional office building.

While we plan to make substantial repairs to the existing structure, we understand that the building permit is only necessary to address structural changes; however, in order to truly understand the scope of our project, we've attached a list of the additional exterior and interior repairs and renovations which don't require a permit.

When we demolished the shed addition to the structure and secured the building for the winter, we created two "structural changes" which required a permit: 1) we removed the broken rear door (which was located in a bathroom) and installed a window; and 2) we rebuilt the rear wall which connected the house with the shed addition. These "structural changes" were completed only to the extent needed to secure the house from trespassers and to eliminate a "hazardous condition". At this time, we are seeking a building permit to finish this work and to complete the renovation of the building into office space.

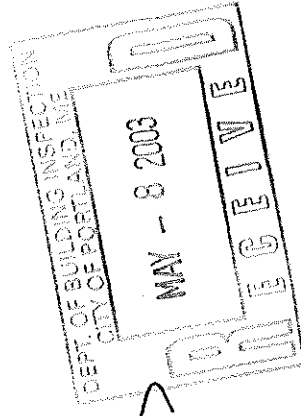
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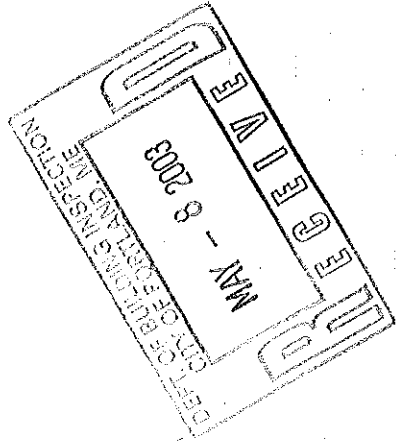

Wilfred J. Audet, Jr.

and

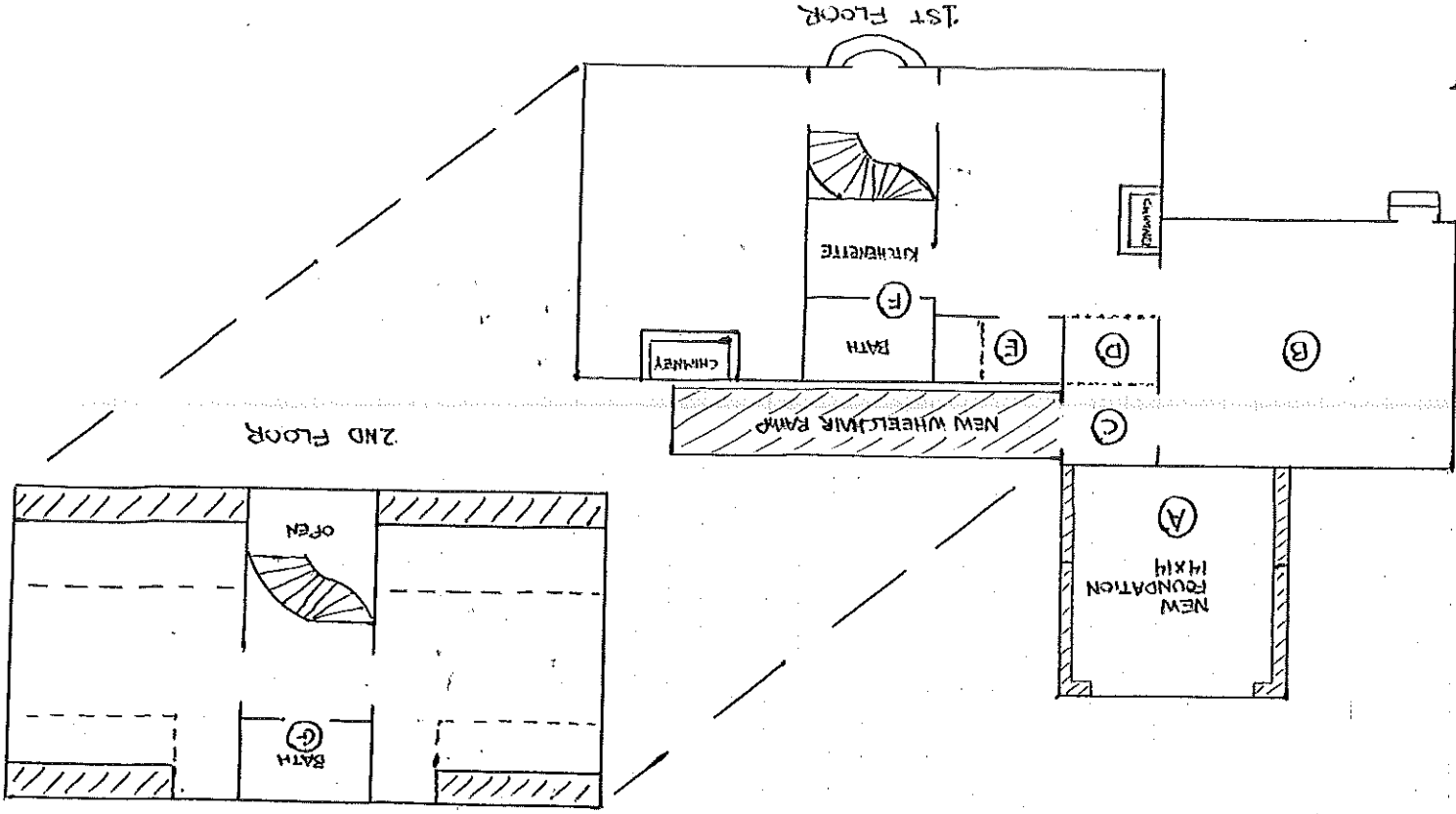

David M. Kingsley



THE CYRUS B. ABBOTT PROFESSIONAL BUILDING
300 ALLEN AVENUE, PORTLAND, MAINE



- LIST OF RENOVATIONS/ADDITIONS:
- (A) - NEW REBUILT CONCRETE FOUNDATION/BULKHEAD
 - (B) - NEW NORWIDE EXTERIOR WALL/CEILING
 - (C) - NEW HANDICAP EGRESS/ACCESS & RAMP
 - (D) - INSTALL FLOOR OVER OLD BASEMENT STAIRS
 - (E) - REMOVE WALL TO ENLARGE CLOSET SPACE
 - (F) - ADD WALL TO CREATE 2 ROOMS IN OLD BATH
 - (G) - RENOVATE 1/2 BATH INTO 3/4 BATH
- OTHER WORK:
- REPAIR/REPLACE SHINGLED ROOF
 - REPAIR/REPLACE CLAPBOARDS/VINYL SIDING

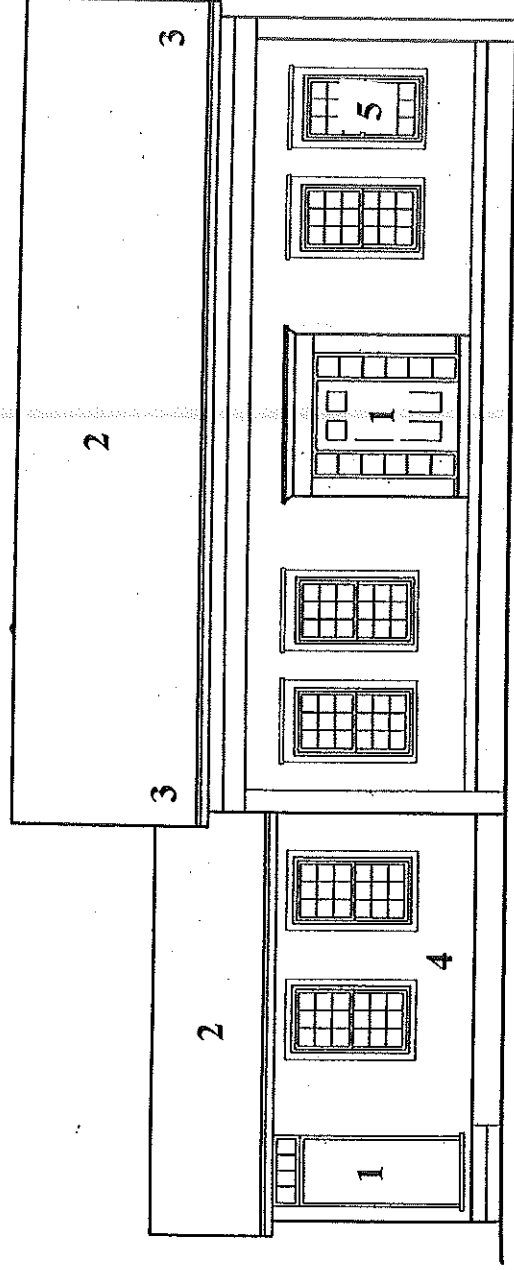


SCALE 1/8" = 1'00"

