



#626



Inspections Division
Date: 02/20/14

General 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.

Address/Location of Construction: <u>415 Cumberland Ave (60-68 Forest Ave)</u>		
Total Square Footage of Proposed Structure:		<u>1000 Sq. ft.</u> of <u>5857 Sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>36 G 33</u>	Applicant Name: <u>Charles Bragdon</u> Address <u>31 Munjoy South</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>(207) 615-9353</u> Email: <u>cardbot@yahoo.com</u>
Lessee/Owner Name : <u>415 Cumberland LLC</u> (if different than applicant) Address: <u>P.O. Box 402</u> City, State & Zip: <u>Portland, Me 04112</u> Telephone & E-mail:	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: \$ <u>30⁰⁰</u> C of O Fee: \$ <u>75⁰⁰</u> Historic Rev \$ _____ Total Fees : \$ <u>105⁰⁰</u>
Current use (i.e. single family) <u>Vacant</u> If vacant, what was the previous use? <u>Last permitted use office, studio workshop</u> Proposed Specific use: <u>Retail Second Hand</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Change of Use - No Construction</u> <u>uptown Ant & treasures</u> <u>Business 15-9353</u>		
Who should we contact when the permit is ready: <u>Charles E Bragdon</u>		
Address: <u>31 Munjoy South</u>		
City, State & Zip: <u>Portland, Me 04101</u>		
E-mail Address: <u>cardbot@yahoo.com</u>		
Telephone: <u>(207) 615-9353</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: ChE Date: 01/31/2014

This is not a permit; you may not commence ANY work until the permit is issued.



PORTLAND MAINE

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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: 

Date: 01/31/2014

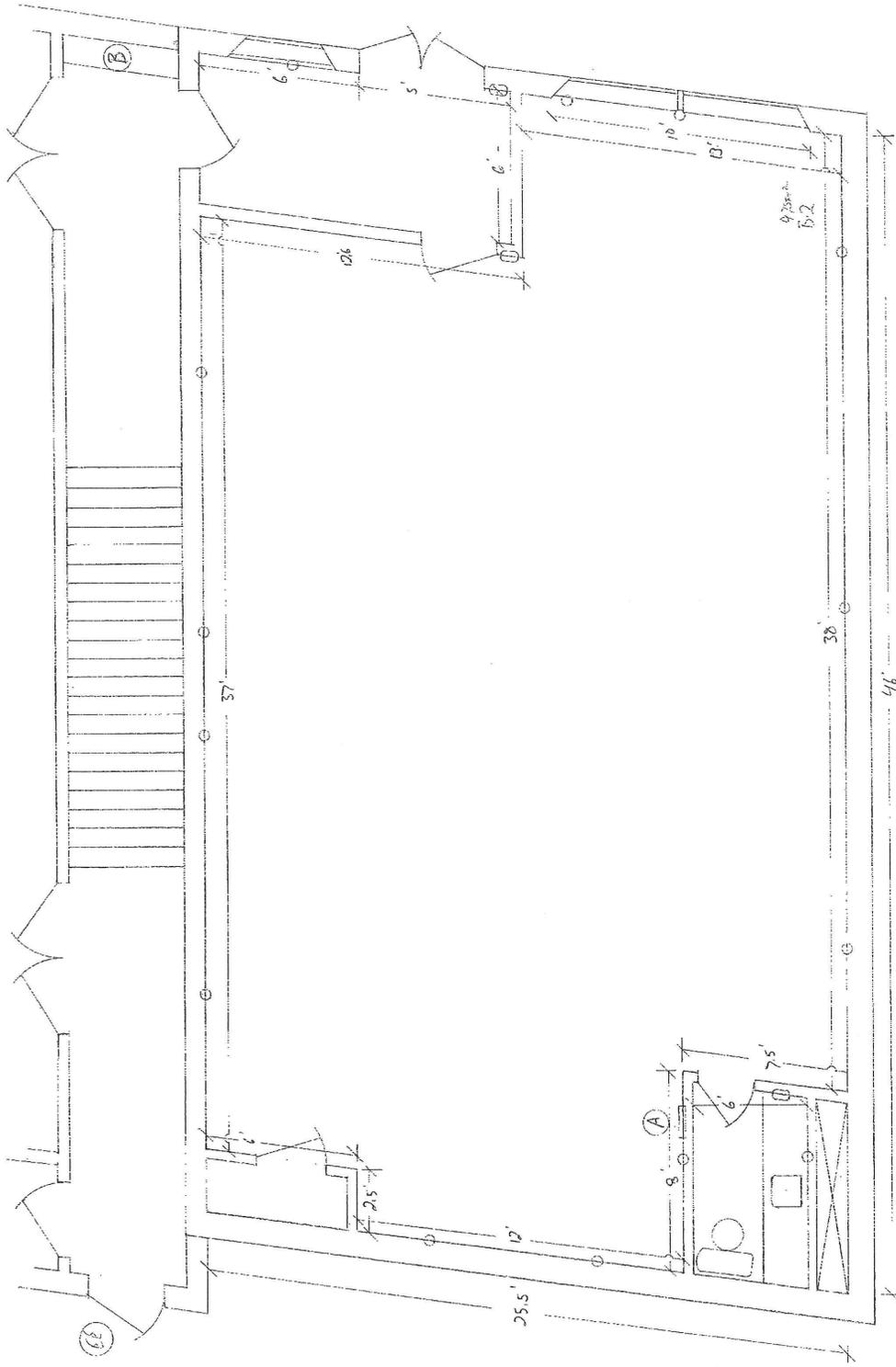
I have provided digital copies and sent them on:

Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Floor Plan

Forest Ave



- ELECTRICAL OUTLET
- DOOR SW/DOOR
- ◇ WINDOW
- SWITCH BOX
- DOOR

415 CUMBERLAND AVE., PORTLAND, MAINE
 175-10-2
 GROWN FLOOR CENTER SPACE 175-10-2
 1105-115 WATER BAY

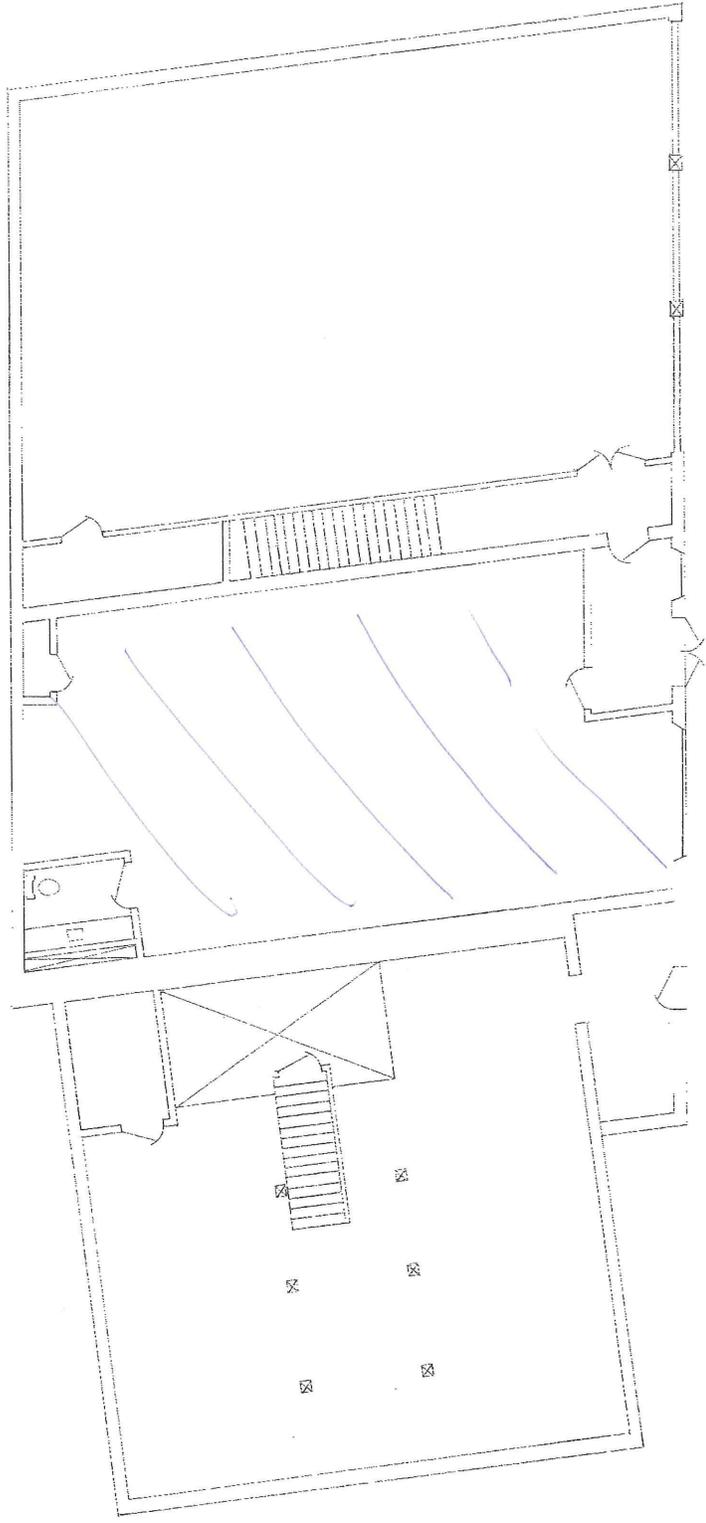




Inspections Division
Date: 02/20/14

415 Cumberland Ave., Portland, Me. #1	
DATE: 2/20/14	PROJECT: 14-001
OFFICE: 6-28-11	DATE: 4/25/14
PROJECT: Grand Floor	DATE: 1/3

