

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: 0210465	Issue Date: JUN 26 2002	CHE: 425 1013001
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Location of Construction: 116 Providence St	Owner Name: Pompeo Jenna M	Owner Address: 264 Presumpscot St CITY OF PORTLAND ME 04101	Phone: 773-6653
Business Name: n/a	Contractor Name: CPW Development	Contractor Address: PO Box 4000 Windham	Phone: 2078923527
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Duplex	Zone: RS

Past Use: Vacant	Proposed Use: New two Story 1800 sq. ft. Colonial Style Duplex	Permit Fee: \$723.00	Cost of Work: \$100,000.00	CEO District: 2
Proposed Project Description: New 1800 sq. ft. Two Story Duplex		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB	

Permit Taken By: SS	Date Applied For: 05/07/2002	Signature: [Signature]	Signature: [Signature]	Date: [Date]
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1. 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 <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2002-009 Main: <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> NM Date: 5/6/2002		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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]	
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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

11/12/02 Final 9:30 A.M. Not Ready. Rescheduled for 3:00 p.m.

11/12/02 on site w/ plumber, Tom Blackburn, Coley W. G. Following
issues need correction.

UNIT 2 (REAR)

1. Secure Sliding door due to no outside steps
2. Attic Access too small
3. Missing Fixture in closet
4. Smoke detectors in closet
5. Lavatory Not in.
6. Exposed Romex behind Bedroom doors Tom w/ call electrician

UNIT 1 (FRONT)

1. Range not hooked up - NO RECP.
2. Dishwasher not hooked up.
3. Toilet/LAV. Not in.
5. Bare Romex. closet. need fixture
6. Secure patio door.

JK

NOTE:

Exterior stairs (FRONT) not complete
Site inspection not done
RELIEF PIPE on both boilers must be extended

12/12/02 Cont. by Occupants Quality
Issues corrected.

Original Elec. Permit Could Not Be Found

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

ELECTRICAL PERMITS INVOICE

Application No: 2002-4786 Applicant: POMPEO JENNA M
Project Name: Location: 116 PROVIDENCE ST
CBL: 425 1013001 Electrician: JOSEPH J. FALCONE
Invoice Date: 09/17/2002 License #: JY000010016408

Previous Balance	Payment Received	Current Fees	Total Due	Payment Due Date
\$0.00	\$0.00	\$74.40	\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee Charge
Outlets Receptacles	60	\$12.00
Outlets Switches	20	\$4.00
Outlets Smoke Detector	10	\$2.00
Fixtures Strips	2	\$0.40
Fixtures Fluorescent	10	\$2.00
Services <800 amps - Overhead	2	\$30.00
Heating Oil/Gas Units	2	\$10.00
Appliance Range	2	\$4.00
Appliance Dryer	2	\$4.00
Appliance Dishwasher	2	\$4.00
Meters	2	\$2.00

*9/28/02 Permit Connection OK
10/7/02 CMP Alarm from electrical
reconnected by Joseph Falcone*

Application No: 2002-4786 CBL 425 1013001
Invoice Date: 09/17/2002

Bill to: POMPEO JENNA M
264 PRESUMPSCOT ST
PORTLAND, ME 04101

Invoice No: 6840
Total Amt Due: \$0.00
Payment Amount: **\$74.40**

Make checks payable to the City of Portland, ATTN: Iodine Adams, 3rd Floor, 389 Congress Street, Portland, ME 04101

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

ELECTRICAL PERMITS INVOICE

\$74.40

Minimum Amount Due Now: \$74.40

CBL 425 1013001

Application No: 2002-4786

Invoice Date: 09/17/2002

Invoice No: 6840

Total Amt Due: \$0.00

Payment Amount:

Bill to: POMPEO JENNA M
264 PRESUMPSCOT ST
PORTLAND, ME 04101

Make checks payable to the *City of Portland*, ATTN: Jodine Adams, 3rd Floor, 389 Congress Street, Portland, ME 04101

4/24/02 Went over - smoke det. reg. - Stairs -
headers - footings - ARC Fault breakers - Safety glazing
in bathrooms - scuttles - drain tile + fabric -
Egress Windows - fire wall (Bsmnt to Ridge) -
Went over all of the above w/ Tom ~~Blackburn~~ +
made notes on plans - He agreed to add of
the above -

7/15/02 - Setback inspection. all OK to proceed GR

8/5/02 - Barkfield at RD

8/15/02 - made copy of both sides of the permit
for Tom Blackburn to pick up RD

9/13/02 - Chase Jan

Tramway - Egress windows too small

- - - Gasifier Bldg must be 70 degrees

Plumbing - No tests on
else - ~~main feed into boxes ok for service~~
one shanks not in cut - RD
Back to back main feeds
in bathroom RD

9/24/02 - Main feed into Boxes ok for Service RD
Mr Blackburn
2300-834 RD

10/1/02 - No test on sepper. RD Carbs not verify test on PVC. RD REAR
unit egress window a 5-52. RD Still has boxes in same Bldg.

10/2/02 Rechecked Plumbing OK. Still, egress doesn't meet. GR
10/3/02 - Counterbalances have been changed. OK to close left TIG GR

From: Anthony Lombardo
To: Jay Reynolds
Date: Fri, Apr 26, 2002 9:52 AM
Subject: Re: providence ave duplex...4/26/02

Jay,

1. Since this is a new duplex and new construction, my first recommendation would be to consider trying to grade site runoff to the street. The application included an individual site grading plan that failed to specify the abutting properties existing grading. Therefore, it is difficult to determine if this option has even been considered.
2. If a private storm drain must be installed, it will require to be fitted with a casco trap. It will also require its own distinct connection to the sewer in Providence St.
3. The sewer in Providence St. is a combined sanitary/storm sewer. Therefore, for the purposes of future sewer separation, Public Works would request that a manhole be installed over the existing sanitary sewer to provide a means of connecting the proposed private drainage structure.
4. To avoid any damages or liability for the City, in the event of a sewer surcharge or backup, Public Works is requesting a "drainage maintenance agreement" be drafted between the City and this applicant.

