

One Canal Plaza Portland ME 04122
 PERMIT TO Lawrence C. Walden, Curtis Thaxter Stevens Broder & Nicole \$50.00 Appeal Fee
 Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot# 040927
 Please fill out any part which applies to job. Proper plans must accompany form. Bldg. Fee 720.00 300.00 Site Plan

Owner: Robert McTigue Jr Phone # 766-2676
 Address: Brackett St. Peaks Island 04108
 Buyer: Peaks Island Childrens Workshop
 LOCATION OF CONSTRUCTION Herman Street 766-2854
 Contractor: _____ Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: Day Care more than 7 children
 Past Use: two family
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Conditional Use Change of Use

For Official Use Only
 Date: 3 AUG 94 Subdivision: _____
 Date: May 16, 1994 Name: _____
 Inside Fire Limits: _____ Lot: _____
 Bldg Code: 25-AUG-194-Bldg-Permit Ownership: _____
 Time Limit: _____ Estimated Cost: 140,000 Forwarded: _____

PERMIT ISSUED
 AUG 30 1994
 CITY OF PORTLAND

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Rack _____ Side _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No 14-428 Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: WASA Explain: _____

87-111-14 and 23 constructing new bldg approx. 42 x 64
Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____
Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing _____ Size: _____
 4. Joists Size: _____ Spacing: 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____
Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____
Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing OK
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____
Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
Chimneys:
 Type: _____ Number of Fire Places _____
Heating:
 Type of Heat: _____
Electrical:
 Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____
Plumbing:
 1. Approval of soil test if required _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures USE Group E TYPE 5B
Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage: _____
 3. Must conform to National Electrical Code and State Law.
 Permit Received By Latini
 Signature of Applicant Lawrence C. Walden
 CEO's District: _____
 Date: 5/16/94

Appeal sustained 6/2/94

White - Tax Assessor

Ivory Tag - CEO

PERMIT ISSUED WITH LETTER
 5/16/94

CONTINUED TO REVERSE SIDE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Brackett St, Peaks Island 087-H-A-014

Issued to Peaks Island Childrens Workshop

Date of Issue 09 July 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 940927, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Daycare

Limiting Conditions:

This certificate supersedes certificate issued 26 December 1995

Approved:

7/9/96
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Brackett St, Peaks Island 087-H-A-014

Issued to Peaks Island Childrens Workshop

Date of Issue 26 December 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 940927, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Daycare

Limiting Conditions: TEMPORARY

Site plan inspection to be conducted prior to 01 June 1996.

This certificate supersedes certificate issued

Approved:

12/29/95
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT TO LAWRENCE C. WALDEN, CURTIS THORNTON STEVENS BROTHER & CO. INC. 1000.00 APPEAL FEE
 Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form. Bldg. Fee 720.00 300.00 Site Plan

340927

Owner: Robert McTigue Jr Phone # 765-2676
 Address: Brace St. Peaks Island 04108
 LOCATION OF CONSTRUCTION: Peaks Island Childrens Workshop 707-2354
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: Day Care more than 7 children
 Past Use: two family
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions: L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: Conditional Use Change of Use

3 AUG 94 For Official Use Only
 Date: May 16, 1994 Subdivision: _____
 Building Code: 25 AUG 1994 Bldg Name: _____
 Time Limit: _____ Ownership: _____
 Estimated Cost: 140,000 Other: _____
PERMIT ISSUED
AUG 30 1994
 Public _____ Private _____
CITY OF PORTLAND

87-111-14 and 23 connecting new bldg. approx. 42 x 64
 Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____
 Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____
 Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type: _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____
 Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____
 5. Ceiling Height: _____
 Roof:
 1. Truss or Rafter Size _____ Size _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 Chimneys:
 Type: _____
 Heating:
 Type of Heat: _____
 Electrical:
 Service Entrance Size: _____
 Plumbing:
 1. Approval of soil test if required _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____
 3. Must conform to National Electrical Code _____

Appeal sustained 6/2/94

Permit Received By Latini
 Signature of Applicant Lawrence C. Walden
 CEO's District 6
 CONTINUED TO REVERSE SIDE
 Ivory Tax - CEO
PERMIT ISSUED
6/94
MATE

