

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 041277

This is to certify that Onex Co/n/a  
has permission to Request to legalize 3 non conforming units to be a total of 9 units  
AT 503 Cumberland Ave 048 F019001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is closed-in. 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. 10/19/04  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 12/03/04  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1277	Issue Date:	CBL: 048 F019001
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Location of Construction: 503 Cumberland Ave	Owner Name: Onex Co	Owner Address: 440 Forest Ave	Phone: 207-775-5600
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Legalization of Non-Conforming Units	Zone: <b>R-6</b>
Past Use: Multi Units / 6 units	Proposed Use: Multi Units / Request to Legalize 3 non conforming units to be a total of 9 units.	Permit Fee: \$900.00	Cost of Work: \$0.00
Proposed Project Description: Request to legalize 3 non conforming units to be a total of 9 units.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See sheet signed by Lt. McDougall on 10/19/04</i>	INSPECTION: Use Group: <b>22</b> Type: <b>3B</b> Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 08/30/2004	<b>Zoning Approval</b>	
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
<i>ok with comment</i> Date: <i>5/13/04</i>	<i>[Signature]</i> Date:	<i>any exterior work requires</i> Date: <i>separate permit and approval</i>

**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

9/24/04 mac gave punch list, no new violations

A-Mowe did inspection - to include five crews

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1277	<b>Date Applied For:</b> 08/30/2004	<b>CBL:</b> 048 F019001
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<b>Location of Construction:</b> 503 Cumberland Ave	<b>Owner Name:</b> Onex Co	<b>Owner Address:</b> 440 Forest Ave	<b>Phone:</b> 207-775-5600
<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Legalization of Non-Conforming Units	

<b>Proposed Project Description:</b> Request to legalize 3 non conforming units to be a total of 9 units.	
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/03/2004  
**Note:** 10/20/04 notices mailed out  
10/19/04 Lt. Mac Dougall signed off - no conditions  
11/2/04 Housing signed of M.W. - no conditions  
no letters from noticed folkes  
**Ok to Issue:**

1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is locted within a historic district.  
2) This property shall remain a nine (9) residential family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.  
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 11/03/2004  
**Note:** **Ok to Issue:**

1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougall      **Approval Date:** 10/19/2004  
**Note:** **Ok to Issue:**



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 503 Cumberland Ave

CBL 048 F019001

Issued to Onex Co/n/a

Date of Issue 11/03/2004

**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. 04-1277, 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  
Entire Structure

APPROVED OCCUPANCY  
Nine Unit Residential Apartment Building

**Limiting Conditions:**

This Certificate is a Use permit and is not intended to certify building code conformity

This certificate supersedes  
certificate issued

Approved:

(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.

**STEVE DAVIS REAL ESTATE**  
**P.O. BOX 6747 . PORTLAND, ME 04103-6747**

August 25, 2004

Marge Schmuckal  
Zoning Administrator  
City of Portland  
Room 315 - 389 Congress St.  
Portland, ME 04101

Re: 503 Cumberland Ave.  
CBL 48-F-19

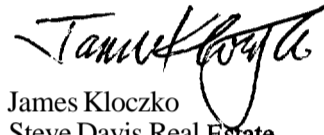
Dear Marge:

I am the real estate broker representing Laura Thibodeau who has a contractual interest in the above referenced property per the enclosed Purchase and Sale Agreement. The contract has a stipulation that evidence is provided from the municipality that the property contains nine (9) legally authorized units.

I am enclosing the Application for Legalization of Non-conforming Dwelling Units Section 14-391, a copy of the deed, a plot plan of the property, floor plan sketches of all nine units and a check for the application fee. The enclosed supporting documents from city inspection and tax records indicate that the building has been operating as a nine unit prior to 1995.

Please mail your response to the above address. I can be reached at 232.8963. Thank you for your consideration.

Sincerely,



James Kloczko  
Steve Davis Real Estate

Pc: Laura Thibodeau  
Mike Rogers, Onex Company



**CITY OF PORTLAND**

**APPLICATION FOR  
LEGALIZATION OF NONCONFORMING DWELLING UNITS  
Section 14-391 – In effect March 24, 2004**

Location/Address of Legalization: <u>503 CUMBERLAND AVE.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>48</u> Block# <u>F</u> Lot# <u>19</u>	Owner: <u>ONEX CO.</u> Address: <u>440 FOREST AVE PORTLAND, ME 04101</u>	Telephone: <u>775-5600</u>
Contact name, address & telephone if different than above: <u>JAMES KLOCZKO 90 STEVE DAVIS REAL ESTATE</u> <u>P.O. BOX 6747 PORTLAND, ME 04102 774.1991</u>	Cost of Work: \$ _____ Fee: \$ _____ <b>\$300 per legalized unit &amp; \$75 per C of O</b>	
Current # of legal D.U. <u>6</u>	Requested # of units To be legalized: <u>3</u>	Total bldg. units: <u>9</u>
Attach evidence that each requested unit to be legalized existed as of <u>4/1/95</u> : List evidence that you are submitting: <u>1952 TAX CARD, CORRESPONDENCE BETWEEN INSPECTION DIVISION</u> <u>AND OWNER, 1977, HOUSING INSPECTION REPORT, 1982</u>		
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are Submitting: <u>PURCHASE &amp; SALE AGREEMENT</u> <b>AUG 30 2004</b>		
<i>I hereby certify that I am the Owner of record of the above 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.</i>		
Signature of applicant: <u>James Kloczko</u>	Date: <u>8/25/04</u>	
<b>This is NOT a permit, you may not commence ANY work until the permit is issued.</b>		



**CITY OF PORTLAND**

August 23, 2004

James Kloczko  
C/o Steve Davis Real Estate  
P.O. Box 6747  
Portland, ME 04103-6747

RE: 503 Cumberland Avenue – 048-F-019 - R-6 Zone

Dear Mr. Kloczko,

I am in receipt of your request for a determination letter to verify the legal number of dwelling units within the building located at 503 Cumberland Avenue.