ALLEN AVENUE

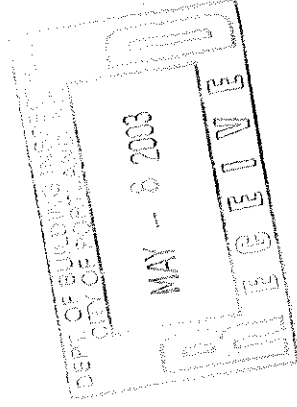
**REPAIRS/RENOVATIONS TO
300 ALLEN AVENUE, PORTLAND, MAINE**

The Cyrus B. Abbott Professional Building



Exterior Repairs & Renovations

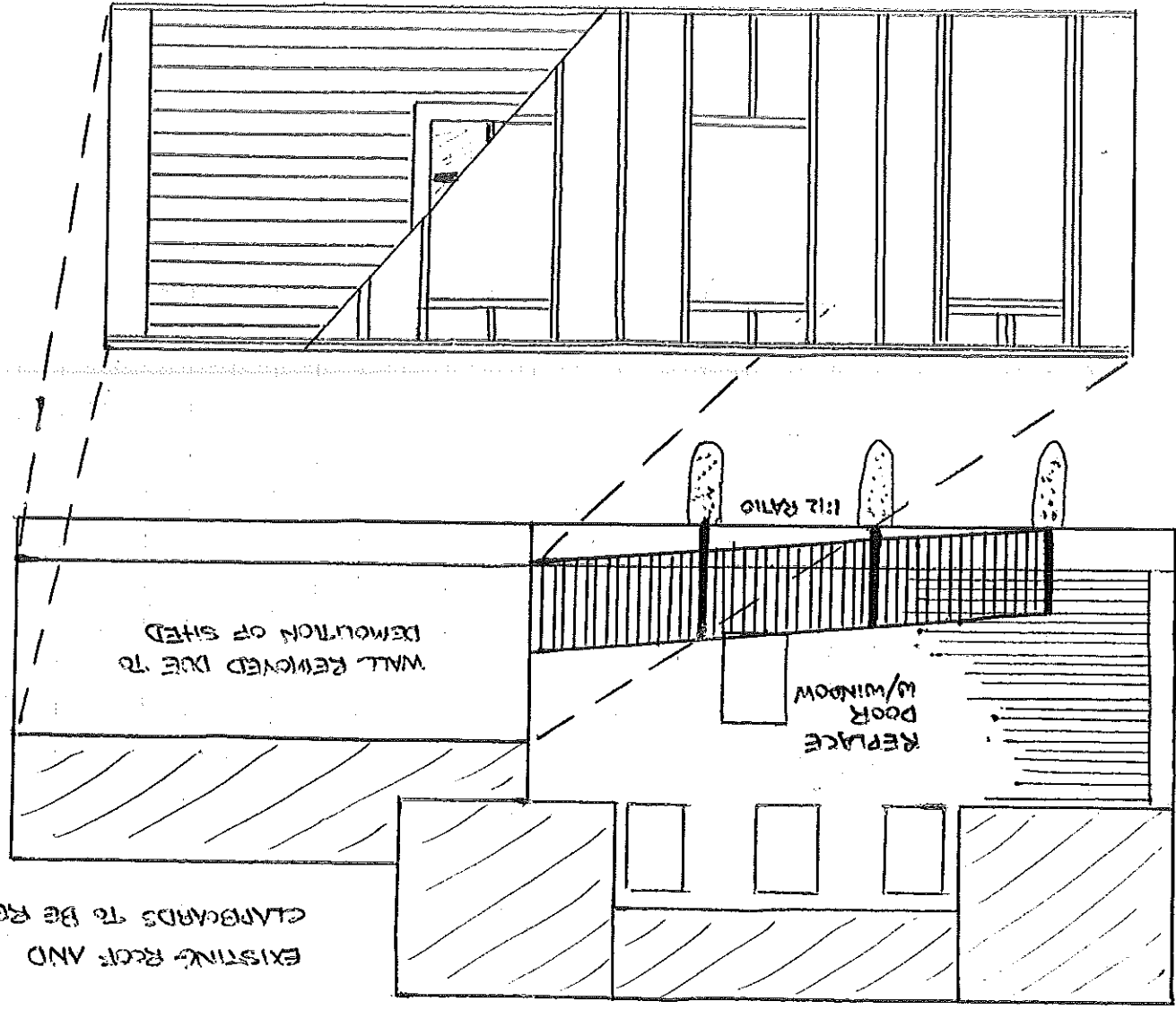
1. Replace front entry doors
2. Repair roof - may require new roof sheathing
3. Repair rotted trim, frieze board, fascia & molding in corners of roof
4. Replace missing and/or damaged clapboards
5. Repair or replace broken windows



DEPT. OF BUILDINGS INSPECTION
 CITY OF PORTLAND, ME
 MAY - 8 2006
 RECEIVED

NORTH (BACKSIDE) ELEVATION OF
 300 ALLEN AVENUE, PORTLAND, MAINE

SCALE
 $\frac{1}{8}'' = 1 \text{ foot}$



"FRAMED" DOOR ON
 LEFT TO BE WAIVED
 IN PER FUTURE
 EXPANSION (SEE
 APPROVED PLANS)

2x6 CONSTRUCTION
 16" ON CENTER
 CLAPBOARDS

WALL DETAILS

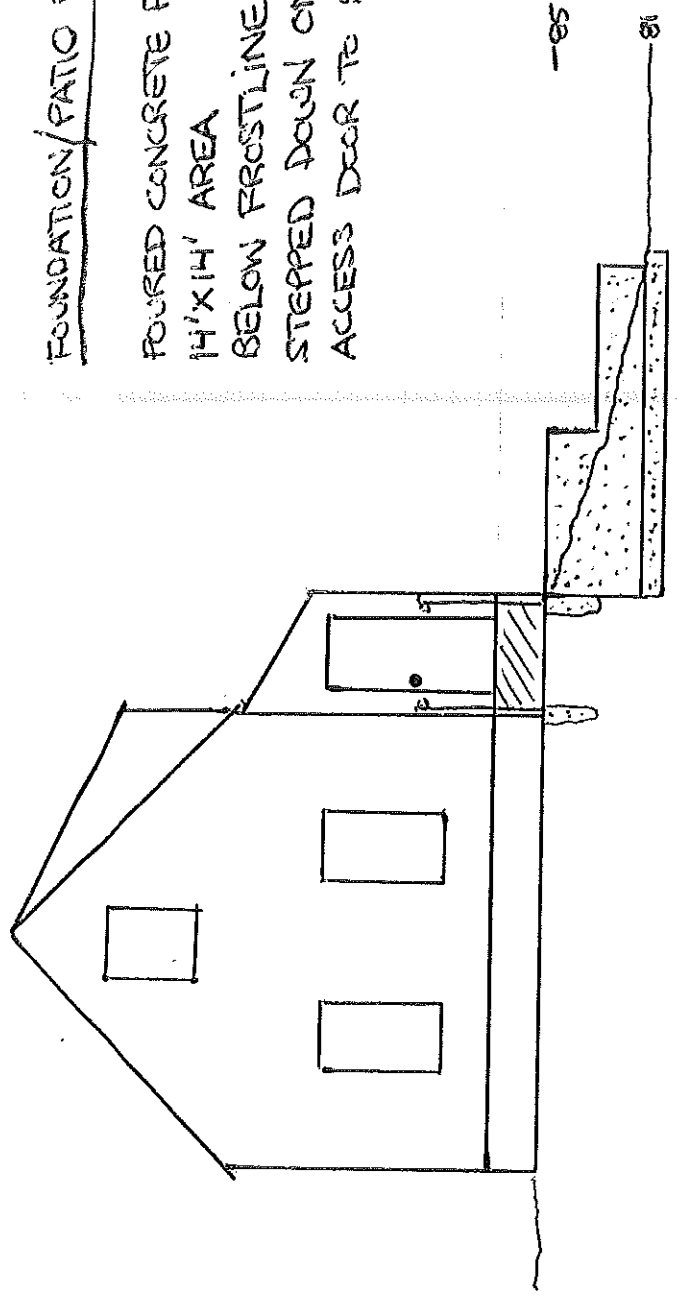
PRESSURE TREATED WOOD
 6x6 POSTS / CONCRETE
 1:12 RATIO / 2x6 JOISTS
 42" RAILS / 5" WIDE
 HANDRAILS