>>> Jay Reynolds 04/25 4:08 PM >>>
id 2002-0090
app. date 3/29/2002

Tony,

Thanks for your comments on urban insight.

This lot has significant drainage issues, and we will be requiring some drainage infrastructure on this (catch basin/field inlet).

My question to public works is:

Is there a separate storm drain in the street? If it's a combined system, can they tie into it (for a cB or field inlet)? If so, what is required for tie in (dmh, cb at r.o.w. line, casco trap, drainage maintenance agreement)? If not, what alternatives does the applicant have?

Thanks.

Jay Reynolds
Development Review Coordinator
Department of Planning and Urban Development
City of Portland
207-874-8632
jayjr@ci.portland.me.us

CC: Katherine Earley; Sarah Hopkins

*1. Drainage - please to County of
 2. Don't forget Topo's
 3. Artistic (spaces) with
 4. Landscaping/Plantings
 5. Signage at curb*

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

2002-0090
 Application I. D. Number

DRC Copy

3/29/02
 Application Date Off-CRAN

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 Providence
 Project Name/Description
 116 - 116 Providence St, Portland, Maine
 Address of Proposed Site
 425 1013001

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. 7500 sq. ft.
 Proposed Building square Feet or # of Units 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

DRC Approval Status:

- 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 _____
- Defect Guarantee Submitted _____ submitted date _____ signature _____
- Defect Guarantee Released _____ date _____ amount _____ signature _____ expiration date _____

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.

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: <u>116 PROVIDENCE STREET</u>		Zone: _____
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>A25</u> Block# <u>I</u> Lot# <u>O13</u>	Property owner, mailing address: <u>JENNA M POMPEO</u> <u>264 PRESQUIM ST</u> <u>PORTLAND, ME</u>	Telephone: <u>773-6653</u>
Consultant/Agent, mailing address, phone & contact person	Applicant name, mailing address & telephone: <u>JENNA M. POMPEO</u> <u>264 PRESQUIM ST</u> <u>PORTLAND, ME</u> <u>773-6653</u>	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 Subdivision, amount of lots <u>225.00</u> per lot \$ _____ Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 _____ Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: _____ Board review \$200.00 _____ Staff review \$100.00 _____		
Who billing will be sent to: <u>JENNA M. POMPEO</u> Mailing address: <u>264 PRESQUIM ST</u> State and Zip: <u>PORTLAND, ME</u> Contact person: <u>COLEMAN WALSH</u> Phone: <u>650-5624</u>		

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

- a. copy of application
 - b. cover letter stating the nature of the project
 - c. 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 x11) you may also visit the web site: ci.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: <u>Jenna Pompeo</u>	Date: <u>3/28/02</u>
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This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

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 initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

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.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

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

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

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

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 425-I-13

Building Permit #:

02-0465

Application ID Number:

Department: Status: Reviewer:

Comments: Approval Date:

Given On Date:

OK to Issue Permit Name: Date: Date 2:

Conditions Section:

Create Date: By: Update Date: By:

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

CITY OF PORTLAND

Alexander Q. Jaegerman, AICP
John N. Lufkin
Planning
Economic Development

June 11, 2002

Ms. Jenna M. Pompeo
264 Presumpscot Street
Portland, ME 04101

RE: Duplex, 116 Providence Street
ID #2002-0090, CBL #425-1-013

Dear Ms. Pompeo:

Below a list of items that are still unresolved regarding your proposed duplex project located at 116 Providence Street. As mentioned during our phone call, these items have been discussed with the contractor and surveyor for this project.

1. There is a zoning issue regarding the lot in the rear of property. This lot has been created by a reduction of the main lot. Zoning has determined that an illegal, nonconforming lot would be created lacking street frontage. This zoning issue will need to be addressed prior to site plan approval.
2. A performance guarantee in a form acceptable to the City of Portland in the amount of \$9,850.00 must be submitted.
3. The site plan does not match the building plans.
4. There are 2 sliding rear doors, but no rear decks. It appears that decks will be built, but they are not shown anywhere. If they are going to be built, they must be shown on the site plan.
5. There is a bulk head shown on the plans, which we understand is not actually being built. The site plan needs to be revised to reflect this.
6. Driveway and parking areas shall be paved.

Also, as we discussed, sidewalk and granite curb must be installed as required by the Planning Board. However, the street opening fee has been waived.

If you have any questions, please do not hesitate to contact me at 874-8901.

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

CITY OF PORTLAND

Alexander Q. Jaegerman, AICP
Planning
John N. Lufkin
Economic Development

June 12, 2002

Jenna M. Pompeo
264 Presumpscot Street
Portland, ME 04101

Dear Applicant:

On June 12, 2002, the Portland Planning Authority granted approval for a Duplex at 114-116 Providence Street, (ID#2002-0090; CBL 425-I-013). Attached are the conditions of approval:

- I. The parking spaces shown on the site plan must be paved with bituminous asphalt.
- II. Granite curb and bituminous sidewalk is required to be installed along the entire frontage of the property, per City of Portland specifications.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Applicant: CPUS Development Date: 5/17/02
Address: 116 Providence St C-B-L: 425-I-013

CHECK-LIST AGAINST ZONING ORDINANCE
#02-0465

Date - News

Zone Location - R-5
Interior of corner lot -

Proposed Use/Work - Construct News Colonial Style Duplex

Sewage Disposal - city

Lot Street Frontage - 50' Veg

Front Yard - 20' min - 30' shown

Rear Yard - 20' min - 29'5" shown

Side Yard - 12' Veg - 12' ? 22' Scaled

(T-Shed) (air bulb head) - NO Decks

Width of Lot - 60' Veg - 60' shown

Height - 35' max - 23.5' Scaled

Lot Area - 6,000 sq ft min - 6,000 sq ft ex.