White - Tax Assessor

M. Rowle

PLOT PLAN

Not called for foundation inspection. Allow
 9/17/95 Framing OK. Work has stopped. Allow
 9/20/95 Work complete. Allow
 10/10/95 C of U OK. Allow w/ conditions for completion of site plan.
 2/8/96 Site plan OK Allow

N
↑

FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$50.00 Appeal _____
 (Explain) \$25.00 Change of Use _____
 Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS submitted 10 packets

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____

ADDRESS _____

PHONE NO. _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____

PHONE NO. _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 30, 1994

RE: Lrackett St., Peaks Island

Mr. Lawrence C. Walden
Curtis, Thaxter, Stevens, Broder & Micole
One Canal Plaza
Portland, ME 04112

Dear Sir:

Your application to change the use from two family dwelling to day care with more than seven children with a 42' X 64' addition has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements
Inspection Services: All setbacks shall meet the minimum requirements of 14-426 of the City's Land Use Code.

Fire Dept.: A fire hydrant shall be within 800 feet of the path of travel.
Planning Division: The landscaping scheme along the southern property line shall be subject to further review by the City Arborist after site grading, to insure that an adequate buffer of existing vegetation remains. Richard Knowland

Public Works: Prior to construction, the applicant shall contact Public Works (contact person Paul Niehoff) for approval of the connection to the storm drain. Richard Knowland

USE GROUP E

BUILDING & FIRE CODE REQUIREMENTS

TYPE 5B

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the city's building code. (The BOCA National Building Code/1993).
3. Height: The guards shall be at least 42 inches (1067 mm) in height measured vertically above the leading edge of the tread or adjacent walking surface.

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Peaks Island Children's Workshop
 Applicant: c/o Lawrence C. Walden
 Curtis Thaxter, Stevens Broder & Micoleau
 Mailin, Address: P.O. Box 7320 04112
 Day Care Facility - more than 7 children

Date 18 May 1994

Herman/Ernest Sts
 Address of Proposed Site
087-R-H-014/023
 Site Identifier(s) from Assessors Maps

Proposed Use of Site
1.4 acres / 2,550 sq ft
 Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 1
 Total Floor Area 2,550 sq ft

Other Comments: Contact Person: Larry Walden 775-2361
Conditional Use Appeal!
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning SPACE & BULK as applicable	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW
COMPLIES																				
COMPLIES CONDITIONALLY																				
DOES NOT COMPLY																				

REASONS: setbacks as per 14-428

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Paar Island Children's Workshop
 Applicant: c/o Lawrence C. Walden Date: 10 May 1994
Curtis Thaxter, Steven Broder & Nicoleau Perman/Ernest Ste
 Mailing Address: P.O. Box 7320 - 64112 Address of Proposed Site: 037-H-N-014/023
Day Care Facility for more than 7 children Site Identifier(s) from Assessors Maps
 Proposed Use of Site: Day Care Facility Zoning of Proposed Site
74 acres / 32,000 sq ft Ground Floor Coverage
 Acreage of Site: 74 acres / 32,000 sq ft Proposed Number of Floors: 1
 Site Location Review (DEP) Required: Yes No Total Floor Area: 2,550 sq ft
 Board of Appeals Action Required: Yes No
 Planning Board Action Required: Yes No
 Other Comments: Contact Person: Larry Walden 775-2361
 Date Dep. Review Due: 5/10/94
 Conditional Use Appeal:

FIRE DEPARTMENT REVIEW

5/10/94
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	VEHICLE EFFICIENT ROUTES	SAFETY HAZARDS	HYDRANTS	STAIRS CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
APPROVED & CONDITIONALLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DISAPPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: Developed off street with 800 sq ft of travel

(Attach Separate Sheet if Necessary)

[Signature]

SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Peaks Island Children's Workstation
 Applicant c/o Lawrence C. Walder
Curtis Baxter Stevens Broder & Micolau
 Mailing Address P.O. box 7320 04112
Day Care Facility - more than 7 children
 Proposed Use of Site
4 acres / 2,500 sq ft
 Acreage of Site / Ground Floor Coverage