RAMP DETAILS

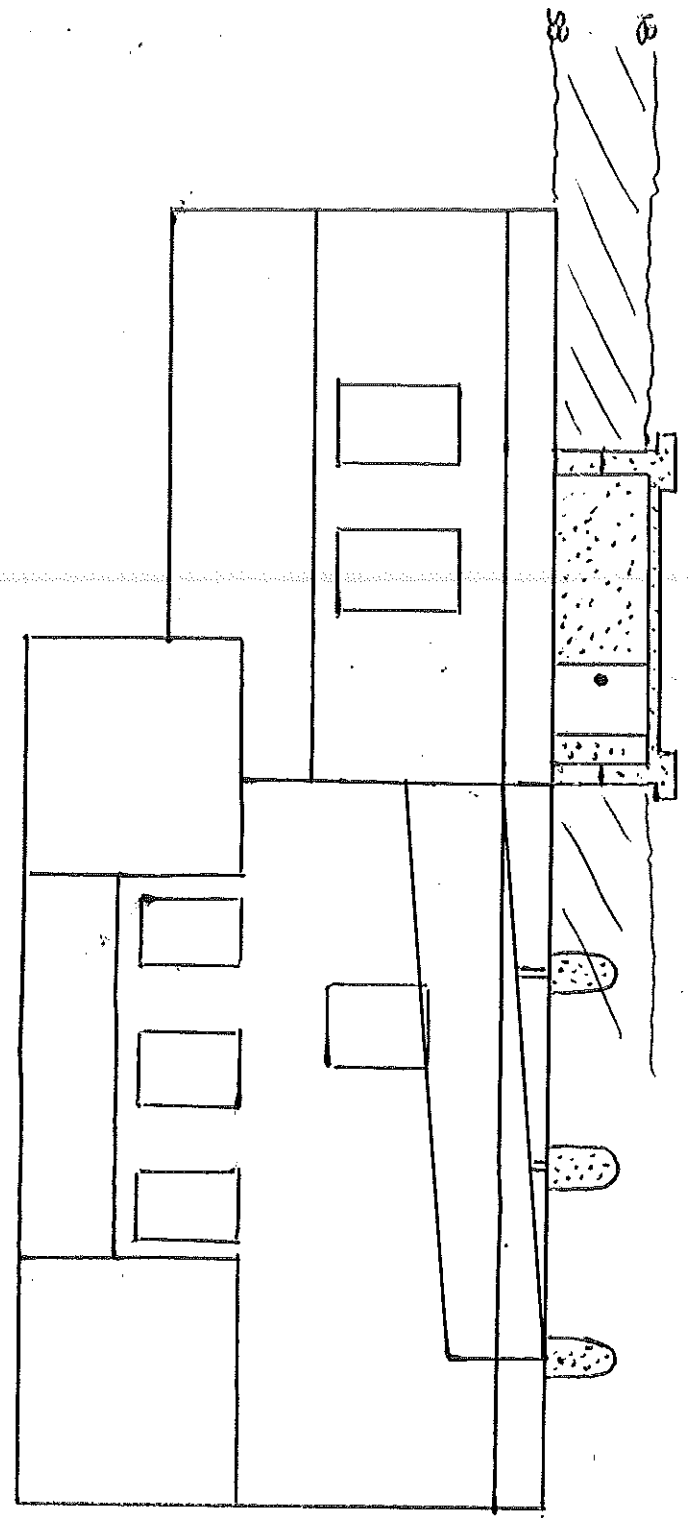
EXISTING ROOF AND
 CLAPBOARDS TO BE REPAIRED

FOUNDATION/PATIO DETAILS

POURED CONCRETE FOUNDATION
14'X14' AREA
BELOW FROSTLINE
STEPPED DOWN ON SIDES
ACCESS DOOR TO BASEMENT



EAST ELEVATION

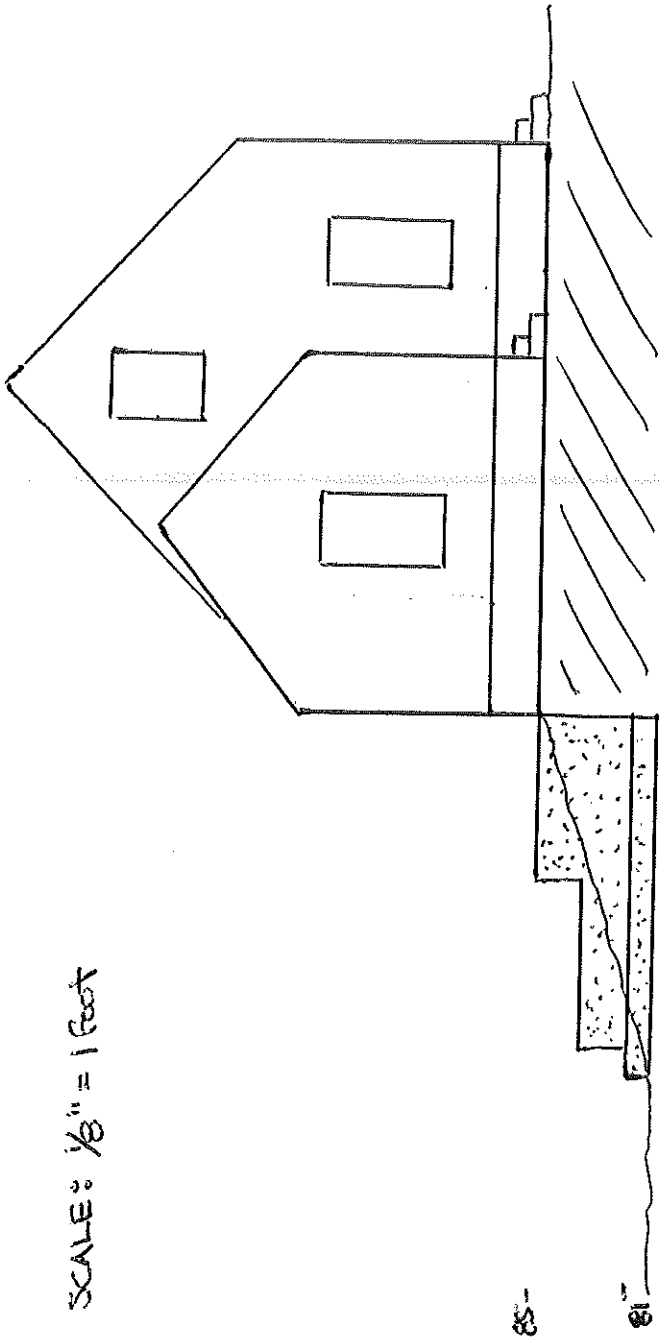


NORTH ELEVATION

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY - 8 2003
RECEIVED

SCALE $\frac{3}{8}'' = 1'-0''$

SCALE: 1/8" = 1 foot



WEST ELEVATION

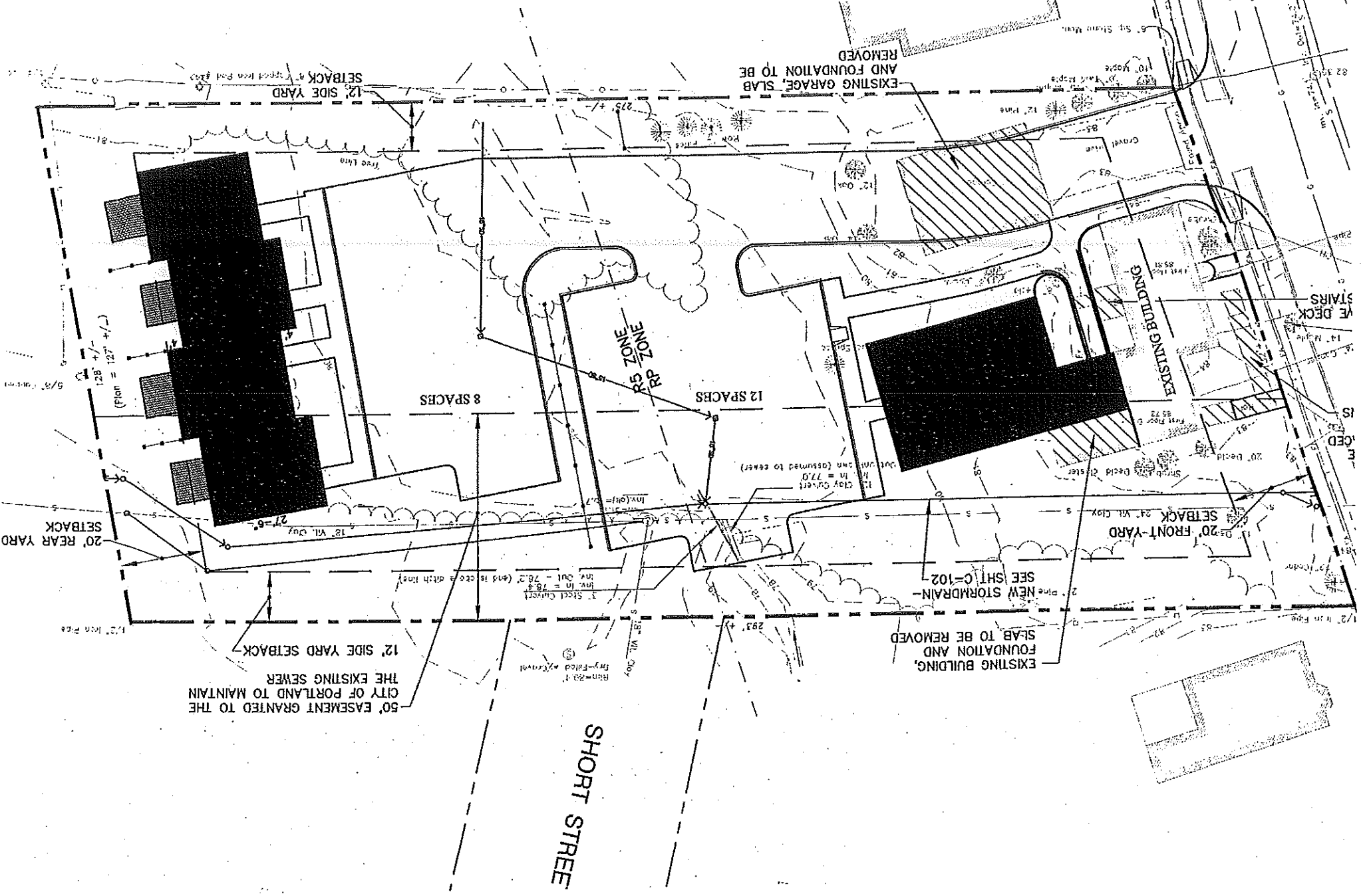
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY - 8 2003
L L E G E I V E