Footprint



Forest Ave

Cumberland Ave

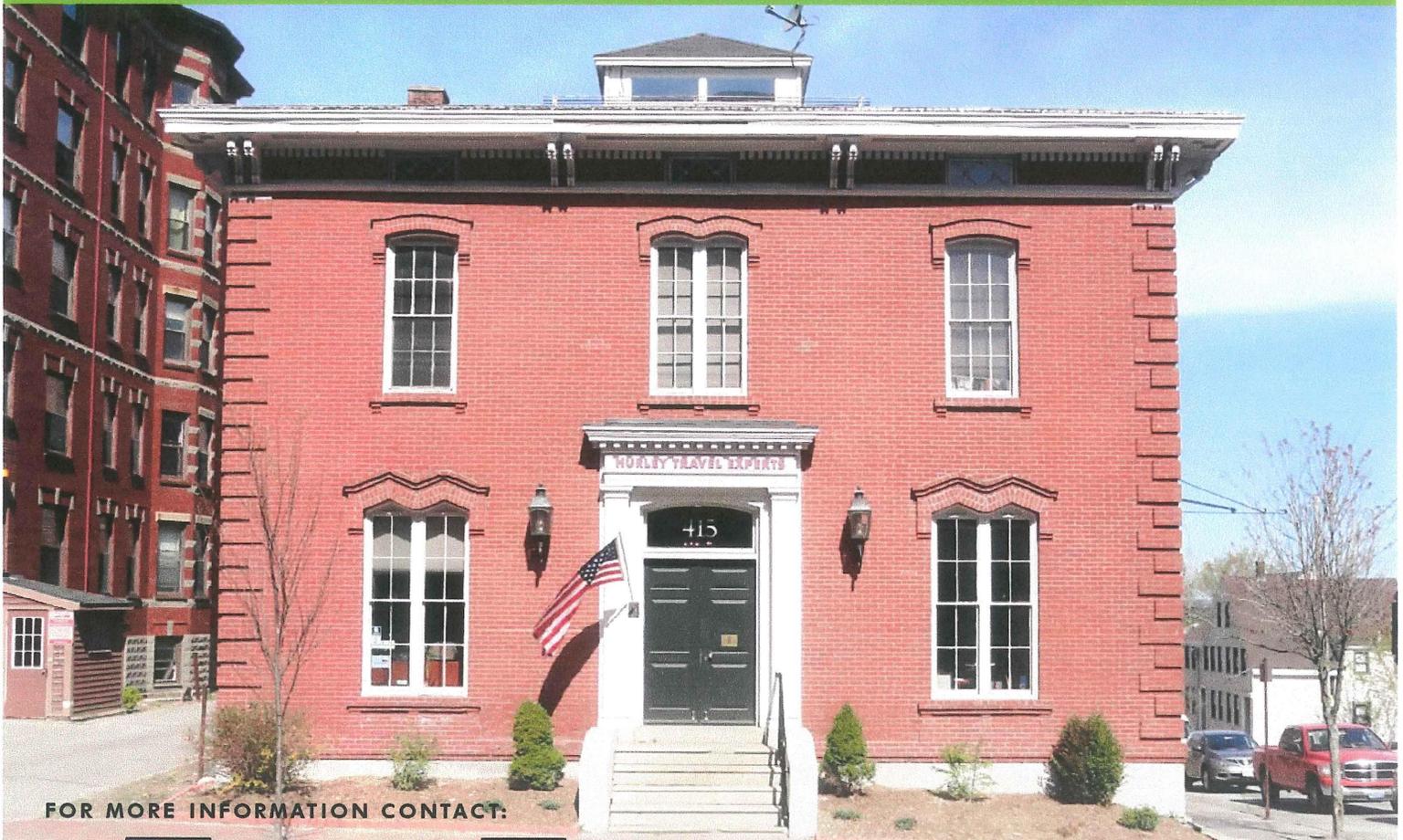


Inspections Division
Date: 02/20/14

FOR LEA

- Available space includes:
 - 1,000± sf of open flex space on the ground level
 - 2,800 - 7,800± sf of office space on the 1st & 2nd floors
 - A 960± sf, loft-style apartment on the 3rd floor
- Attractive character features throughout with period moldings, hardwood floors and high ceilings.
- In excellent condition, the property includes a 6-car garage, a beautiful one bedroom apartment, central A/C and a fitness room.
- Great intown location less than 1 mile from I-295.

415-417
CUMBERLAND
AVENUE PORTLAND, MAINE



FOR MORE INFORMATION CONTACT:



Andrew Ingalls
207.772.1333
aingalls@boulos.com



Ty Hobbs
207.772.1333
thobbs@boulos.com

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COMMERCIAL LEASE

This lease is made between 415 Cumberland, LLC with a mailing address of: P.O. Box 402, Portland, Me. 04112 herein called Landlord, and Uptown Antiques and Treasures, with a mailing address of: 415 Cumberland Ave., Portland Maine 04101 herein called Tenant. Tenant hereby offers to lease from Landlord the following described premises:

The premises are deemed to contain 1,000 +/- square feet. The premises are located at: 415 Cumberland Ave., Portland, Maine and include: street level office with the right to use in common, with others entitled thereto, the hallways to said leased premises, and lavatories nearest thereto. The leased premises are accepted in "as is" condition except as specifically set forth in this lease.

Terms and Conditions:

Term and Rent: Landlord demises the above premises for a term of 1 year, commencing on March 1, 2014 and terminating on February 28, 2015 or sooner as provided herein at the annual rental of:

Lease Year	Monthly Rent	Annual Rent
1	\$800/month	\$9600
2	\$824/month	\$9888
3	\$849/month	\$10,188

payable in equal instalments of \$800 each, in advance on the first day of each month for that month's rental, during the term of this lease. All rental payments shall be made to Landlord, at the address specified above.

Use: Tenant shall use and occupy the premises for retail use. The premises shall be used for no other purpose. Landlord represents that the premises may lawfully be used for such purpose.

