

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 021284

This is to certify that Green Door Properties/n/a  
has permission to Change of Use from retail to Living Space  
AT 291 Cumberland Ave Zone 026 C018001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is altered or occupied. 24 HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 11/25/02  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



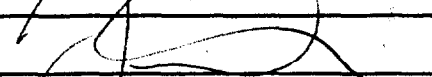
# All Purpose Building Permit Application

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.

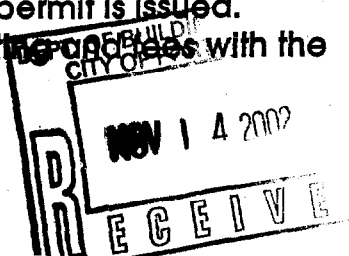
Location/Address of Construction: <u>291 Cumberland Ave</u>		
Total Square Footage of Proposed Structure <u>632 Sqft</u>	Square Footage of Lot <u>.07 Acres 6,253 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>026</u> Block# <u>C</u> Lot# <u>018</u>	Owner: <u>Green Door Properties LLC</u>	Telephone: <u>774-0317</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Dan Hoffman</u> <u>774-0317</u> <u>198 Margaret St</u> <u>S. Portland ME</u>	Cost Of Work: \$ <u>NO WORK</u> Fee: \$ <u>30-</u>
Current use: <u>Retail Sales</u> <span style="float: right;">Change of use</span>		
If the location is currently vacant, what was prior use: <u>Deli</u>		
Approximately how long has it been vacant: <u>1 yr</u> <span style="float: right;">75.00 CFO</span>		
Proposed use: <u>DRIVING SCHOOL (Vance's Driving School)</u>		
Project description:		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>DAN HOFFMAN</u>		
Mailing address: <u>198 Margaret St. S. Portland, ME</u>		
<p>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>774-0317</u></p>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: 	Date: <u>11/12/02</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
 If you are in a Historic District you may be subject to additional permitting procedures with the Planning Department on the 4th floor of City Hall



**WARRANTY DEED  
Maine Statutory Short Form**

Know all Men by these presents,

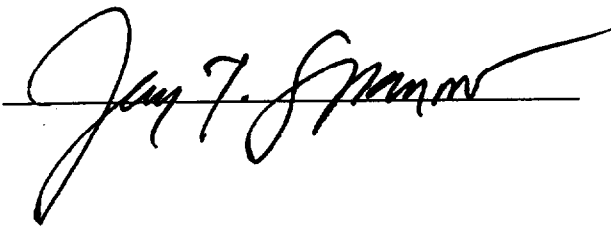
That **Clarke Properties, Inc.**, a Maine corporation with a mailing address of 40 Portland Pier, Portland, Maine, for consideration paid, grants to **Green Door Properties, LLC**, a Maine limited liability company with a mailing address of 198 Margaret Street, South Portland, Maine, 04106, the land in with buildings thereon located at 289-291 Cumberland Avenue, Portland, County of Cumberland and State of Maine, with warranty covenants, as more fully described on **Schedule A** attached hereto and incorporated herein.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Witness my hand this 24<sup>th</sup> day of October, 2002.

Signed and Delivered in  
the presence of:

CLARKE PROPERTIES, INC.



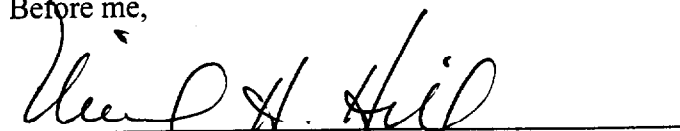
  
By Merle Clarke  
Its President

STATE OF MAINE  
CUMBERLAND, SS.

October 24, 2002

Then personally appeared the above named Merle Clarke, President of Clarke Properties, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Clarke Properties, Inc.

Before me,

  
Notary Public/Attorney at Law

Printed Name: MICHAEL H. HILL

MAINE REAL ESTATE TAX PAID

Application ID Number: 2-1284

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

Approval Date: 11/25/2002

Given On Date: 11/22/2002

OK to Issue Permit

Name: Mike Nugent

Date: 11/25/2002

Date 2:

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

This permit authorizes no building construction.

Create Date: 11/15/2002 By gg

Update Date: 11/25/2002 By mjn

**SCHEDULE A**

A certain lot or parcel of land with the buildings thereon, situated on the Northerly side of Cumberland Avenue in said Portland, and numbered 289 on said Avenue, bounded and described as follows:

Beginning at a point on said Avenue twenty-five (25) feet and two (2) inches northeasterly from the stone monument at the corner of Cedar Street and said Avenue; thence northwesterly at right angles with Cumberland Avenue thirty-seven (37) feet to a point; thence northeasterly on the parallel line with said Avenue six (6) inches to a point; thence northwesterly at right angles with said Avenue twenty-four (24) feet to a point; thence northeasterly on a parallel line with said Avenue four (4) feet to a point; thence northwesterly on a parallel line with Cedar Street thirty-eight (38) feet, more or less, to land formerly of Benjamin Larrabee; thence northeasterly by land of said Larrabee thirty-four feet and four inches (34' 4"), more or less, to land formerly of Charles Kimball; thence Southeasterly by land of said Kimball one hundred (100) feet, more or less, to said Avenue; thence southwesterly on said Avenue thirty-eight (38) feet and ten inches (10") to the point of beginning, with the right to use the passageway nine (9) feet in width from the lot hereby conveyed to said Cedar Street, said passageway being located sixty-nine and one-half (69 ½) feet northwesterly from said Cumberland Avenue in said Portland.