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

L L E G E I V E

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAY 8 2003

APPROVALS FOR MULTI-USE DEVELOPMENT
 300 ALLEN AVENUE, PORTLAND, MAINE
 This plan shows existing building, demolition of shed addition & removal of garage



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>300 Allen Avenue, Portland, ME</u>		Square Footage of Lot <u>36,000 sq ft (Y-)</u>	
Total Square Footage of Proposed Structure <u>1400 SF</u>			
Tax Assessor's Chart, Block & Lot Chart# <u>344</u> Block# <u>E</u> Lot# <u>006</u>	Owner: <u>Northgate Plaza Associates</u>	Telephone: <u>797-7777 x13</u>	
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>400 Allen Avenue Portland, ME 04103</u>	Cost Of Work: \$ <u>15,000.00</u>	Fee: \$
Current use: <u>Vacant</u>			
If the location is currently vacant, what was prior use: <u>residential</u>			
Approximately how long has it been vacant: <u>11 months</u>			
Proposed use: <u>Professional office space</u>			
Project description: <u>Renovate vacant house/office in RP zone into office space</u>			
Contractor's name, address & telephone: <u>David Kingsley or Willie Audet</u>			
Who should we contact when the permit is ready: <u>Northgate Plaza Associates</u>			
Mailing address: <u>400 Allen Avenue, Portland, ME 04103</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>797-7777 x13</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: Donkin Date: 4/1/03

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

NORTHGATE PLAZA ASSOCIATES, LLC
400 Allen Avenue
Portland, Maine 04103

Phone: (207) 797-7777

Fax: (207) 797-0255

April 1, 2003

Building/Planning Department
City of Portland
389 Congress Street
Portland, Maine 04102

Re: Revised building permit application for 300 Allen Avenue, Portland, Maine

To Whom It May Concern:

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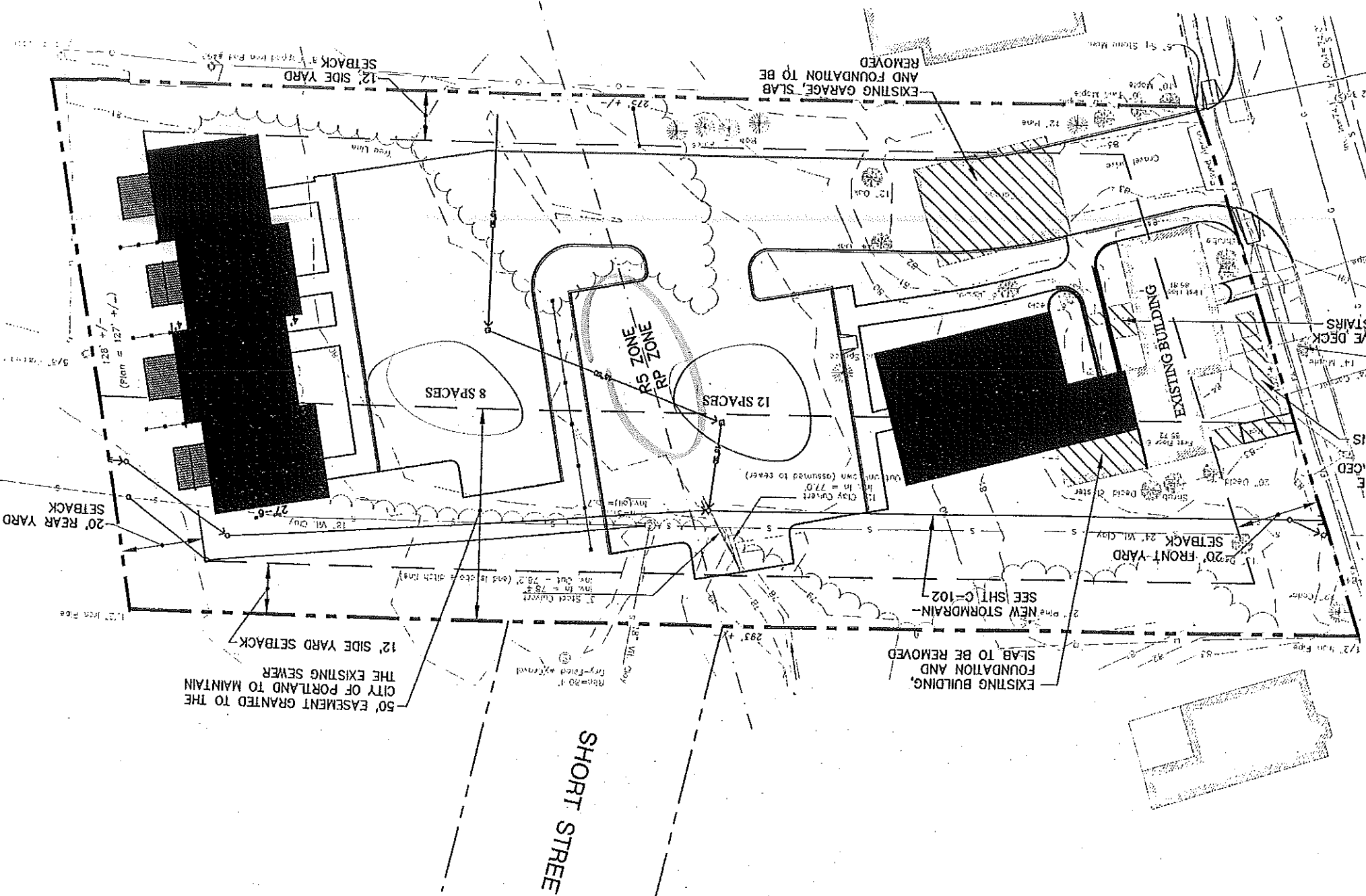
DMK

David M. Kingsley

NO RESIDENTIAL

*Setb Ack S dl
R-P Zore*

**APPROVALS FOR MULTI-USE DEVELOPMENT
300 ALLEN AVENUE, PORTLAND, MAINE**
This plan shows existing building, demolition of shed addition & removal of garage