Lot Coverage/Impervious Surface - 40% max

Area per Family - 3,000 sq ft

Off-street Parking - 2 EA Driv + total - 4 shown, but requires stream property

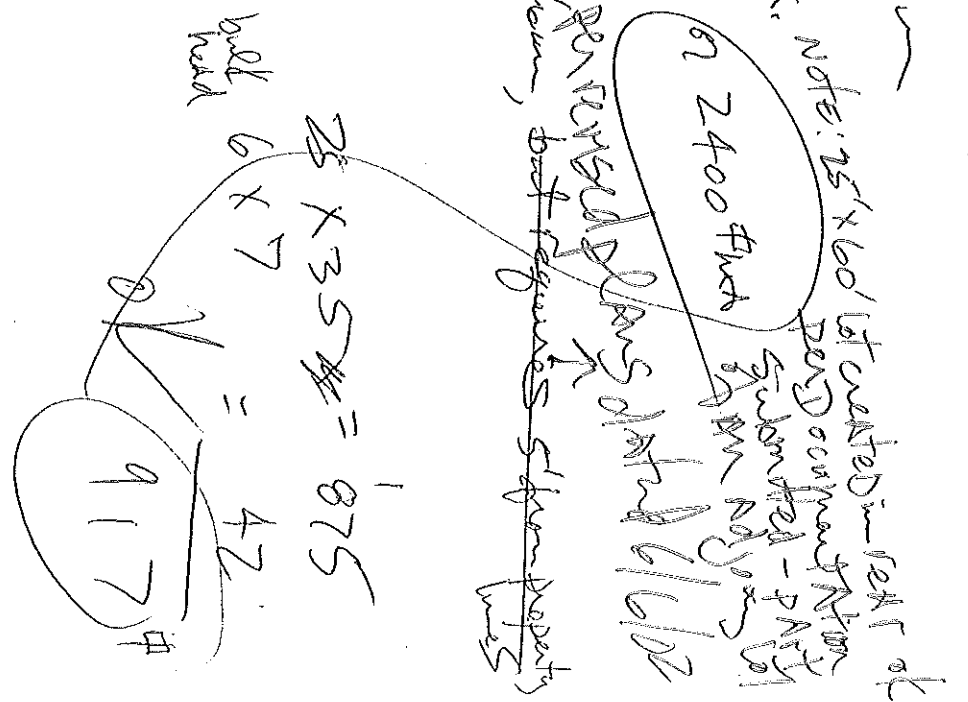
Loading Bays - NA

Site Plan - www.sitedan.com #2002-0099

Shoreland Zoning/Stream Protection - NA

Flood Plains - Panel 7
Zone K

~~25' x 35'~~
NO Deck shown
NO Approved

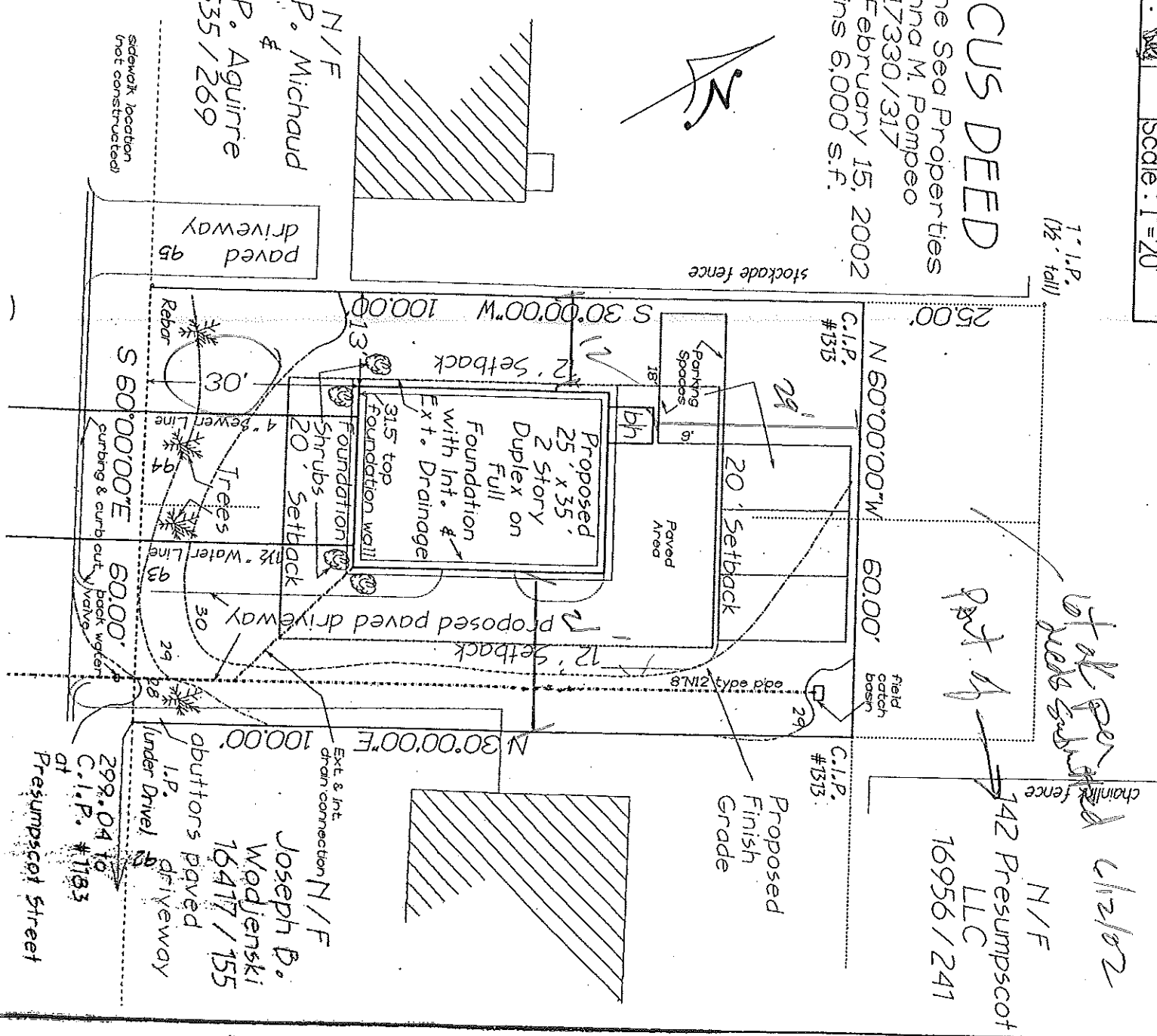


BOUNDARY SURVEY
 Providence Street
 Portland, Maine
 for
 Jenna M. Pompeo
 264 Presumpscot Street
 Portland, Maine
BRUCE R. BOWMAN, Inc.
 Professional Land Surveyor
 Box 12A, Cumberland, Maine 829-3999
 Date: 05-22-02 Job: 02001
 Drawn By: *RW* Scale: 1"=20'