Date 10/11/1994

007-1-1-014, 023
 Address of Proposed Site
 Site Identifier(s) from Assessors Maps
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 1
 Total Floor Area 2,500

Other Comments: Consult Person. Conditional Use Appeal
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X			X	X	X	X	
APPROVED CONDITIONALLY						X	X					
DISAPPROVED												

REASONS: THE LANDSCAPING SCHEMATIC ALONG THE ADJACENT PROPERTY LINE SHALL BE SUBJECT TO FURTHER REVIEW BY THE CITY BOARD AFTER SITE GRADING TO INSURE THAT AN ADEQUATE BUFFER OF EXISTING VEGETATION REMAINS
 (Attach Separate Sheet if Necessary)

Michael T. ... 8/24/94
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Peaks Is and Children's Workshop

18 May 1994

Applicant: c/o Lawrence C. Walden

Date

Curtis Thaxter Stevens Broder & Nicoieau

Harmon/Ernest Sts

Mailing Address P.O. Box 7320 04112

Address of Proposed Site

Day Care Facility - more than 7 children

007-H-H-014/023

Proposed Use of Site

Site Identifier(s) from Assessors Maps

.4 acres / 2,550 sq ft

Acres of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 2,550 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Contact Person: Larry Walden 775-2301

Date Dept. Review Due: Conditional Use Appeal

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW
APPROVED	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
APPROVED CONDITIONALLY									A			X					
DISAPPROVED																	

REASONS: 1. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL CONTACT PUBLIC WORKS (CONTACT PERSON PAUL NICHOLS) FOR APPROVAL OF THE CONNECTION TO THE STORM DRAIN

(Attach Separate Sheet if Necessary)

PERFORMANCE GUARANTEED
OR

Richard K... 5/20/94

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 28, 1994

Mr. Richard Reed
Reed and Barba Architects
500 Congress Street
Portland, ME 04101

Re: Peaks Island Children's Workshop

Dear Mr. Reed:

On June 28, 1994 the Portland Planning Authority granted minor site plan approval for the Peaks Island Children's Workshop at the corner of Herman Street and Ernest Street with the following conditions:

- i. That connection to the storm drain system be made to the pipe and not drainage manhole.
- ii. That grading be "pulled back" from the southerly property line and silt fencing installed.
- iii. The plan notes that existing vegetation along the southerly property line shall be preserved. The landscaping scheme along the southerly property line shall be subject to review by the City Arborist after site grading to insure that an adequate buffer of existing vegetation remains.

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.

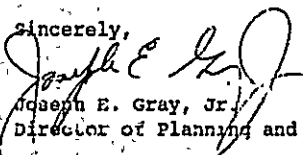
Please note the following provisions and requirements for all site plan approvals:

1. 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. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Koffas, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
John Rague, Principal Engineer
Craig Carrigan, Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Darling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylon McDonougall, Fire Preventor
Mary Gresik, Building Permit Secretary
Lawrence Walden, Curtis Thaxter Broder and Micholeau
P.O. Box 7320, Portland, ME 04112
Approval Letter File

CURTIS THAXTER STEVENS BRODER & MICOLEAU

ONE CANAL PLAZA * PORTLAND, MAINE 04112

P.O. BOX 7320

ATTORNEYS AT LAW

(207) 775-2361

FAX (207) 775-0612

SILVEY W. THAXTER (1914-1977)

KENNETH M. CURTIS
ROBERT E. STEVENS
WILKEY ST. P. THAXTER
JAMES N. BRODER
CHARLES J. MICOLEAU
JOHN W. BENNYAVICE
MICHAEL B. FEUERER
D. MICHAEL PRINCK
KIMBALL L. KENWAY
LAWRENCE C. WALDEN
JOHN D. GILSON
STEPHEN L. CHAMPAGNE
DAVID P. SILK
MAURICE A. SELINGER, III
NANCY C. HICKER
CHRISTIAN T. CHANDLER
CATHERINE CHARRIERE
JAMES L. CATELLO