50' EASEMENT GRANTED TO THE CITY OF PORTLAND TO MAINTAIN THE EXISTING SEWER

12' SIDE YARD SETBACK

EXISTING BUILDING, FOUNDATION AND SLAB TO BE REMOVED

NEW STORMDRAIN - SEE SHT. C-102

20' FRONT-YARD SETBACK

20' REAR YARD SETBACK

8 SPACES

12 SPACES

RP ZONE
RP ZONE

EXISTING BUILDING

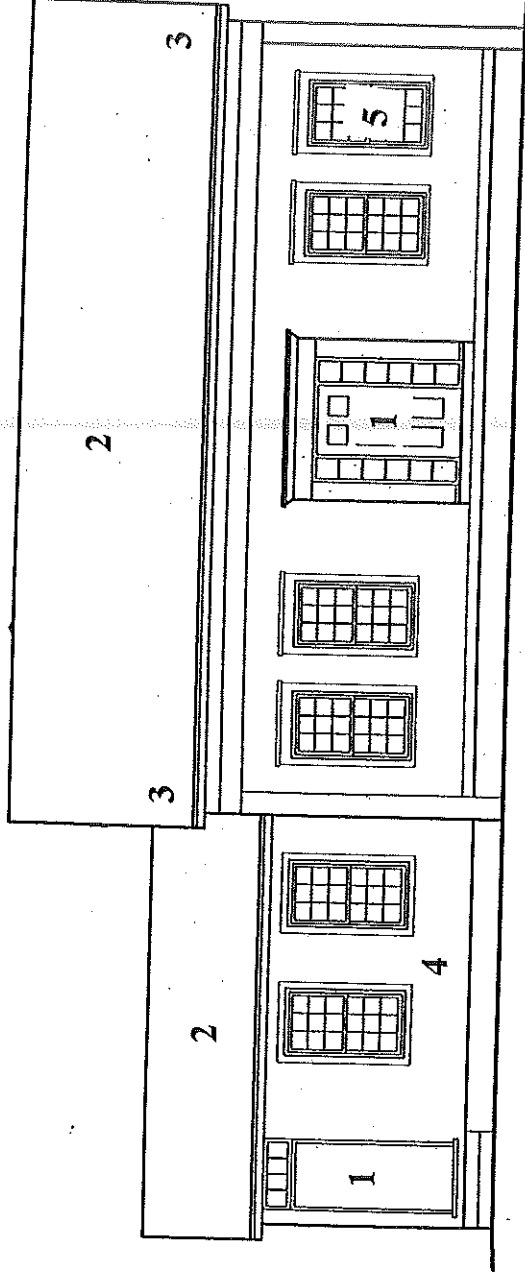
EXISTING GARAGE, SLAB AND FOUNDATION TO BE REMOVED

12' SIDE YARD SETBACK

SHORT STREET

**REPAIRS/RENOVATIONS TO
300 ALLEN AVENUE, PORTLAND, MAINE**

The Cyrus B. Abbott Professional Building

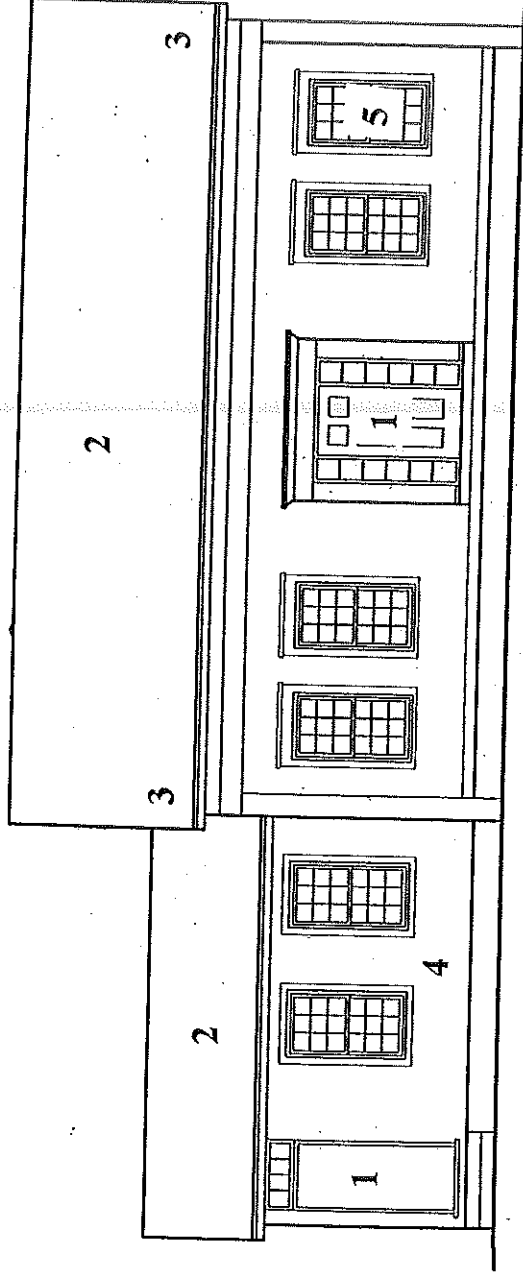


Exterior Repairs & Renovations

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**REPAIRS/RENOVATIONS TO
300 ALLEN AVENUE, PORTLAND, MAINE**

The Cyrus B. Abbott Professional Building



Exterior Repairs & Renovations *

1. Replace front entry doors
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Interior Repairs & Renovations *

6. Insulate exposed exterior walls & ceiling in former kitchen
7. Sheetrock former kitchen
8. Repair broken plaster throughout house
9. Repair flooring throughout house

We will seek plumbing & electrical permits at a later date

* NOT REQUIRING PERMIT / NOT STRUCTURAL



NORTHGATE PLAZA ASSOCIATES, LLC
400 Allen Avenue
Portland, Maine 04103

Phone: (207) 797-7777

Fax: (207) 797-0255

February 5, 2003

Building/Planning Department
City of Portland
389 Congress Street
Portland, Maine 04102

Re: Building permit application for 300 Allen Avenue, Portland, Maine

To Whom It May Concern:

Please find a building permit application attached to this letter. Last March, Northgate Plaza Associates and another partner, operating as OPM, Inc., obtained approvals for a multi-use development at 300 Allen Avenue. Since that time, Northgate Plaza has bought out its minority partner. While we still intend to pursue the approved development (and have requested an approval extension from the City), we are seeking a building permit at this time to renovate the existing building and to convert it from a vacant residence into an occupied professional office building.

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Sincerely,


Wilfred J. Audet, Jr.

and



David M. Kingsley

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

February 10, 2003

David M. Kingsley
Northgate Plaza Associates, LLC
400 Allen Avenue
Portland, ME 04103

RE: 300 Allen Avenue, Professional Offices/Residential
ID #2001-0309, CBL #344-E-006

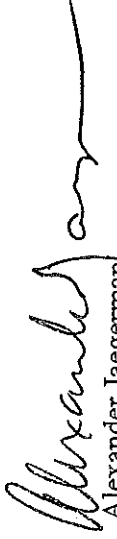
Dear Mr. Kingsley:

Thank you for your recent letter requesting an extension to your site plan approval for the Professional Offices/Residential project located in the vicinity of 300 Allen Avenue. I understand that your request is based on the fact that you lost your "build-to-suit" tenant for the professional building.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to March 12, 2004.

If you have any questions, please contact Kandice Talbot at 874-8901, who worked on your project.

Sincerely,


Alexander Jaegerman
Planning Division Director

O:\PLAN\DEVREV\WALLEN300\EXTENSIONLETTER.DOC

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: 300 ALLEN AVENUE, PORTLAND, ME	
Total Square Footage of Proposed Structure 1400 sq ft +/-	Square Footage of Lot 36,000 sq ft +/-
Tax Assessor's Chart, Block & Lot Chart# 344 E Lot# 006	Owner: Northgate Plaza Associates Telephone: 797-7777 x13
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Cost Of Work: \$ 6,000.00 Fee: \$ 150.00
Current use: Vacant / Office Office	
If the location is currently vacant, what was prior use: Residential	
Approximately how long has it been vacant: 11 months Change of use	
Proposed use: professional office space	
Project description: Renovated vacant house in R-P zone into office space	
Contractor's name, address & telephone: David Kingsley or Willie Audek	
Who should we contact when the permit is ready: Northgate Plaza Associates attn:	
Mailing address: 400 Allen Avenue, Portland, ME 04103 ← David	
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: 797-7777 x13	

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: Dom King Date: 2/4/03

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

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 fees with the Planning Department on the 4th floor of City Hall

FEB 5 2003

RECEIVE

WARRANTY DEED
Corporate Grantor

Know all Men by these Presents,

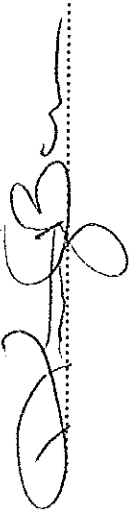
That OPM, Inc., a corporation organized and existing under the laws of the State of Maine, and having a place of business at 52 Bangs Shore Road, Orrs Island, Maine, for consideration paid, grant to:


Northgate Plaza Associates, LLC, a Maine Limited Liability Company of Portland, in the County of Cumberland, and State of Maine, whose mailing address is: 400 Allen Avenue, Portland, Maine, with warranty covenants, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

In Witness Whereof, the said OPM, Inc., has caused this instrument to be executed by Arthur Dyer, its President, thereunto duly authorized this 9th day of the month of January, 2003.

Signed, Sealed and Delivered
in presence of



OPM, Inc.
By: 
Arthur Dyer
President
Its:

State of Maine, County of Cumberland ss. January 9, 2003

Then personally appeared the above named Arthur Dyer, President of said OPM, 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 OPM, Inc.