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

USE FOR PLAN

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



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

*142 Presumpscot LLC
 16956 / 241*

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

N/F
 Joseph B. Wodjenski
 16417 / 155
 abuttor's paved driveway
 L.P. Under Drive
 299.04 10
 C.I.P. #1183
 at Presumpscot Street

sidewalk location
 (not constructed)

From: Marge Schmuckal
To: Jay Reynolds; Kandi Talbot
Date: Wed, Jun 12, 2002 9:37 AM
Subject: 116 Providence Street

Kandi & Jay

I have just received further information from Steve Collins from N.E Title Co. It Shows that Coastal Equipment Corp. releases the title of the lot next to the one in question to 142 Presumpscot LLC. Therefore the one I have been questioning is not a nonconforming lot. It merges with the others under the same ownership. I have a copy of that deed transfer. I will send you copies.
I am now ok as far as zoning. The building side already has this permit for Building Code reviews.

Thank You for your patience,
Marge
6/12/02

CC: ALEX JAEGERMAN; PENNY LITTELL

5/8/02

PLAN REFERENCE

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

15 Paid
142 Presumpscot
LLC
16956/241

BOUNDARY SURVEY

Portland, Maine
Jenna M. Pompeo
264 Presumpscot Street
Portland, Maine

BRUCE R. BOWMAN, Inc.
Professional Land Surveyor
Box 124 Cumberland, Maine 029-3959

Date: 04-24-02 Job: 02001
Drawn by: Scale: 1"=20'

Sketch of that this is paid for

chainlink fence

Question on this portion of lot to Bruce Bowman



LOCUS DEED

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



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>H 95</u> Block# <u>T</u> Lot# <u>013</u>	Owner: <u>JENVA M. POMPEO</u> <u>264 PRESUMPSOR ST</u> <u>BERLIND, ME</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>SAMUE</u>
Current use: <u>VACANT LOT</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>123.00</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>SPRU BENVENUT</u> <u>8034000, WINDHAM, ME</u> <u>04062</u>	
Who should we contact when the permit is ready: <u>WENDY BACKLUND</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>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 or any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Jenna Pompeo Date: 3/28/02

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

**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

116 - 116 Providence St, Portland, Maine

Address of Proposed Site

425 1013001

Assessor's Reference: Chart-Block-Lot

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

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.

Acreege of Site

RS
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:

Approved Approved w/Conditions See Attached

Reviewer

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

Defect Guarantee Submitted

submitted date

Defect Guarantee Released

date

amount

expiration 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: <u>116 PROVIDENCE STREET</u>		Zone: <u>RS</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>A25</u> Block# <u>I</u> Lot# <u>013</u>	Property owner, mailing address: <u>JENNA M. POMERO</u> <u>264 PRESUMM SCOT ST</u> <u>PORTLAND, ME</u>	
Consultant/Agent, mailing address, phone & contact person		Telephone: <u>773-6653</u>
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 Subdivision, amount of lots <u>25.00</u> per lot \$ _____ Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 _____ Major Development <u>500.00</u> Minor Development <input checked="" type="checkbox"/> <u>400.00</u> Plan Amendments: <u>Board review \$200.00</u> <u>Staff review \$100.00</u>		
Who billing will be sent to: <u>JENNA M. POMERO</u>		
Mailing address: <u>264 PRESUMM SCOT ST</u>		Project name:
State and Zip: <u>PORTLAND, ME</u>		Applicant name, mailing address & telephone: <u>JENNA M. POMERO</u> <u>264 PRESUMM SCOT ST</u> <u>PORTLAND, ME</u> <u>773-6653</u>
Contact person: <u>COLEMAN WALSHE</u>		Phone: <u>650-5624</u>

- Submittals shall include (9) separate folded packets of the following:
- a. copy of application
 - b. cover letter stating the nature of the project
 - c. 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 Romero Date: 3/28/02

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

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.