WALTERE COREY, III
BENNETT D. GARDNER
BRUCE T. JOHNSON

Attorneys at Law

AUGUSTA OFFICE
165 STATE STREET
P.O. BOX 5307
AUGUSTA, ME 04332-5307
(207) 726-0388
FAX (207) 526-3052

May 17, 1994

Portland Inspections Office
Attn: William Giroux
City Hall, 389 Congress Street
Portland, ME 04101

RE: Peaks Island Children's Workshop
Minor Site Plan Approval Application

Dear Bill:

I understand that the cause of the addition planned by the Peaks Island Children's Workshop ("PICW") for its building on Herman Avenue, minor site plan approval is required. The purpose of this letter is to explain our application for a conditional use permit.

As we discussed, to cover the survey requirement in section b(1) of Section 14-525 of the Portland Code, we are submitting herewith a copy of the recorded subdivision plan together with the site plan prepared by the Architect, Richard K. Reed of Reed & Barba. As to the additional information requested in section b(2) of 14-525:

- Soil conditions - not applicable, city water and sewer.
- Watercourses, wetlands, etc. - none.
- Location of buildings - see enclosed site plan.
- Location of abutting buildings - not applicable.
- Locations of utilities - water, sewer and electric services are in place for the existing structure from the adjoining street where they are located.

Childsman
Peaks Island Workshop

Portland Inspections Office
May 17, 1994
Page 2

- f. Easements - none.
- g. Accesses, parking, etc. - shown on site plan.
- h. Landscaping - minimal, shown on site plan.
- i. Fencing and screening - shown on site plan.
- j. Outdoor lighting - the only outdoor lighting will be porch lights over exterior doors.
- k. Fire hydrants - the nearest existing hydrant is in front of 70 Central Avenue, about 150 feet from the premises.
- l. Wetlands delineation - not applicable.
- m. Test pits - not applicable.
- n. Erosion control - not applicable.

As to the submissions requirements in section (c) of Section 14-525 of the Portland Code:

- (1) Proposed uses - day care facility, more than 7 children (see conditional use application).
- (2) Total areas: site is approximately 17,675 square feet, existing foundation is approximately 1,300 square feet, and the proposed addition is about 1,200 square feet.
- (3) Easements - none existing or planned.
- (4) Solid waste - the proposed use will generate 10-12 large bags of kitchen waste and paper waste weekly.
- (5) Off-site facilities - water, sewer, electric and streets are all in place.
- (6) Surface drainage - Given the scope of the site and proposed use, this is not applicable as there will be no stormwater management to control runoff.
- (7) Construction plan - We anticipate construction beginning in August, 1994, and ending in April, 1995.
- (8) Other approvals - Application has been made for conditional use approval; the State Fire Marshall's Office has given preliminary approval (letter attached); DHS will review the facility as part of licensing the child care program to be located in the new facility.

Portland Inspections Office

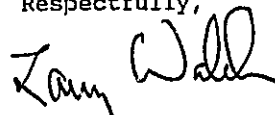
May 17, 1994.

Page 3

- (9) Financial ability - Budget attached; HCD funds have been allocated; Key Bank commitment letter for \$85,000 loan is attached.
- (10) Site Control - copy of option attached.
- (11) Unusual site features - none.

Please let Dick Reed or me know if you have any questions.
Please place this matter on your agenda for your Thursday, May 19,
1994 administrative meeting if possible.

Respectfully,



Lawrence C. Walden
President, PICW

Enclosures

cc: Ms. Janine Blatt - w/out enc.
Mr. Richard Reed, Project Architect - w/out enc.
Ms. Sue Hicks - w/out enc.