KIMBERLY N. BAKER
Notary Public, Maine
My Commission Expires July 12, 2007

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, located in that part of Portland, formerly Deering, situated on the northwesterly side of the road leading from Allen's Corner to Morrill's Corner, now called Allen Avenue, and bounded and described as follows:

Commencing on the northwesterly side of said Allen Avenue at the corner of land now or formerly of one Lovejoy, but earlier of Hart & Company at the southerly corner of said lot at a stone post set in the ground;

Thence running northwesterly by said Lovejoy land sixteen (16) rods to a pipe set in the ground near the former location of a hackmatack tree;

Thence northeasterly eight (8) rods by said Lovejoy land to a pipe set in the ground near the former location of a Balm of Gilead tree to land formerly of G.L. Marston, later of one Cobb;

Thence southeasterly by said Cobb land and land formerly of Amasa Fobes sixteen (16) rods to said Avenue to a stone set in the ground;

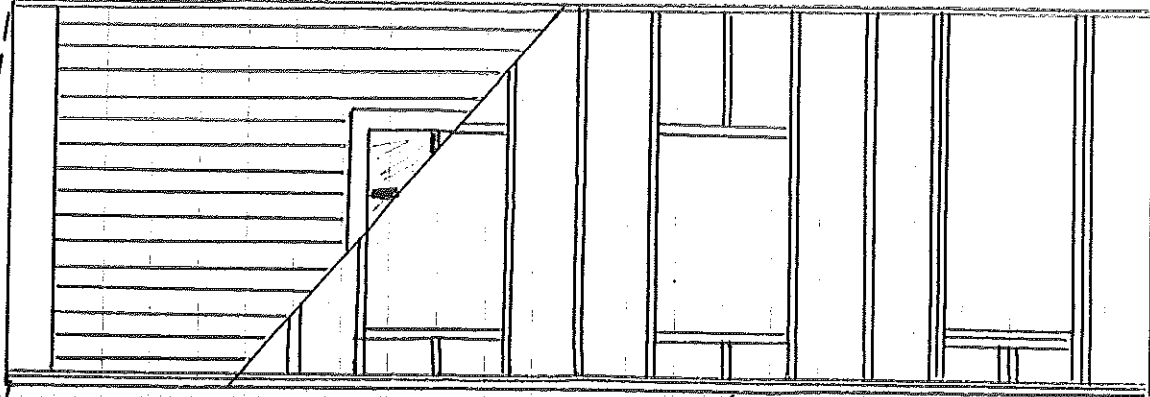
Thence southwesterly by said Avenue eight (8) rods to the point of beginning.

Containing one hundred twenty-eight (128) square rods of land.

Said premises are SUBJECT TO an easement for a sewer given by Mary J. Wilson to the Portland Home Building Association by deed recorded in the Cumberland County Registry of Deeds in Book 1111, Page 300.

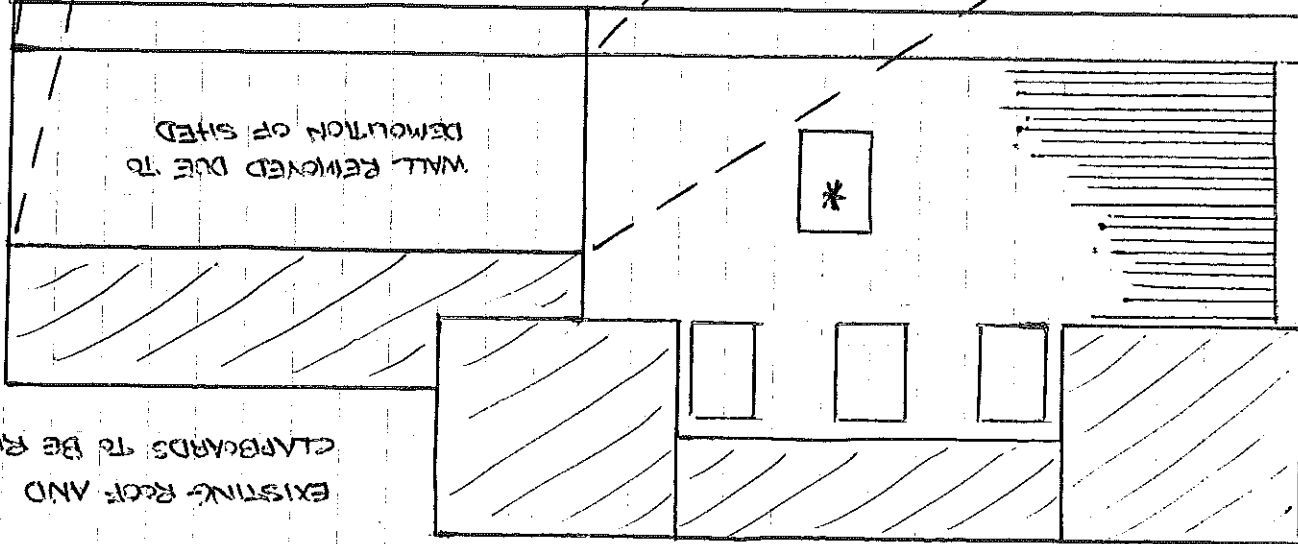
Being the same premises conveyed to the Grantor by warranty deed from Herman G. Cowan dated February 13, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16023, Page 192.

NORTH (BACKSIDE) ELEVATION OF
300 ALLEN AVENUE, PORTLAND, MAINE



"FRAMED" DOOR ON
LEFT TO BE WAIRED
IN FOR FUTURE
EXPANSION (SEE
APPROVED PLANS)

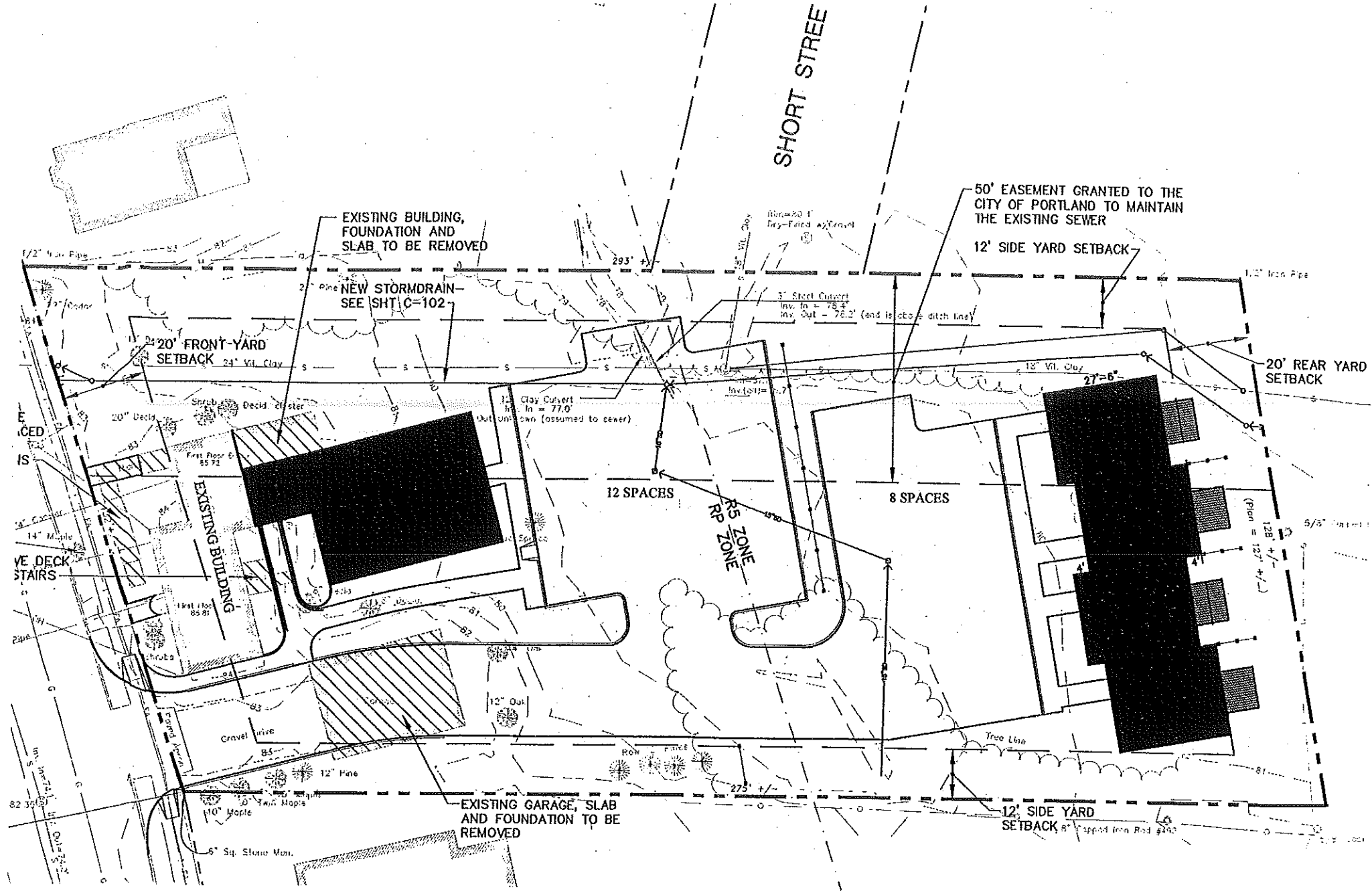
2x6 CONSTRUCTION
16" ON CENTER
CLAPBOARDS