There is a lot of court litigation paper work associated with this property. This property was part of a consent agreement in **2986** between the City and the previous owner Peter Rogers. It was recognized that this property was a nine (9) family dwelling unit. However, that recognition specifically states that it should not be construed as constituting the legally recognized number of dwelling units. This court agreement did not establish what each property had as the legal number of dwelling units.

Your letter assumes that a permit to legally change the number of dwelling units was applied for by the previous owner and was issued by this department. Neither actions were taken. There is no permit to legalize the nine (9) dwelling units within this property.

Therefore, I have researched what this office considered to be the legal number of dwelling units within the property located at 503 Cumberland Avenue. Normally our microfiche records of issued building permits establishes the legal number of dwelling units. Plumbing, electrical, or heating permits do not establish the legal number of dwelling units. Housing inspections do not legalize the legal number of dwelling units. Our microfiche does not indicate any approved permit after June 5, 1957 (the beginning of the current Zoning Ordinance) stating the legal number of units within this building. There is a letter from me, as a code enforcement officer, on January 20, 1977 to then owner Peter Rogers, indicating that there was an illegal increase in the number of dwelling units within this building. It was embedded within that letter that I believed the legal number of dwelling units to be four (4).

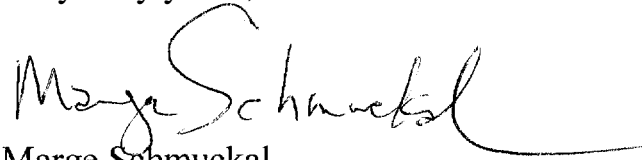


As with any other request of researching the number of legal dwelling units, if our files do not give a clear building permit with the number of legal dwelling units, it is then necessary to research other outside documentation that would indicate the number of existing dwelling units prior to June 5, 1957. A search of the 1955 City Directory published by Fred L. Tower Companies show there to be six (6) dwelling units as of that date. The pre-1957 Assessor's cards show only two (2) dwelling units. I have always defaulted on the higher number of units shown to be existing prior to June 5, 1957.

Therefore, I have determined that the legal number of dwelling units for 503 Cumberland Avenue to be six (6) dwelling units.

I have attached copies of the 1986 consent agreements and the 1955 City directory for your files.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal". The signature is written in black ink and is positioned above the printed name and title.

Marge Schmuckal  
Zoning Administrator

Cc: Mike Rogers, Onex Company, 440 Forest Avenue, 04101  
File

PURCHASE AND SALE AGREEMENT

June 18 . 2004

6/18, 04 Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Laura Thibodeau (hereinafter called "Buyer") and Onex Company (hereinafter called "Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all [X] part of [ ] ; If "part of" see paragraph 26 for explanation) the property situated in municipality of Portland, County of [ ] , State of Maine, located at 503 Cumberland Avenue and described in deed(s) recorded at said County's Registry of Deeds Books) 9235 , Page(s) 306 .

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, and electrical fixtures are included with the sale except for the following: n/a

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: n/a

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: Electric stoves and refrigerators
Seller represents that such items shall be operational at the time of closing, except: n/a

5. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of . . . . . PRICE \$ 522,000.00
of which . . . . . DEPOSIT \$ 5,000.00
is included herewith as an earnest money deposit, and an additional amount of . . . . . DEPOSIT \$ 5,000.00
will be paid upon full expiration of Section 13 . . . . . BALANCE DUE \$ 512,000.00
The balance due amount is to be paid by certified or bank check, upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY/ACCEPTANCE: MCR Real Estate ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until June 18, 2004 (date) 5:00 AM [X] PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing, to the other party or their agents. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on August 16, 2004 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

8. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

Rev. 2004

Page 1 of 4 - P&S

Buyer(s) Initials [Signature]

Seller(s) Initials [Signature]

MCR Real Estate 440 Forest Avenue, Portland ME 04101
Phone: (207) 775-5600

Fax: (207) 774-6838

MCR Real Estate

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805

T8015418.ZFX

10. **RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE:** Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. **PRORATIONS:** The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) n/a. The day of closing is counted as a Seller day. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Fuel in tank (shall  shall not ) be paid by Buyer (cash price as of date of closing). Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. **PROPERTY DISCLOSURE FORM:** Buyer acknowledges receipt of Seller's Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

13. **INSPECTIONS:** Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Agent makes no warranties regarding the condition, permitted use or value of Seller's real or personal property. This Agreement is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days	g. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Environmental Scan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days	h. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days	i. Arsenic Treated Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days
d. Water Quality (including but not limited to radon, arsenic, lead, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	j. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
e. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	k. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Air Quality (including but not limited to asbestos, radon, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days	l. Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
				m. Code Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>15</u> days
				n. Other <u>n/a</u>	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

14. **HOME SERVICE CONTRACTS:** At closing, the property  will  will not be covered by a Home Warranty Insurance Program to be paid by  Seller  Buyer at a price of \$ \_\_\_\_\_

15. **FINANCING:** This Agreement is  is not  subject to Financing. If subject to Financing:

- This Agreement is subject to Buyer obtaining a Commercial loan of 75,000 % of the purchase price, at an interest rate not to exceed 7.500 % and amortized over a period of 20 years.
- Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within 15 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- Buyer to provide Seller with loan commitment letter from lender showing that Buyer has secured the loan commitment within 45 days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three business days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
- Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's agent.
- After (b) and (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the loan commitment. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- Buyer agrees to pay no more than 1 points. Seller agrees to pay \$ zero toward Buyer's pre-pays, points and/or closing costs.
- Buyer's ability to obtain financing is  is not  subject to the sale of another property. See addendum Yes  No .
- Buyer may choose to pay cash instead of obtaining financing. If so, buyer shall notify seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of paragraph 15 shall be void.