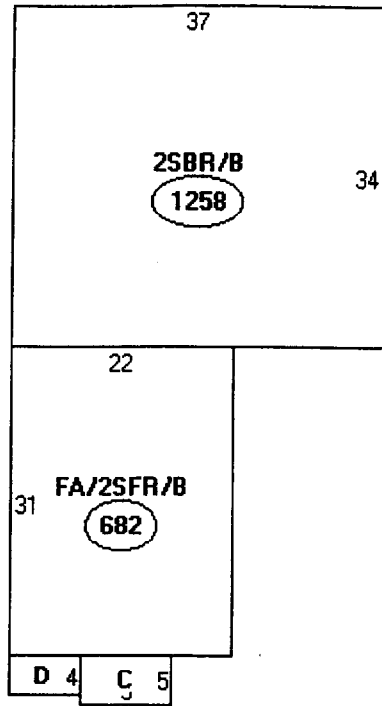
Being the same premises conveyed from Michael S. D'Amico to the Grantor herein, Zacharias Mavondones, by warranty deed dated November 2, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3479, Page 323.

Another certain lot or parcel of land with the buildings thereon, situated on the northwesterly side of Cumberland Avenue and northeasterly side of Cedar Street in said Portland, and bounded and described as follows:

Beginning at the place of the stone monument at the corner of Cedar Street and Cumberland Avenue on the northeasterly side of said Cedar Street; thence running northeasterly on Cumberland Avenue twenty-five (25) feet and two (2) inches to a point; thence northwesterly at right angles with Cumberland Avenue thirty-seven (37) feet to a point; thence northeasterly on a parallel line with Cumberland Avenue six inches to a point; thence northwesterly at right angles with Cumberland Avenue twenty-four (24) feet to a point; thence northeasterly and parallel with Cumberland Avenue four (4) feet to a point; thence northwesterly on a parallel line with Cedar Street thirty-eight (38) feet, more or less, to land formerly of Benjamin Larrabee 2<sup>nd</sup>; thence southwesterly by said Larrabee land to Cedar Street; thence by Cedar Street one hundred (100) feet, more or less, to Cumberland Avenue to the place of the stone monument and the point begun at.

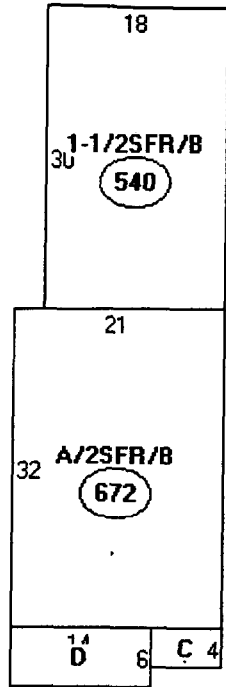
Said premises are subject to the right in common of the owner of adjoining lot in and to a passageway from Cedar Street, as more particularly described in the deed from John B. Cummings to Freeman G. Cummings and recorded in Cumberland County Registry of Deeds, Book 1909, Page 251.

Meaning and intending to convey the same premises conveyed to Clarke Properties, Inc. by virtue of Warranty Deed from Zacharias M. Mavodones, dated April 26, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12494, Page 97.



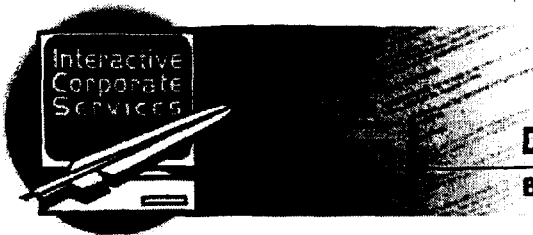
Descriptor/Area

- A: FA/2SFR/B  
682 sqft
- B: 2SBR/B  
1258 sqft
- C: 1SFRBAY  
45 sqft
- D: OFF  
28 sqft



Descriptor  
A: A/2SFR/E  
672 sqft  
B: 1-1/2SFR  
540 sqft  
C: OFP  
28 sqft  
D: 1SFR  
84 sqft





# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

Corporate Name Search

## Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Thu Oct 24 2002 15:01:39. Please print or save for your records.

<b>Legal Name</b>	<b>Charter Number</b>	<b>Filing Type</b>	<b>Status</b>
GREEN DOOR PROPERTIES, LLC	20030617DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

<b>Filing Date</b>	<b>Expiration Date</b>	<b>Jurisdiction</b>
10/07/2002	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)  
NONE

### Clerk/Registered Agent

J DANIEL HOFFMAN  
DRUMMOND & DRUMMOND LLP  
ONE MONUMENT WAY  
PORTLAND, ME 04101

Obtain a Certified Copy of this record for an additional \$35.00 fee



Click on a link to obtain additional information.