Care and Maintenance of Premises: Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Landlord shall, at its own expense and at all times, maintain the premises in good and safe condition, including (electrical wiring, plumbing and heating installations and any other system or equipment upon the premises. Tenant shall surrender the premises, at termination hereof, in as good condition as received, normal wear and tear excepted. Landlord shall be responsible for all exterior repairs required, including the roof, exterior walls, structural foundations, heating/air conditioning systems and other utility facilities, which shall be maintained by Landlord. Tenant shall maintain in good condition the interior of the premises, including but not limited to interior walls, floors, fixtures, equipment, plate glass, together with all portions of the property adjacent to the premises, including but not limited to sidewalks, driveways, lawns and shrubbery, which would otherwise be required to be maintained by Tenant, including but not limited to ice and snow removal.

Alterations; Signage: Tenant shall not, without first obtaining the written consent of Landlord which may be granted or withheld in Landlord's sole

discretion, (a) make any alterations, additions, or improvements, in, to or about the premises, or (b) erect or maintain any signage in, to or about the premises.



Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Maine, without regard to its principles of conflicts of laws. In the event of any dispute regarding the terms or provisions of this Lease, such dispute shall be subject to the jurisdiction of the Federal or State Courts sitting in Portland, Maine and the parties hereby submit themselves to the jurisdiction of such Courts. In addition, in the event of any such dispute, Landlord and Tenant agree that the prevailing party shall be awarded its reasonable attorneys' fees and expenses.

The undersigned have caused this instrument to be duly executed under seal as of this ___ day of February, 2014.

TENANT:

LANDLORD:

[Signature]

415 Cumberland, LLC

By: Charles Bragdon
Name:
Its: owner, General Manager

By: Gillian B. Schair
Name: Gillian B. Schair
Its: Manager, 415 Cumberland, LLC