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

<u>James Kloczko</u> Licensee	of	<u>Steve Davis Real Estate</u> Agency	is a	<input type="checkbox"/> Seller Agent	<input checked="" type="checkbox"/> Buyer Agent
				<input type="checkbox"/> Disc Dual Agent	<input type="checkbox"/> Transaction Broker
<u>Michael Rogers</u> Licensee	of	<u>MCR Real Estate</u> Agency	is a	<input checked="" type="checkbox"/> Seller Agent	<input type="checkbox"/> Buyer Agent
				<input type="checkbox"/> Disc Dual Agent	<input type="checkbox"/> Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

17. MEDIATION: Any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation Fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction. Earnest money disputes are subject to release options in license law and the default clause contained herein.

18. DEFAULT In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the absence of signed releases, earnest money deposit disputes will be submitted to small claims court if the dispute meets the criteria for being handled by that jurisdiction.

19. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

20. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

21. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

22. ADDENDA: Lead Paint - Yes  No ; Other - Yes  No

Explain: **Multi-Family Addenda**

23. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does  does not  contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 days prior to closing.

24. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on Page 1 of this Agreement. Except as expressly set forth to the contrary, the use of "by (date)" or "within x days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

25. CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their agents prior to, at and after the closing.

26. OTHER CONDITIONS: **Sale is contingent upon the following: 1) Receipt of ("Retention Payment") from Buyer's employer on or before 7/31/04; 2) In the event mortgage approval is contingent upon actual disbursement of the Retention Payment, Buyer will have an additional 45 days for loan approval; and 3) Appraisal meets or exceeds sale price.**

**Seller's Earnest Money Deposit of \$10,000.00 is nonrefundable the day after Retention Payment clears Buyer's bank account which shall be no later than 8/16/04. Buyer will bear reasonable costs related to achieving legally nonconforming nine unit status for the property. In the event this Agreement fails for any reason, Seller will reimburse Buyer for Buyer's reasonable out of pocket costs whether or not legally nonconforming nine unit status is successfully achieved.**

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is 20 Willow Ln, Portland, ME 04102

Laura Thibodeau  
BUYER Laura Thibodeau \_\_\_\_\_ SS# OR TAXPAYER ID# \_\_\_\_\_

BUYER \_\_\_\_\_ SS# OR TAXPAYER ID# \_\_\_\_\_

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is \_\_\_\_\_

Onex Company \_\_\_\_\_ DATE 6/18/04 \_\_\_\_\_ SS# OR TAXPAYER ID# 01-0457402

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SS# OR TAXPAYER ID# \_\_\_\_\_

Offer reviewed and refused on \_\_\_\_\_ day of \_\_\_\_\_

SELLER \_\_\_\_\_ SELLER \_\_\_\_\_

COUNTER-OFFER: Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) \_\_\_\_\_ (time) \_\_\_\_\_ AM \_\_\_\_\_ PM.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

The Buyer hereby accepts the counter offer set forth above.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**EXTENSION** The time for the performance of this Agreement is extended until \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_



Maine Association of REALTORS@/Rev. 2004  
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21305

**Know all Men by these Presents,**

**That** I, KENNETH H. KANE

of Raymond, in the county of Cumberland,  
sole acting ~~executor~~ trustee of the last will and testament  
of Mildred S. Corbett, late of Portland,  
deceased, testate, by virtue of the authority to me given by  
the said Mildred S. Corbett in her last will and  
testament, in my capacity of trustee as afore-  
said, and in consideration of Seventeen Thousand Six Hundred  
Thirty-one (\$17,631.00) ----- dollars

to me paid by Peter J. Rogers and Mary K. Rogers, both of  
Portland, in the County of Cumberland and State of Maine,  
and whose mailing address is 1700 Westbrook Street, Portland,  
Maine, 04102,

the receipt whereof is hereby ac-  
knowledged, do hereby ~~will and convey~~ unto the said Peter J. Rogers and  
Mary K. Rogers, as joint tenants and not as tenants in common,  
their  
heirs and assigns, the following described real estate, which was  
the property of the said Mildred S. Corbett situated in  
said Portland, Maine, and bounded as follows:

A certain lot or parcel of land situated in the City of  
Portland, in the County of Cumberland and State of Maine, on the  
northwesterly side of Cumberland Avenue, in said Portland, with  
the brick dwelling house thereon, now numbered 503 and which lot  
is bounded as follows, viz:

Commencing at a point on the Northwesterly side of Cumberland  
Avenue which point is three hundred forty-nine and five-tenths  
(349.5) feet Westerly from the corner formed by the intersection  
of the Westerly side line of State Street and the Northwesterly  
side line of Cumberland Avenue and which point is directly  
Opposite the center of the brick wall, which is the division wall  
between the block of brick houses now numbered 501 and 503 on  
Cumberland Avenue; thence Northwesterly twelve (12) feet to the  
center of said brick wall; thence on the same course through the  
center of said wall and continuing the same course eighty-eight  
(88) feet to land now or formerly owned by Mrs. Mary A. P. Tucker;  
thence Southwesterly by the line of land of said Tucker and by  
land now or formerly owned by Mrs. Alice P. Anderson thirty-five  
and five-tenths (35.5) feet to a stake on the line of land  
adjoining, now or formerly owned by J. S. Winslow; thence South-  
easterly by said Winslow's land one hundred (100) feet to the

Westerly side line of Cumberland Avenue and thence Northeasterly by said line of Cumberland Avenue thirty-five and five-tenths (35.5) feet to the point of beginning.