LCW/30172/ AF7

PEAKS ISLAND CHILDREN'S WORKSHOP
BUILDING PROJECT

COSTS AND FUNDING

COSTS

I.	Acquisition Cost	\$ 50,000
II.	Basic Construction Cost	175,020
III.	Site work for ADA Requirements	17,400
	Construction Contingency @ 10%	19,212
	Architect's Fee @ 10%	19,242
	Fence, Surfacing, Landscaping, etc.	15,000
	TOTAL PROJECT COST	<u>\$295,904</u>

FUNDING

I.	Loan	\$ 85,000
II.	HCD Grant	\$131,000
III.	Community Fundraising	34,904
IV.	Foundation Grants	45,000
	TOTAL REVENUES	<u>\$295,904</u>

MAY 09 1994

OFFICE OF STATE



FIRE MARSHAL

Department of Public Safety
317 State Street (207) 287-3473
State House Station #52 FAX (207) 287-5163
Augusta, ME 04333

Dennis Lundstedt
State Fire Marshal

May 5, 1994

Peaks Island Children's Workshop
c/o Lawrence Walden
Churtis Thaxter et al
P.O. Box 7320
Portland, ME 04112

RE: Peaks Island Child Development Center

Dear Sirs:

After reviewing your plans submitted to this office, I find they are in compliance with the existing requirements of the Life Safety Code and Barrier-Free Construction. They will be considered for approval on submission of complete plans and specifications. **CONSTRUCTION SHALL NOT BEGIN UNTIL PERMIT IS ISSUED.**

If I may be of further assistance to you in this matter, please do not hesitate to contact this office.

Yours for better fire protection,

Donna L. Emerson

Donna L. Emerson
Fire Protection Specialist

DLE/agg

OPTION AGREEMENT

THIS OPTION AGREEMENT made as of this 24th day of March, 1994, by and between Robert T. McTigue, Jr. of Peaks Island in Portland, Cumberland County, Maine, (the "Seller") and Peaks Island Children's Workshop, a Maine non-profit corporation (the "Buyer").

WITNESSETH:

IN CONSIDERATION of Two Thousand Dollars (\$2,000.00) paid by Buyer to Seller, the receipt of which is hereby acknowledged, Seller hereby grants Buyer an option to purchase certain real property described below, upon the terms and conditions contained herein.

1. Option to Purchase: Seller hereby gives and grants to Buyer the exclusive right and option to purchase the real property located on Herman Avenue on Peaks Island in Portland, Maine, together with all buildings and improvements thereon and appurtenant rights and easements thereto, all as described in Schedule A attached hereto and made a part hereof (the "Premises").

2. Price. The purchase price for the Premises shall be Fifty-One Thousand Dollars (\$51,000.00) payable as follows:

- (a) Two Thousand Dollars (\$2,000.00) payable upon execution hereof as option consideration (the "Option Consideration"). The Option Consideration shall be credited against the purchase price at closing.
- (b) At closing, Buyer shall pay Seller the balance of the purchase price by certified or bank cashier's check or wire transfer.

3. Term. This option will remain in full force and effect from the date hereof through June 30, 1994, thus allowing as last as July 30, 1994, since the closing can be up to 30 days after the option is exercised.

4. Condition of the Premises on closing date. Before the closing date, Seller shall take whatever measures necessary so that on the closing date the principle structure on the premises consists of only the foundation and first floor deck (including deck/floor framing, subfloor and finish flooring) which exist on the date this option is executed, with no other personal property or fixtures on the Premises. Thus, Seller will demolish and remove from the Premises the structure now existing above the first floor deck, AND will remove from the Premises all heating equipment (pipes, furnace, oil tank, etc.) and electrical equipment (excepting the existing service panel and cable), and plumbing equipment (excepting the water and sewer service fixtures and piping), AND ANY OTHER PERSONAL PROPERTY NOW ON THE PREMISES.

5. Exercise of Option: This option may be exercised any time after the date hereof and before the expiration date set forth above only by Buyer delivering written notice of exercise of this option addressed to Seller at Brackett Avenue, Peaks Island, Maine 04108. Said written notice shall be deemed delivered to Seller within 48 hours of the depositing thereof postage prepaid, certified mail, at any United States Post Office in Cumberland County, Maine, but Buyer may elect to hand deliver said notice to the aforesaid address in which event the notice shall be deemed delivered upon service of same upon Seller.