List of Filings

There is no fee to obtain the list.

**Obtain additional information:**

Certificate of Good Standing ( <u>more info</u> )	<u>Short Form without amendments</u> (\$25.00)	<u>Long Form with amendments</u> (\$35.00)
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If you encounter technical difficulties while using these services, please contact the Webmaster. If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or e-mail or visit our Feedback page.

© Department of the Secretary of State



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 291 Cumberland Ave

CBL 026 C018001

Issued to Green Door Properties/n/a

Date of Issue 01/07/2003

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. <sup>02-1284</sup>, 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

1st floor left

APPROVED OCCUPANCY

Commercial / Driving School  
Use Group B

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1-7-03 *Michael Wang*  
-----  
(Date) Inspector

*Alfred J. ...*  
-----  
Inspector of Buildings

*Wang*

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.

**FLOOD HAZARD INFORMATION**

FILE NUMBER: 24414  
ATTORNEY: DRUMMOND & DRUMMOND, LLP 2540  
TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY  
LENDER: NORTHEAST BANK  
OWNER: CLARKE PROPERTIES, INC.  
APPLICANT: GREEN DOOR PROPERTIES

FLOOD MAP COMMUNITY NO.: 230051 ZONE: C  
PANEL: 0013 B DATED: 7/15/92

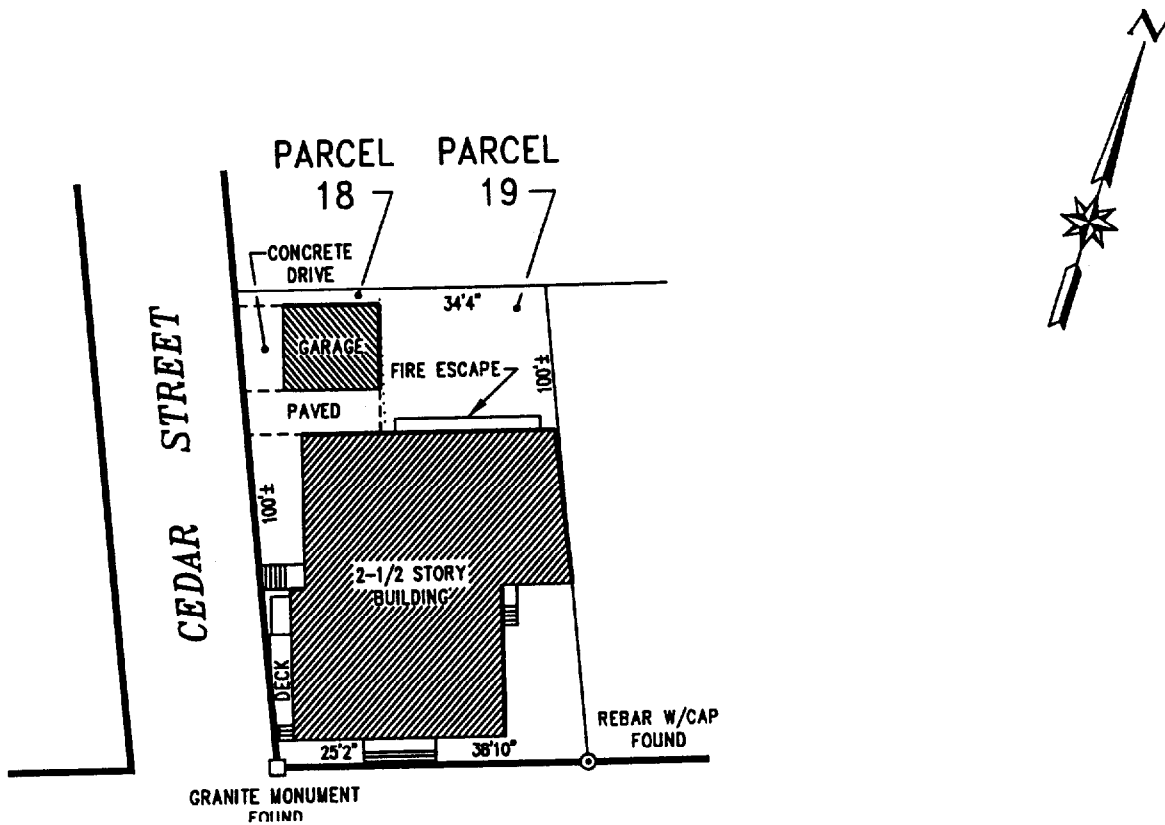
**TITLE REFERENCE**

DEED BOOK: 12494 PAGE: 97  
PLAN BOOK: N/A PAGE: N/A LOT(S): N/A  
PLAN NUMBER: N/A OF N/A

**ASSESSORS MAP**

DATE: 10/22/02 SCALE: 1"=40' MAP: 26 BLOCK: C PARCEL: 18 & 19

**MORTGAGE INSPECTION PLAN**  
**289-291 CUMBERLAND AVENUE, PORTLAND, ME**



Cumberland Ave  
Office Space No proposed changes