Also hereby conveying the contents therein.

Meaning and intending to convey and hereby conveying the premises conveyed to William F. Corbett and Mildred S. Corbett, by Mary L. Snow by Warranty Deed dated June 5, 1953 and recorded in the Cumberland County Registry of Deeds in Book 2133, Page 227.

Meaning and intending to convey and hereby conveying the premises conveyed to William F. Corbett and Mildred S. Corbett, by Mary L. Snow by Warranty Deed dated June 5, 1953 and recorded in the Cumberland County Registry of Deeds in Book 2133, Page 227.

To have and to hold the above-granted premises with all the privileges and appurtenances thereof unto the said Peter J. Rogers and Mary K. Rogers, as joint tenants and not as tenants in common and their heirs and assigns forever, And I, the said Kenneth H. Kane,

In my said capacity, do hereby covenant to and with the said Peter J. Rogers and Mary K. Rogers, their heirs and assigns, that I am the lawful executor of the last will and testament of the said Mildred S. Corbett; that I

have power under said will to sell as aforesaid; and that in making this conveyance, I have all respects, acted in pursuance of the authority granted in and by the said last will and testament:

In Witness Whereof, I, the said Kenneth H. Kane trustee in my said capacity of executor as aforesaid have hereunto set my hand and seal this Twenty-first day of July in the year of our Lord one thousand nine hundred and seventy-seven.

Signed, Sealed and Delivered in presence of

*Dwight P. Dennis* *Kenneth H. Kane*

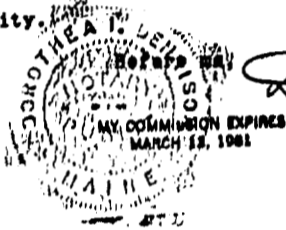
State of Maine,

July 21, 1977.

Cumberland

Then personally appeared the above Kenneth H. Kane

and acknowledged the above instrument to be his free act and deed in his said capacity.



*Dwight P. Dennis*  
Notary Public.  
Attorney at Law

STATE OF MAINE REGISTRY OF DEEDS  
CUMBERLAND, ME. Received at 2:58 P.M. on AUG 16 1977 and recorded in  
Book 4078 Page 444  
*Margaret L. Stebbins* Registrar



**Know all Men by these Presents,**

MAINE ALIEN ESTATE TAX PAID

**That** we Peter J. Rogers and Mary K. Rogers both of Portland, Cumberland County and State of Maine.

in consideration of one (\$1.00) dollar and other valuable consideration

paid by **Onex Co.** a Maine Corporation with an office and place of business at Portland and said County and State

whose mailing address is 440 Forest Avenue, Portland, ME 04103

the receipt whereof **it** docs hereby acknowledge, do hereby **remitse, release, bargain, sell and convey,** and forever quitclaim unto the said **h e x Co.**

824 at said Registry.

A one third (1/3) interest in a certain lot or parcel of land located on Brighton Avenue as set forth in Book 7912, Page 315 at said Registry.

A certain lot or parcel of land located on Brighton Avenue as set forth in Book 2236, Page 106.

A certain lot or parcel of land located on Congress Street, being a one half (1/2) interest as set forth in Book 3208, Page 17 as set forth at said Registry.

A certain lot or parcel of land located on Cumberland Avenue as set forth in Book 3096, Page 612 at said Registry.

A certain lot or parcel of land located on Cumberland Avenue as set forth in Book 4078, Page 144 at said Registry.

2 at said Registry

said Registry.

577 at said Registry.

A certain lot or parcel of land located on Lasell Street as set forth in Book 2999, Page 810 at said Registry.

A certain lot or parcel of land located on Lasell Street as set forth in Book 3018, Page 318 at said Registry.

A certain lot or parcel of land located on Oxford Street as set forth in Book 2274, Page 194 at said Registry.

A certain lot or parcel of land located on Portland Street as set forth in Book 3140, Page 570 at said Registry.

A certain lot or parcel of land located on Sewall Street as set forth in Book 7028, Page 130 at said Registry.

A certain lot or parcel of land located on Sheridan Street as set forth in Book 3069, Page 362 at said Registry.

A certain lot or parcel of land located on Spring Street as set forth in Book 3726, Page 337 at said Registry.

A certain lot or parcel of land located on State Street as set forth in Book 4196, Page 47 at said Registry.

A certain lot or parcel of land located on Tate Street as set forth in Book 2974, Page 311 at said Registry.

A certain lot or parcel of land located on Tyng Street as set forth in Book 3018, Page 318 at said Registry.

Certain lots or parcels of land in So. Portland in said County and State:

A certain lot or parcel of land located on Main Street as set forth in Book 2989, Page 354 at said Registry.

A certain lot or parcel of land located on Palmer Street as set forth in Book 3027, Page 897 at said Registry.

A certain lot or parcel of land located on Mildred Street as set forth in Book 2769, Page 290 at said Registry.

A certain lot or parcel of land located on Garfield Street as set forth in Book 3982, Page 254 at said Registry.

Certain lot or parcel of land in Falmouth in said County and State:

A certain lot or parcel of land located on Leighton Road as set forth in Book 2798, Page 493 at said Registry.

Certain lot or parcel of land in ~~Windsor~~ <sup>Windsor & Falmouth</sup> County and State:

Two lots or parcels of land located on Percy Road as set forth in Book 6233, Page 312 at said Registry.

Certain lot or parcel of land in Cape Elizabeth in said County and State:

A certain lot or parcel of land located at Oakhurst as set forth in Book 3436, Page 245 in said Registry.