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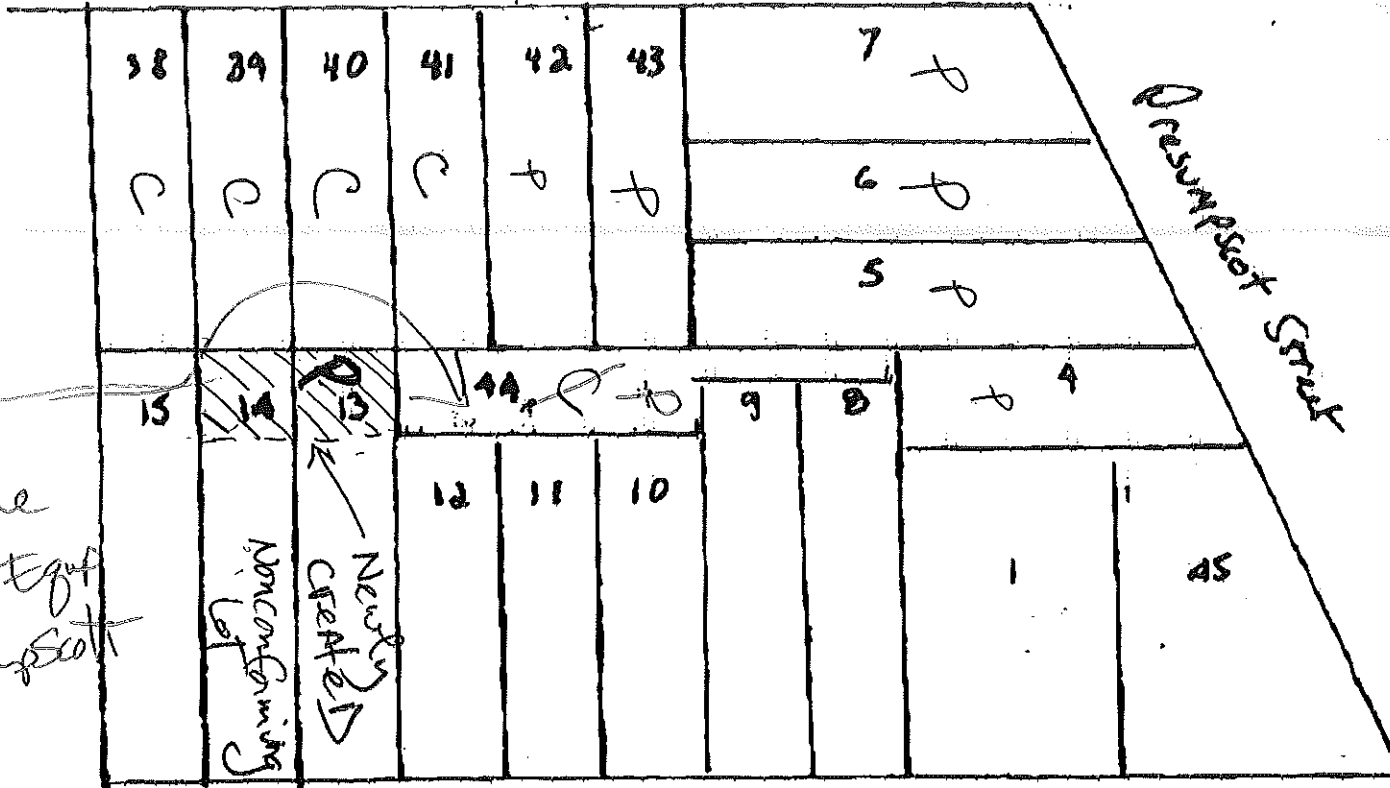
I hope this addresses your concerns.

Marge
6/5/02

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

Tax Map 425
 Block I

Grafton Street



Note
 BK 16956 -
 79 241
 transfers title
 from COASTAL Equ
 TO 142 Presumpscot

Providence Street

Per Assessors
 Records
 142 Presumpscot LLC = F
 COASTAL Equipment = C

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 non conforming 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 Presumpscot LLC to Coastal Equipment Corp. Then the portion of land created by the New division merges with the others owned by Coastal Equipment

0087278

BK16956PC241

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 **RELEASES** to **142 PRESUMPSCOT LIMITED LIABILITY COMPANY**, a 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 Northeastly 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 Northwestly 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 Curmi, Inc. dated February 29, 1996 and recorded in the Cumberland County Registry of Deeds in Book ~~1299~~ Page 74

PARCEL TWO:

Beginning at a point along the easterly sideline a distance of ten (10') feet from the northeastern 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 16956PG242

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 Gratton 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 2001~~ NOVEMBER 2001

SIGNED, SEALED and DELIVERED

in presence of

Paul M. Buck

Mark C. Goldstein
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,

Paul M. Buck

Notary Public *Attorney AT LAW*

Rebecca M. Buchanan
Printed Name

Commission Expires: N/A

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 NOV 14 PM 1:46

CUMBERLAND COUNTY
John B. O'Brien

Property Search Detailed Results

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 1044001
 Location 120 PROVIDENCE ST
 Land Use VACANT LAND

Owner Address

COASTAL EQUIPMENT CORPORATION
 142 PRESUMPSCOT ST
 PORTLAND ME 04103

Book/Page
 Legal

12491/014
 425-I-44
 PROVIDENCE ST 120-126
 REAR
 2910 SF

Valuation Information

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

Property Information

Year Built Style Story Height Sq. Ft. Total Acres
 05/07/1996

Bedrooms Full Baths Half Baths Total Rooms Attic Basement

Outbuildings	Type	Quantity	Year Built	Size	Grade	Condition

Sales Information

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

Picture and Sketch

[Picture](#)

[Sketch](#)

Click here to view Tax Roll Information.

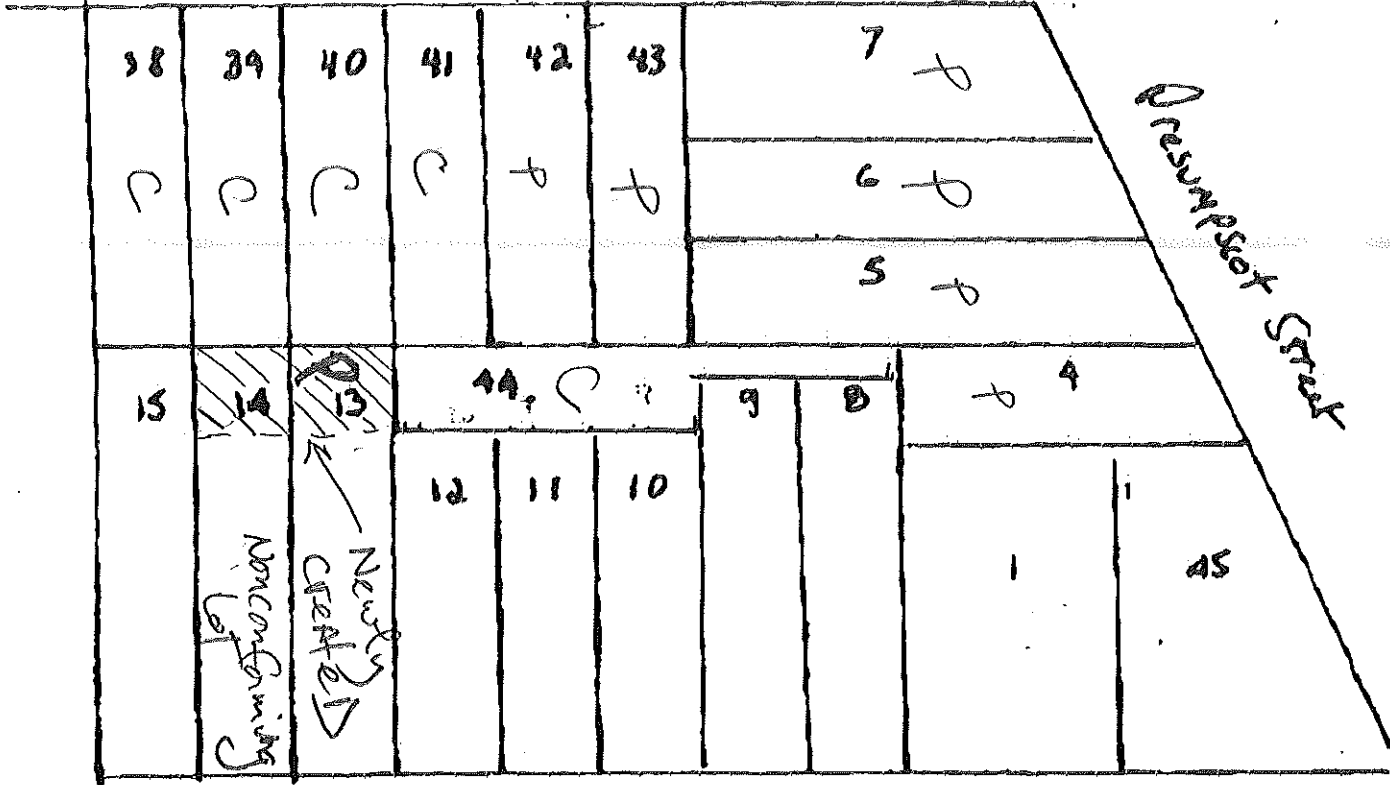
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