6. Right to Enter Premises. It is agreed that the Buyer and/or its agents shall have the right to enter the Premises at any time after this option is signed and prior to closing for purposes of surveying, engineering, structural inspection(s), any type of environmental inspection and such other works as Buyer may deem desirable or necessary that does not result in a change in the present character of the Premises. In the event the above referred to actions by Buyer result in damage to the Premises or Seller's property, Buyer will cause the same to be put back in the same condition it was in prior to said actions if this option is not exercised before it expires.

7. Title. Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title, free and clear of all encumbrances, by warranty deed. In the event that Seller is unable to convey title as aforesaid, Seller shall take all reasonable steps to remedy all title defects. In the event that said defects cannot be corrected or remedied, then the Option Consideration shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations hereunder, will terminate. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist.

8. Closing. The closing of this transaction shall take place within 30 days after the exercise of this option at the offices of Curtis Thaxter Stevens Broder & Micoleau, One Canal Plaza, Portland, Maine, or, if the Buyer and the Seller shall mutually agree in advance and in writing, at another time and place. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the purchase price, a warranty deed to the Premises (the "Deed") and Seller shall execute all other documents necessary for Buyer to purchase the Premises, including affidavits which may be required to obtain title insurance.

9. Eminent Domain. In the event that at the time of closing all or any part of the Premises is (or has previously been) acquired, or is about to be acquired, by authority of any governmental agency in the exercise of its power of eminent domain or by private purchase in lieu thereof (or in the event that at such time there is any threat or imminence of any such acquisition by any governmental agency). Buyer shall have the right, at its option, to terminate this contract and receive back the Option Consideration, or to purchase only so much of the Premises as is not condemned or under threat of condemnation, in which event the purchase price and terms shall be adjusted accordingly.

10. Risk of Loss. Seller shall bear all risk of loss to the Premises prior to the closing. In the event of fire or other casualty which damages or destroys the Premises, the Buyer may at its sole option declare this contract null and void and receive back the Option Consideration, in the alternative, Buyer may accept the insurance proceeds made available as a result of the loss and close notwithstanding the same. Buyer acknowledges that the Premises are, as of the date of this contract, uninhabitable due to past fire damage to the Premises.

11. Possession. Seller shall deliver possession of the Premises to the Buyer free and clear of all leases, tenancies and occupancies by any person.

12. Adjustments, Proration and Closing Costs. Real estate taxes and assessments shall be prorated as of the closing on the basis of the latest available tax bill. The Maine real estate transfer tax shall be paid by Seller and Buyer. The recording fee for the Deed and any expenses relating to Buyer's financing will be paid for by Buyer.

13. Default and Remedies. In the event that Buyer fails to close hereunder for a reason other than the default of Seller, Seller shall retain the Option Consideration as full and complete liquidated damages in lieu of any other legal or equitable remedy, whereupon this Agreement will terminate and neither party will be under any further obligation hereunder.

14. Miscellaneous. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, return receipt requested, addressed as follows:

TO SELLER: Robert T. McTigue, Jr.
94 Brackett Avenue
Peaks Island, ME 04108

TO BUYER: Peaks Island Children's Workshop
c/o Lawrence C. Walden, Esquire
Curtis Thaxter et al.
One Canal Plaza
P.O. Box 7320
Portland, ME 04112

Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. The rights of Buyer under this contract may be assigned without written consent of Seller. This contract constitutes the entire agreement between Seller and Buyer and there are no other agreements, understandings, warranties or representations between Seller and Buyer. This contract will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer. This contract may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this contract, the singular number shall include the plural, the plural the singular, and the use of the masculine shall include, where appropriate, the feminine and neuter. This contract shall be governed by and construed in accordance with the laws of Maine. If any provision of this contract is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this 24th day of March, 1994.

WITNESS:

Reeie M. Smaha

Reeie M. Smaha

SELLER:

Robert T. McFigue, Jr.
Robert T. McFigue, Jr.