Garfield Street property is subject to a mortgage held by Fleet Bank.

The State Street property is subject to a mortgage held by Frank Spinney.

Oakhurst property is subject to a mortgage held by Bank of Boston Mortgage Co.

have and to hold the same, together with all the privikger and appurtenances  
thereunto belonging, to the said ~~ONE~~ Co.

successors

it's  
successors ~~and~~ and assigns, that  
it's successors and  
laws and


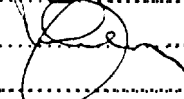
In Witness Whereof, we, the said Peter J. Rogers and Mary K. Rogers

~~and~~

~~and~~

~~and~~, have hereunto set ~~our~~ hands, and seal, this 28th day of the  
month of June, A.D. 1990.

Signed, Sealed and Delivered  
in presence of

  
.....  
  
.....  
.....  
.....

*Peter J. Rogers*  
.....  
PETER J. ROGERS  
*Mary K. Rogers*  
.....  
MARY K. ROGERS  
.....  
.....

State of Maine, County of Cumberland ss. June 28, 1990 .

Then personally appeared the above named  
Peter J. Rogers  
Mary K. Rogers

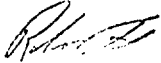
and acknowledged the foregoing instrument to be their (free act and deed).

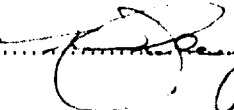
Before me,

RECEIVED  
REGISTERED CLERK OF DEEDS

1990 JUL -5 PM 3:56

CUMBERLAND COUNTY



  
.....  
Notary Public  
Attorney at Law

Printed Name *Morris Greenberg*



CITY OF PORTLAND

PAGE 2

APPLICATION FOR  
LEGALIZATION OF NONCONFORMING DWELLING UNITS

For Office Use Only:

Notices to owners of properties situated within 300 feet sent on: 10/15/04 - mailed out 10/20/04 <sup>given to Gagliardi</sup>

City Housing Ordinance compliance received on: 11/2/04 from M.W  
no conditons

City NFPA compliance received on: 10/19/04 from Lt McDougall - no  
conditons

Is ZBA action required? NO

1984 Assessor's records shows 9 D.U.  
1977 letter from InSP Services shows 9 D.U. created  
11/3/04 - no letters from neighbors received

**From:** Gayle Guertin  
**To:** Aaron Shapiro; Marge Schmuckal; Mike Nugent  
**Date:** Wed, Oct 20, 2004 2:37 PM  
**Subject:** 503 Cumberland Ave Legalization of non conforming units

Hi!  
Owner: Onex Company  
503 Cumberland Ave.  
CBL: 048 f019

**sent out notice to abutters as of 10/20/04**  
Gayle

**CC:** Gayle Guertin

10/15/04

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



**CITY OF PORTLAND**

**CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

→ Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 503 Cumberland Avenue

**Owner:** ONEX COMPANY (Mike Rogers)

**Address of Owner:** 440 Forest Ave **Telephone:** 775-5600

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** 6

**Number of units to be legalized:** 3

total 9

**Comments:** See di (list any and all conditions)

**Signature:** Marlene Wilson **Date:** 11-2-04



**CITY OF PORTLAND**

**NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized **must** comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code **PRIOR** to issuing the requested permit.

⇒ Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 503 Cumberland Avenue

**Owner:** ONEX Company (Mike Rogers)

**Address of Owner:** 440 Forest AVE Telephone: 775-56

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** 6

**Number of units to be legalized:** 3

total = 9

**Comments of approval or disapproval (list any and all conditions):**

**Signature:** [Signature] **Date:** 10/15/04


Jan. 20. 1977

503 Cumberland Ave.

Peter J. Rogers  
440 Forest Ave.

An inspection of the building at the above location revealed that you are changing from 4 families to 9 families with alterations. Our records show that no permit has been applied for to allow these changes. You are in a R-6 Residential Zone which would mean that you would need 9,000 sq. ft. for 9 apartments.