*from Steve Collins
 6/12/02*

Tax Map 425 Block I

Grafton Street



Providence Street

Per Assessors
Records
142 Presumpscot LLC = P
Capital Equipment = C

MAY 23 2002 09:56

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

** TOTAL PAGE 03 **

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 non conforming 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 Presumpscot LLC to Coastal Equipment Corp. Then the portion of land owned by the New division merges with the others owned by Coastal Equipment

Fax Cover Sheet

New England Title Company

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

Marge Schmuckler
774-8716

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

*For Tom Blackburn's
Request*

DATE: May 24, 2002

RE: Providence Street

As discussed, see attached.

Pages: 3

JUN 07 2002 14:12 FR NEW ENGLAND TITLE
MAY 21 2002 13:39 FR NEW ENGLAND TITLE

2078742919 TO 8748716
2078742919 TO 7751139

P.02/03
P.02/03

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

Close

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

CBL 425 1038001 **CARD** 1 of 1
Owner Name 1 COASTAL EQUIPMENT CORP/RATTIO
Name 2 _____
Mailing Address 142 PRESUMPSCOTT ST
City, State, Zip PORTLAND ME 04104

Property Address 150 GRAFTON ST
Property Type RESIDENTIAL
Description 425-1-38-39-40-41
 SO GRAFTON ST
 CALLED 150
 12000 SF

Taxes Due
Ent

Land Use VACANT LAND **Nbr of Units** 0 **Traffic** NONE
Zone IL **Neighborhood** 010
District EAST DEERING
Total Sq. Feet/Living Area 0
Justices NONE NONE NONE