WALL REMOVED DUE TO
DEMOLITION OF SHED

* WINDOW
INSTALLED
WHERE DOOR
ONCE WAS,

EXISTING ROOF AND
CLAPBOARDS TO BE REPAIRED



**APPROVALS FOR MULTI-USE DEVELOPMENT
300 ALLEN AVENUE, PORTLAND, MAINE**

This plan shows existing building, demolition of shed addition & removal of garage

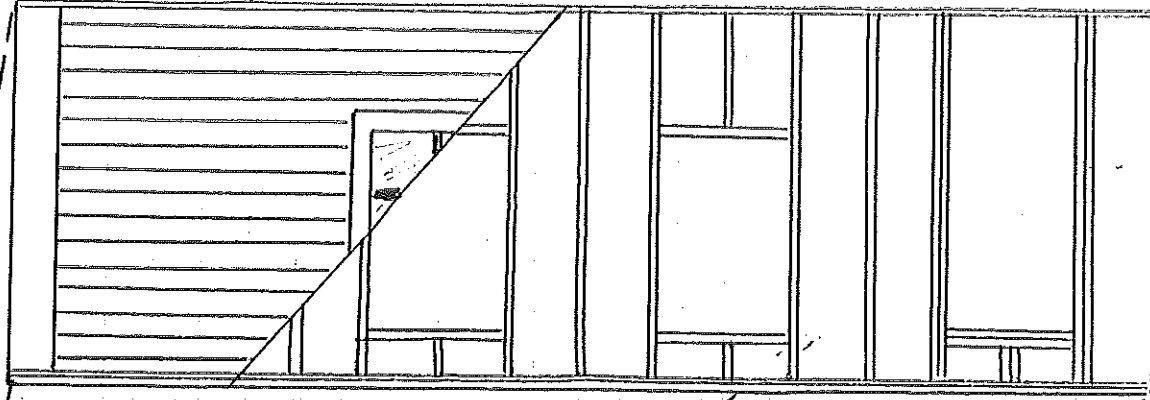
NORTH (BACKSIDE) ELEVATION OF
300 ALLEN AVENUE, PORTLAND, MAINE

SCALE
1/8" = 1 foot

"FRAMED" DOOR ON
LEFT TO BE WALLED
IN FOR FUTURE
EXPANSION (SEE
APPROVED PLANS)

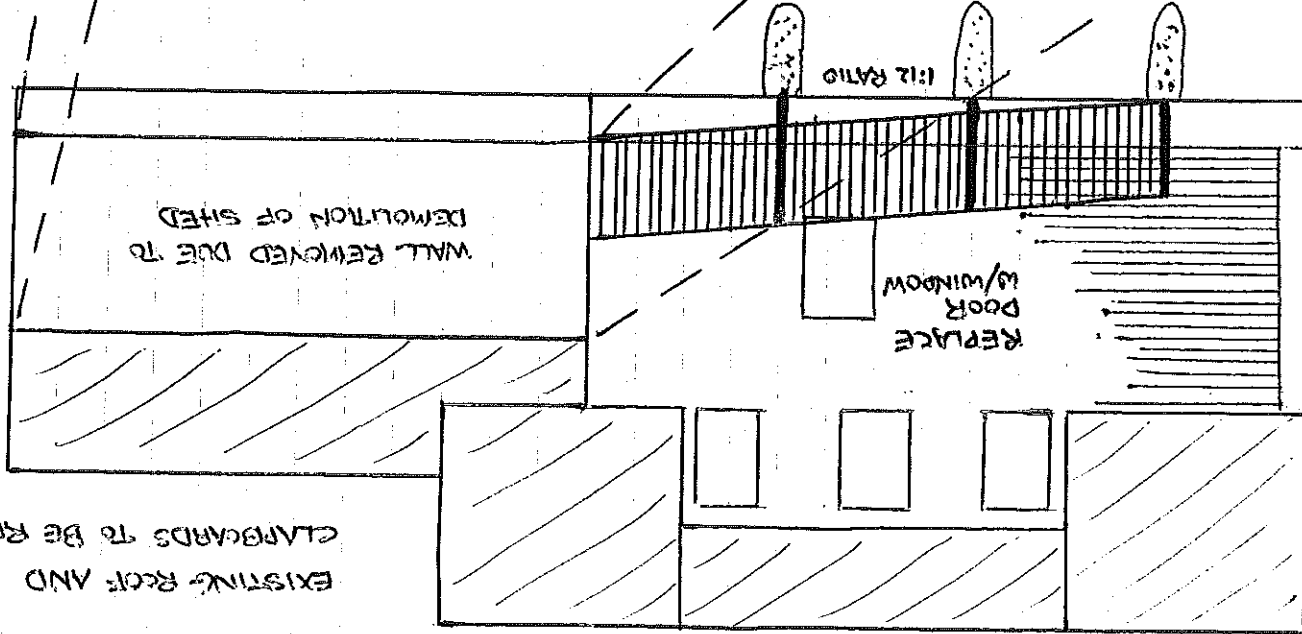
2x6 CONSTRUCTION
16" ON CENTER
CLAPBOARDS