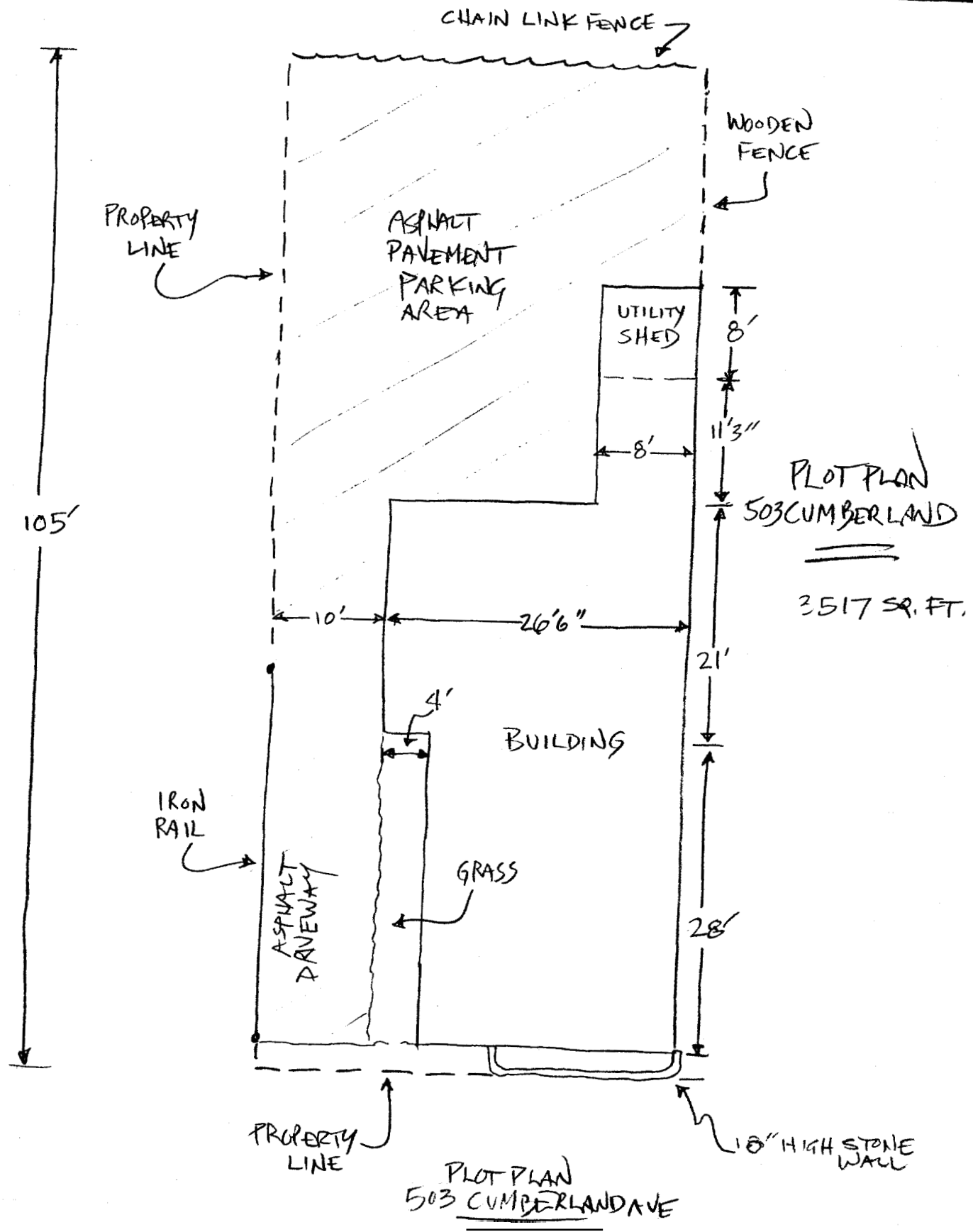
Please come in to speak to Mr. Soule, who is head of zoning, concerning the possibility of appealing for the 9 apartments, as we can not issue a permit for a change a change of use at this time. We will need floor plans and a plot plan showing parking for the additional apartments.