Mailing Address 150 GRAFTON ST
Modified Date 12/28/2000

Modified By vjm **Update Property Mailing Address**

Close

This data is provided by the Assessor's Office and is current as of

June 6, 2002

CBL **CARD** **Property Address**
Owner Name 1 **Property Type**

Name 2 **Description**

Mailing Address **City, State, Zip**

Taxes Due

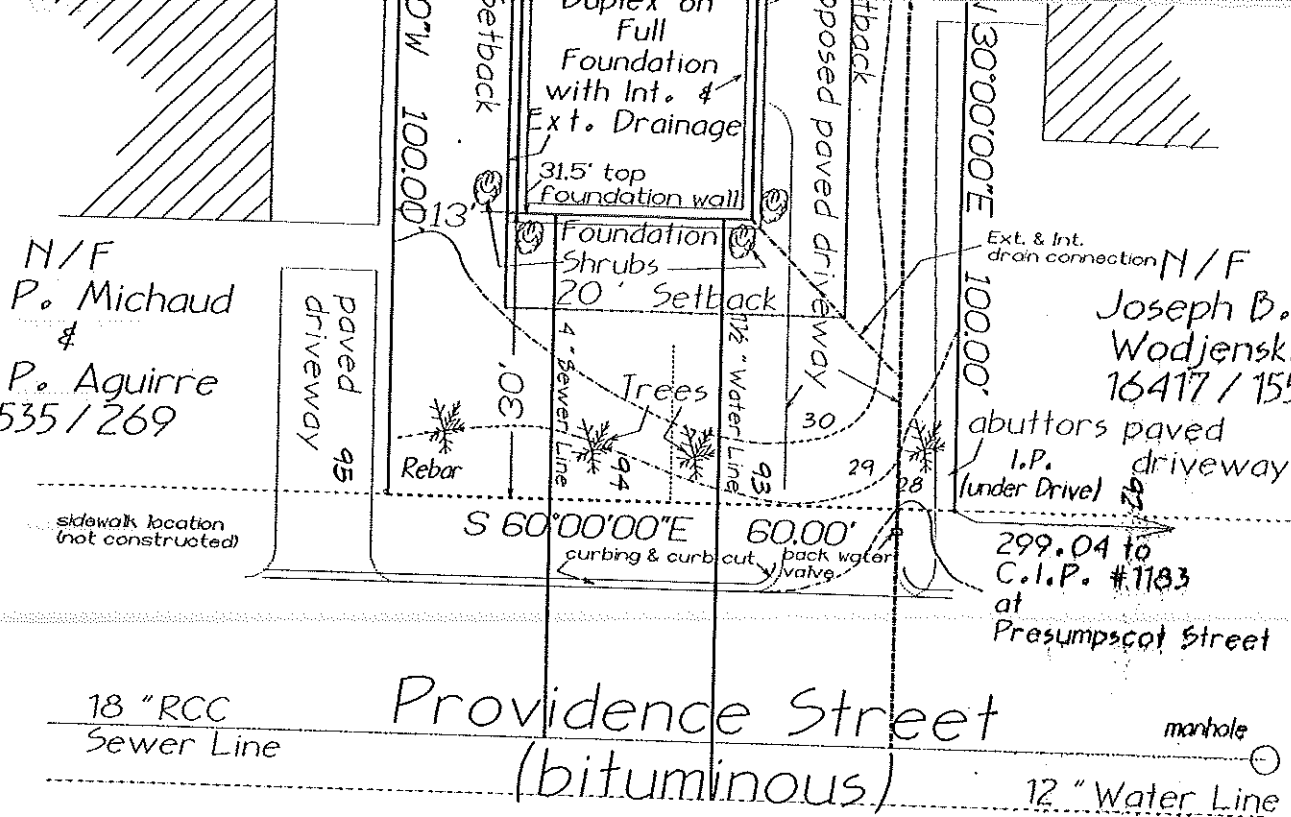
Print

Land Use **Nbr of Units** **Traffic**
Zone **Neighborhood**
District
Total Sq. Feet/Living Area
Units

Mailing Address
Modified Date **Modified By**

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

N/F
Joseph B.
Wodjenski
16417 / 155
abutters paved
I.P. driveway
(under Drive)



I HEREBY CERTIFY that this survey conforms to the
Maine Board of Licensure for Professional Land Surveyors,
Category I, Condition III

[Signature]
Bruce R. Bowman, PLS #1313

DEPT. OF LAND & FORESTRY
MAY 2 11 2002
RECEIVED

116 Providence

0040792

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 PRESUMPSCOT 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.

Eulah V. Napolitano
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 2005

SEAL

*RECEIVED ON DESK
MAY 21 2002
6/11/02*

DEPT. OF BUILDINGS INSPECTOR
CITY OF PORTLAND, ME
MAY 21 2002

MAINE REAL ESTATE TAX PAID

EXHIBIT A

BR 5617Pg 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. Baird

0025491

BK 16199PG009

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT 142 PRESUMPSCOT LIMITED LIABILITY COMPANY, a Maine limited liability company with a mailing address of 142 Presumpscoct 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. Branch, Civil Engineer dated September, 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 26.

MAINE REAL ESTATE TAX PAID

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, porches, 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 6199PG010

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 PRESUMPSCOT
LIMITED LIABILITY COMPANY

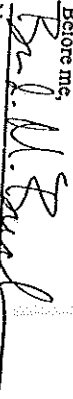

Mark C. Goldstein, Manager

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,



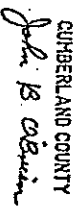
Notary Public/Attorney at Law

BRENDA M. BUCHANAN
Printed Name

Commission Expires: N/A

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 APR 17 AM 10:00

CUMBERLAND COUNTY


0013852

BK 17330PG317

3

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, porches, 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 PAID

BK 17330Pg 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 therunto duly authorized, this 15th day of February, 2002.


Witness


Buy The Sea Properties Inc.

Its: President

Printed Name: Donald J Jackson

SEAL

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. WARDEN
Notary Public, Maine
My Commission Expires March 21, 2009

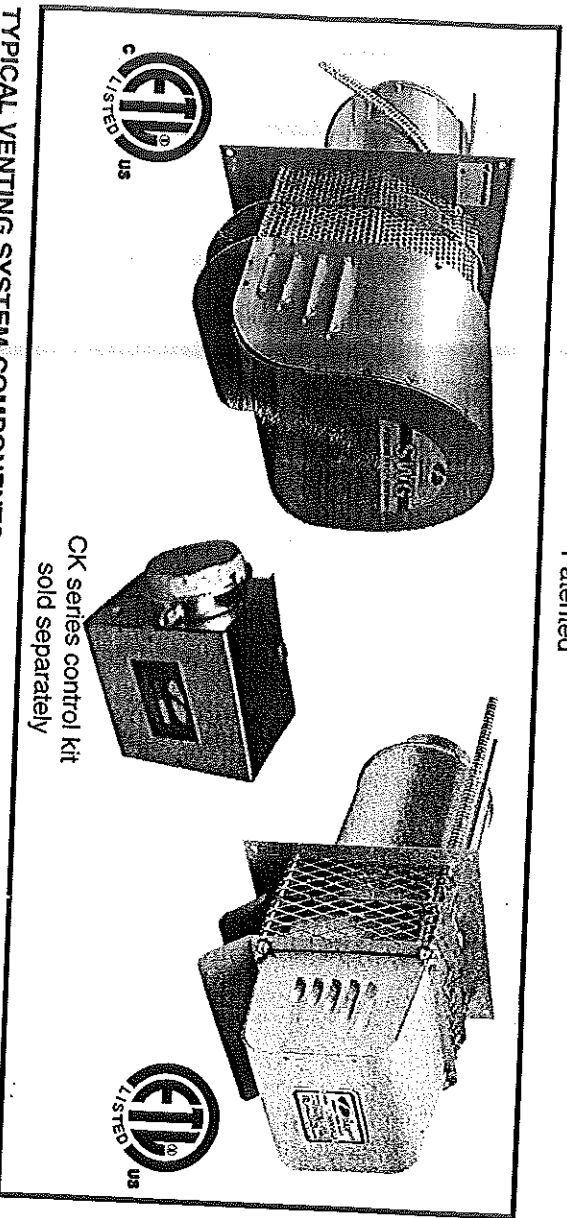
RECEIVED
RECORDED REGISTRY OF DEEDS

2002 FEB 19 AM 11:28

CUMBERLAND COUNTY
John B. Carwin

SIDEWALL POWER VENTER KIT

Model: SWG, SWGII & SWG Stainless Series
*Patented



TYPICAL VENTING SYSTEM COMPONENTS

- 1 - SWG Series Power Venter
- 1 - CK Series Control Kit (sold separately)

OPTIONAL SYSTEM COMPONENTS

SWG SERIES THROUGH-WALL EXTENSION KIT
For installation in wall thickness over 8 inches. Models PEK-4 through PEK-8 are available.