PURCHASER:

PEAKS ISLAND CHILDREN'S WORKSHOP

By: Lawrence C. Walden
Its PRESIDENT

Schedule A

Three certain lots or parcels of land with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, being Lots No. 66, 67 and 68 respectively, as shown on Plan of the Eliza B. Littlejohn Estate, made by Jordan & Richardson, Surveyors, September 1895, to which plan reference is hereby made for a more particular description.

Said lots No. 66, 67 and 68 may be further described as lying next northerly to land now or formerly of the Sterling heirs and next southerly to Herman Avenue, so-called, and next westerly to land of Herman C. Littlejohn and are estimated to contain an aggregate of approximately 13,725 square feet.

Also a certain parcel of land situated on said Peaks Island, and being Lot 65 on Plan of Land of Eliza B. Littlejohn, Peaks Island, Assessors Plan C7-HH-23.

Being the same premises conveyed to Robert T. McTigue Jr. and James E. Harmon by deed of Roland F. and Victoria E. Dorais dated May 8, 1986 and recorded in said Registry at Book 7172, Page 197 on May 15, 1986, James E. Harmon having conveyed his interest to Robert T. McTigue by deed dated August 29, 1990 and recorded in Book 9315, Page 167 in said Registry.

Key Bank of Maine
A KeyCorp Bank



296 Water Street
P.O. Box 429
Augusta, Maine 04332-0429
(207) 623-4721
May 12, 1994

Lawrence C. Walden
Peaks Island Children's Workshop
P.O. Box 7
Peaks Island, Maine 04103

Dear Mr. Walden:

I am pleased to inform you that your request for a term loan has been approved. I would like to take this opportunity to explain to you the terms and conditions for your loan:

BORROWER: Peaks Island Children's Workshop

AMOUNT: \$85,000.00

RATE: 9.5% Initially
A variable interest rate will be charged equal to Key Bank of Maine Base Rate plus 1%. The Bank will adjust the rate monthly.

FEES: There are no fees for loan origination or application. However, there may be outside costs such as legal, appraisal, or recording fees. If so, we will notify you of these fees prior to or at closing.

TERM: 15 years

LOAN PAYMENTS: \$827.59 due monthly. This payment may be changed from time to time to include increases or decreases in the variable interest rate.

PURPOSE OF LOAN AND USE OF FUNDS:

1. \$85,000.00 to be used to construct a child care center.

COLLATERAL:

1. First mortgage on real estate located at:
Peaks Island, Maine

INSURANCE REQUIREMENTS:

1. Your business is to maintain hazard, liability and flood insurances (if applicable) with an established insurance company in an amount that covers this loan.
2. Key Bank of Maine is to be designated as mortgagee or loss payee with a ten (10) day cancellation notice to be sent to the bank if you do not pay your premium.

FINANCIAL STATEMENTS:

Timely and accurate financial information is an essential management tool for business owners. As your banker, we encourage you to keep up-to-date financial records plus we encourage you to keep us informed of your progress.

As long as your loan payments are made on time, you do not have to provide us with current financial information. However, the Bank will require updated business and personal statements should your payments become past due or you do not meet the conditions of the loan.

Key Bank has approved the terms of this commitment letter based on the financial information which the Bank received about you and your business. The Bank is pleased to offer your company this loan; however, please understand that this commitment may be cancelled if:

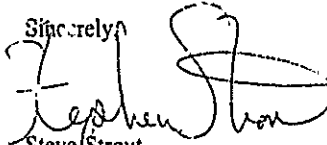
1. There is a substantial adverse change in your financial condition or business performance prior to loan closing which indicates that you would be unable to repay the loan,

OR

2. There is a substantial change in government regulations or its monetary policies.

Key Bank is pleased to offer you this loan to help your business meet its financial needs. If you decide not to accept our proposal, then this offer will automatically expire 30 days from the date of this letter. Thank you for choosing Key Bank -- I look forward to working with you and your business. Together, we can help make your business grow. If you have any questions, please let me know.

Sincerely,



Steve Strout
Assistant Vice President
Branch Manager

SEEN AND AGREED TO:

By: _____
Lawrence C. Walden Its: President

Date: _____

cc: Small Business Center