Very truly 

Marge  
Bldg. I

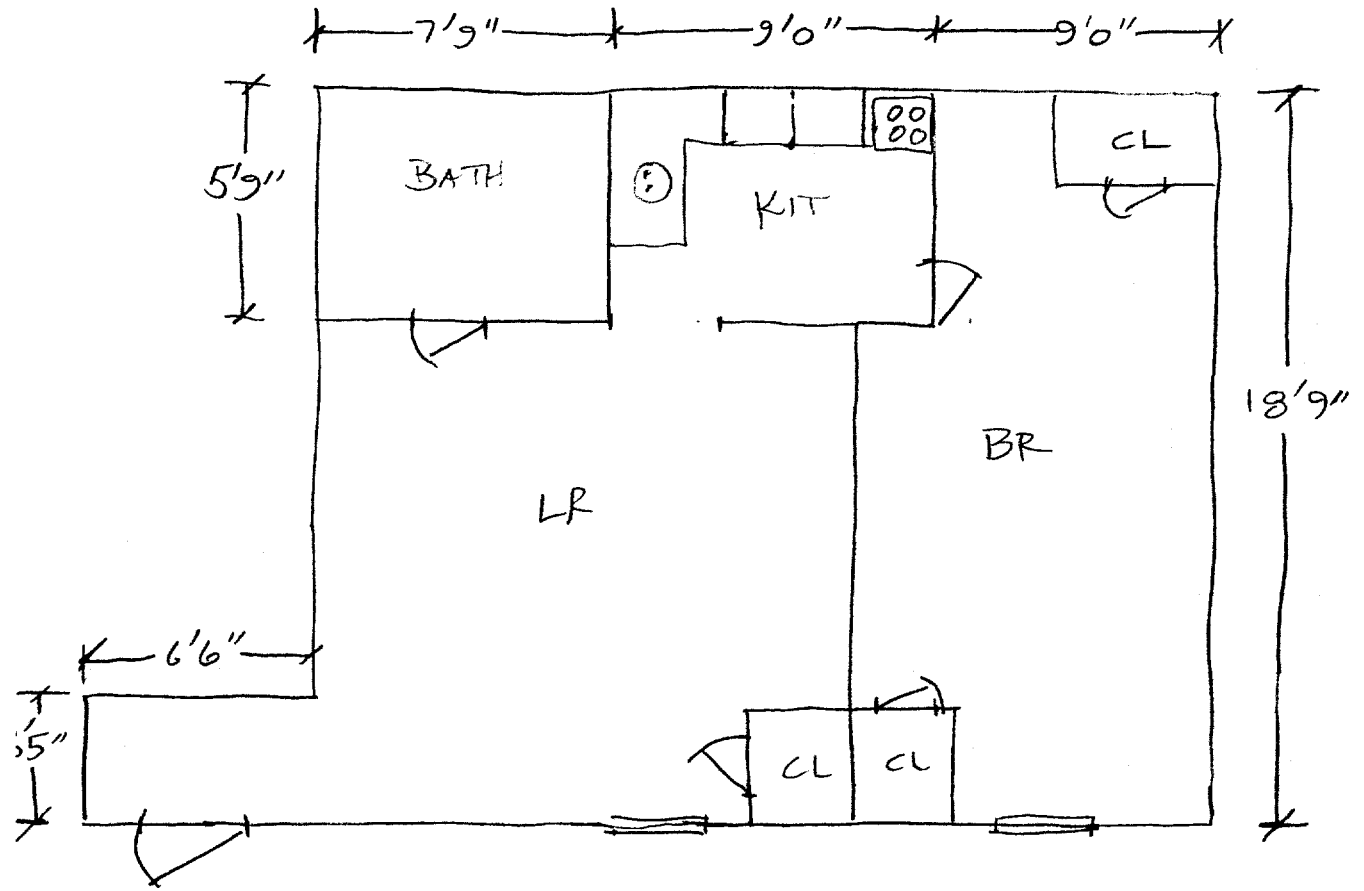
ME/ht







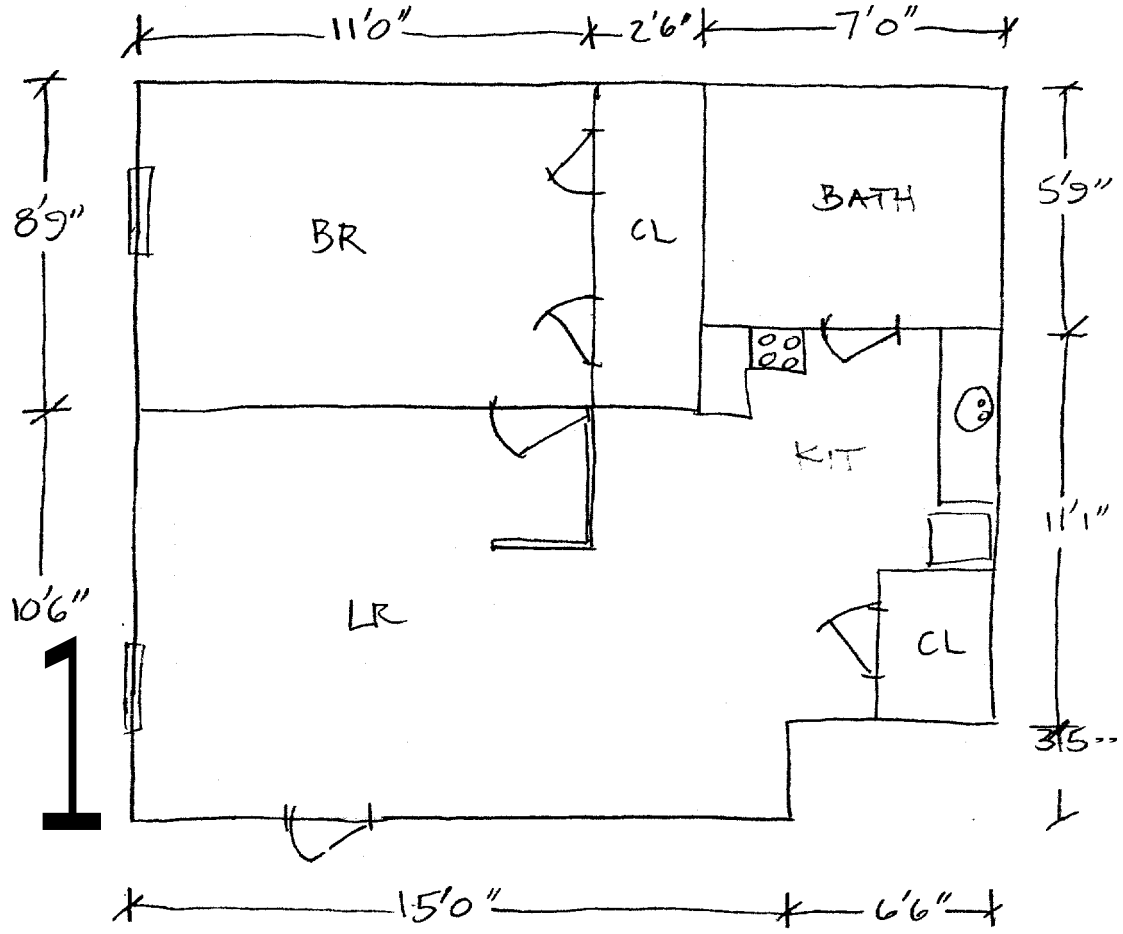
APT# 1 - 1 BR  
BASEMENT FRONT  
503 CUMBERLAND AVE.



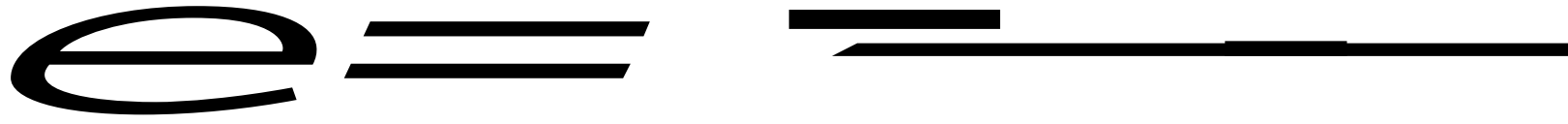
499 SQ.FT.