FOR MOST MULTIPLE HEATING EQUIPMENT SYSTEMS
One CK Series Control Kit for each appliance. Except for a 24V gas furnace or boiler and a 30mV water heater multiple venting system, use the CK-90 Series Control Kit.

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GENERAL SYSTEM INFORMATION

Designed for operation with natural gas, LP gas and #2 fuel oil appliances.

1. The thermostat (wall thermostat or aquastat) calls for heat and energizes a relay which activates the power venter. After the venter motor has come up to speed, the pressure switch closes. This closes the circuit to the burner and allows the burner to fire.
2. For millivolt controlled water heaters using the CK-20 Series Control Kit, the gas valve pressure switch activates the power venter at the same time as the burner fires.
3. After the heating requirement has been satisfied, the thermostat circuit will open and de-activate the burner and power venter circuit.
4. For venting systems equipped with a post purge device, the power venter operates for a period of time after the burner has shut off to purge remaining flue gases.

DO NOT DESTROY

THESE INSTRUCTIONS MUST REMAIN WITH EQUIPMENT



FIELD CONTROLS
THE VENTING SOLUTIONS COMPANY

2630 Airport Road • Kinston, NC 28504
Phone: 252-522-3031 • FAX: 252-522-0214
www.fieldcontrols.com

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 029-3998
 Date: 04-24-02 Job: 02001
 Drawn By: *BR* Scale: 1" = 20'

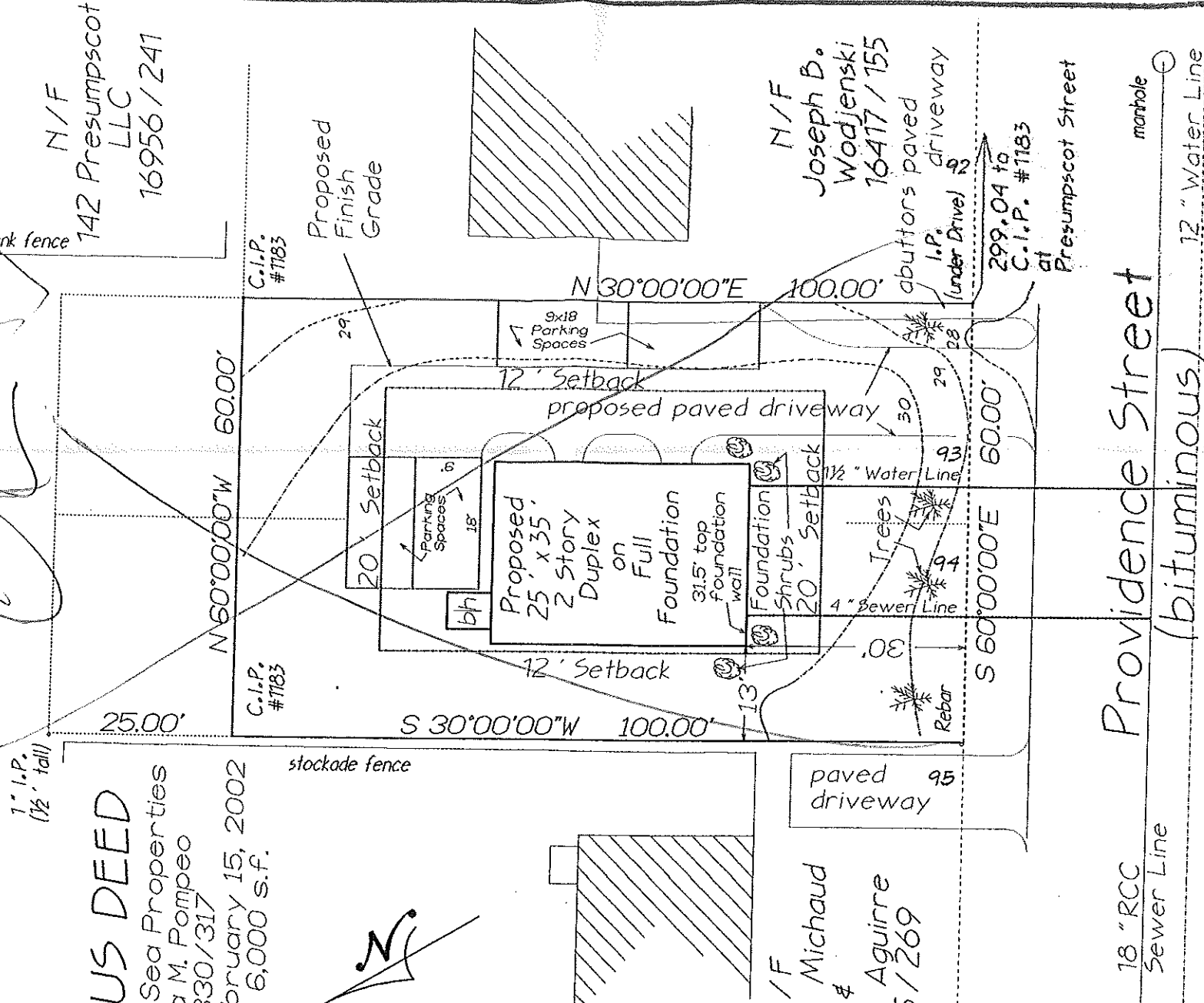
PLAN REFERENCE

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

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

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

N/F
 142 Presumpscot
 LLC
 16956 / 241



stockade fence

Proposed
 Finish
 Grade

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

N/F
 Joseph D.
 Wodjenski
 16417 / 155
 abutters paved
 I.P. driveway
 (under Drive) 28

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

18" RCC Sewer Line
 Providence Street
 (bituminous)
 12" Water Line
 manhole

utility pole

I HEREBY CERTIFY that this survey conforms to the
 Maine Board of Licensure for Professional Land Surveyors,
 Category I, Condition III

BRUCE R. BOWMAN

Bruce R. Bowman, PLS #1313