WALL DETAILS



PRESSURE TREATED WOOD
6x6 POSTS / CONCRETE
1:12 RATIO / 2x6 JOIST
42" RAILS / 5" WIDE
HANDRAILS

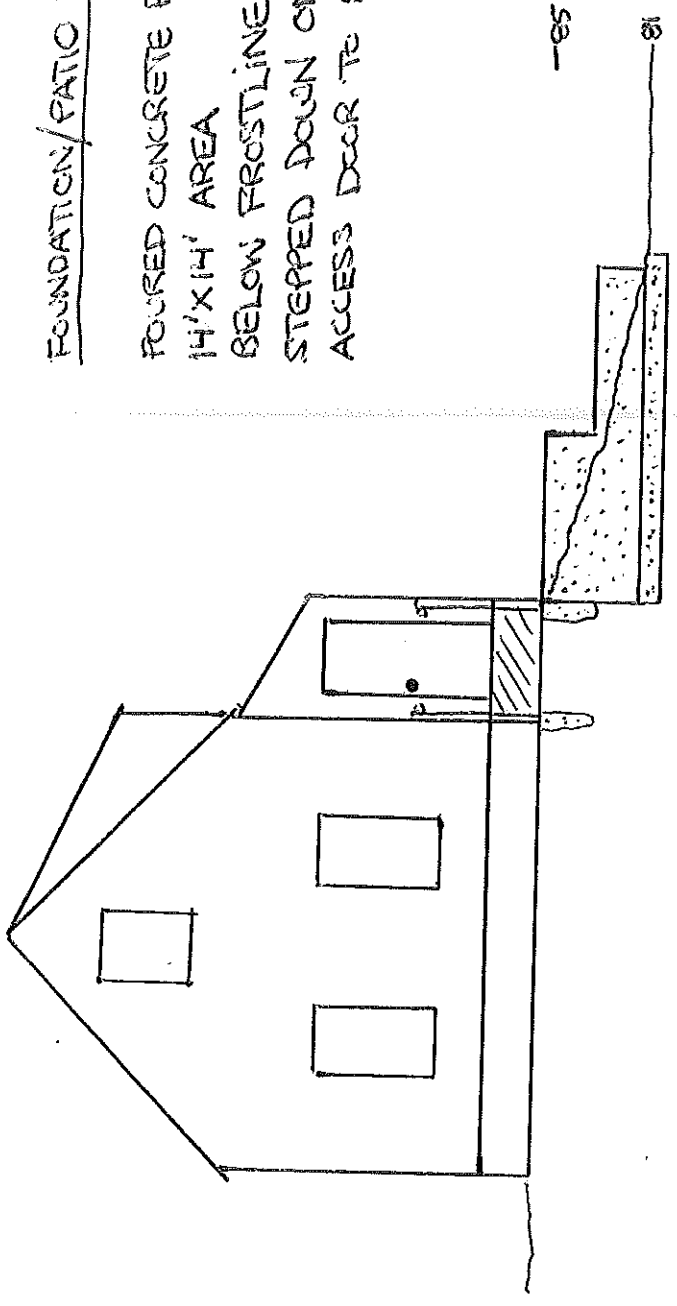
RAMP DETAILS



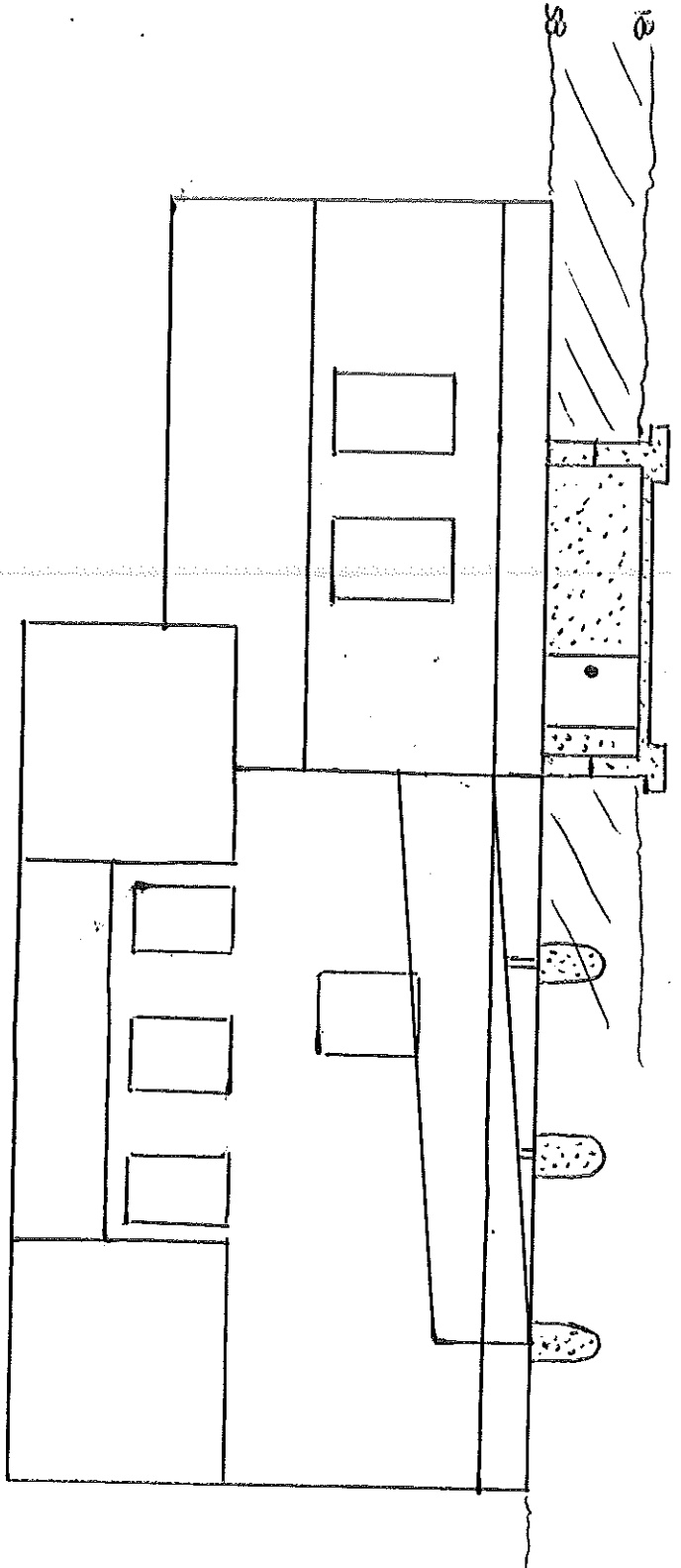
EXISTING ROOF AND
CLAPBOARDS TO BE REPAIRED

FOUNDATION/PATIO DETAILS

POURED CONCRETE FOUNDATION
14'X14' AREA
BELOW FROSTLINE
STEPPED DOWN ON SIDES
ACCESS DOOR TO BASEMENT



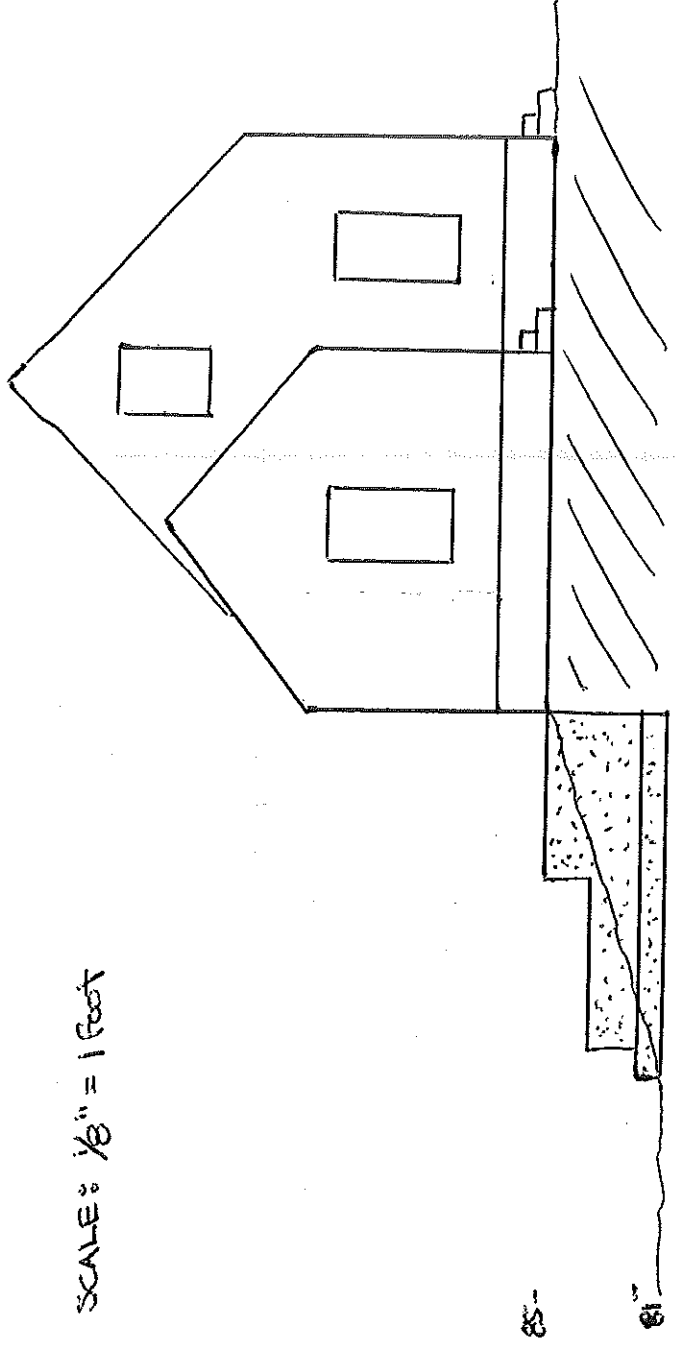
EAST ELEVATION



NORTH ELEVATION

SCALE $\frac{1}{8}'' = 1'-0''$

SCALE: 1/8" = 1 FOOT



WEST ELEVATION

From: Kandi Talbot
To: Marge Schmuckal; Sarah Hopkins
Date: Thu, May 15, 2003 1:37 PM
Subject: Re: 300 Allen Ave - Heads up

In talking with Penny, it has been determined that because he received site plan and subdivision approval for the office and the four unit building in the rear that adding an additional unit would be considered a subdivision/site plan amendment, which will need to go to the Planning Board.

>>> Marge Schmuckal 05/15 9:51 AM >>>
Ok, We will hold up on the permit until that is done.
Thanks,
Marge

>>> Sarah Hopkins 05/15 9:49 AM >>>
He will need an amendment first. Kandi, did he ever record the mylar?

>>> Marge Schmuckal 05/15 9:19 AM >>>
So he can't do the upstairs change in the existing building without a site plan amendment first? I thought it would be ok at this point because the project was approved for four units in total. So this is just one unit at this stage. Please advise before we issue the permit. It is on Lt. Mac's desk for fire code approvals and then goes to Mike N.
Thanks,
Marge

>>> Sarah Hopkins 05/15 9:14 AM >>>
I agree. He really can't do anything different, including the upstairs residential unit, until he comes in for site plan and subdivision revisions.
Bob Adam, too? What strange bedfellows...

>>> Marge Schmuckal 05/14 4:43 PM >>>
Willy Audet will need to come in for a revision to his site plan and subdivision plat. He has come in for a permit for the front historic house and instead of a full professional office building, he has submitted a proposal for a dwelling unit on the 2nd floor with a professional office on the first floor. He still wants to build the four units out back as approved. My addition makes that five dwelling units. So he needs to go back to the Planning Board for the five unit (within five years right?). He has not applied for a building permit for the four units out back yet, so I don't think this triggers any revision or site plan yet. Is that right?

As another fly in the ointment. Yesterday, I spoke with Bob Adam. He is interested in purchasing this property. He has wants five units outback (not four) and all professional offices upfront. So the beat goes on.

Marge

CC: Mike Nugent; Penny Littell

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To: Marge Schmuckal
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