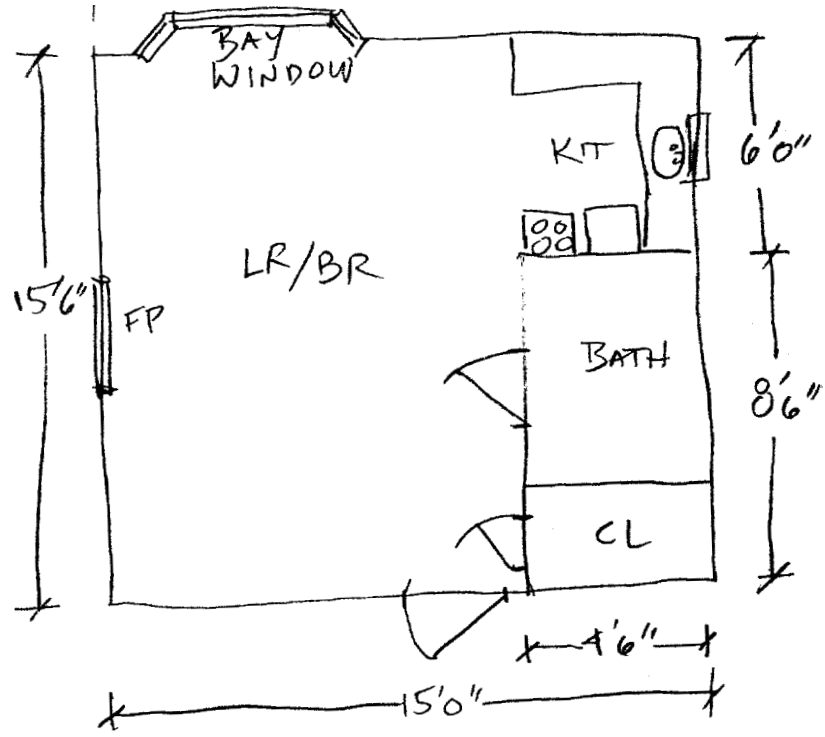
~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~  
ART #2 - 1 BR  
BASEMENT REAR  
503 CUMBERLAND AVE.



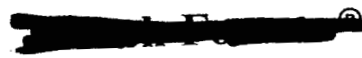
391 SQ. FT.



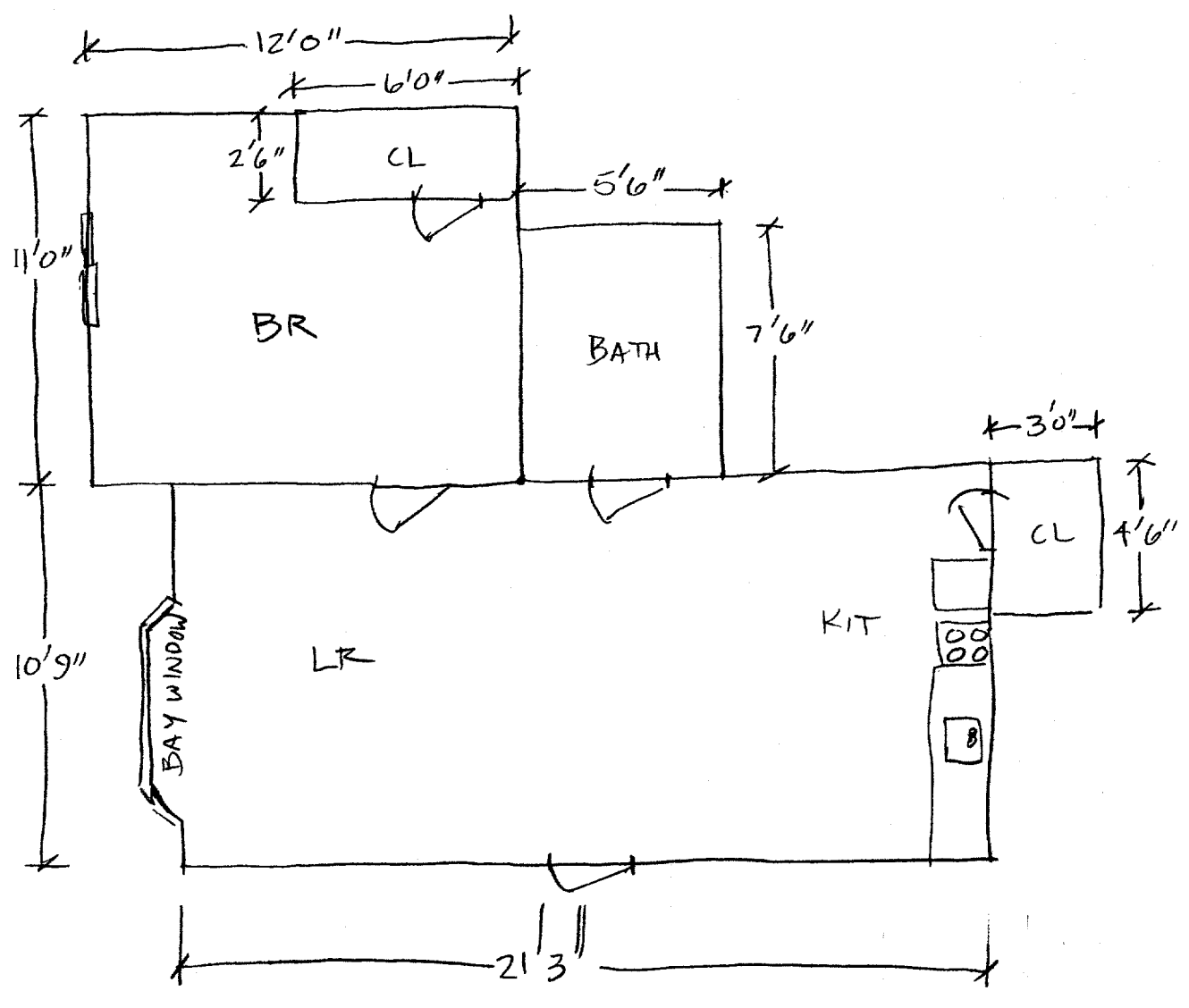
APT #3 - STUDIO  
1ST FLOOR FRONT  
503 CUMBERLAND AVE



235 SQ. FT.

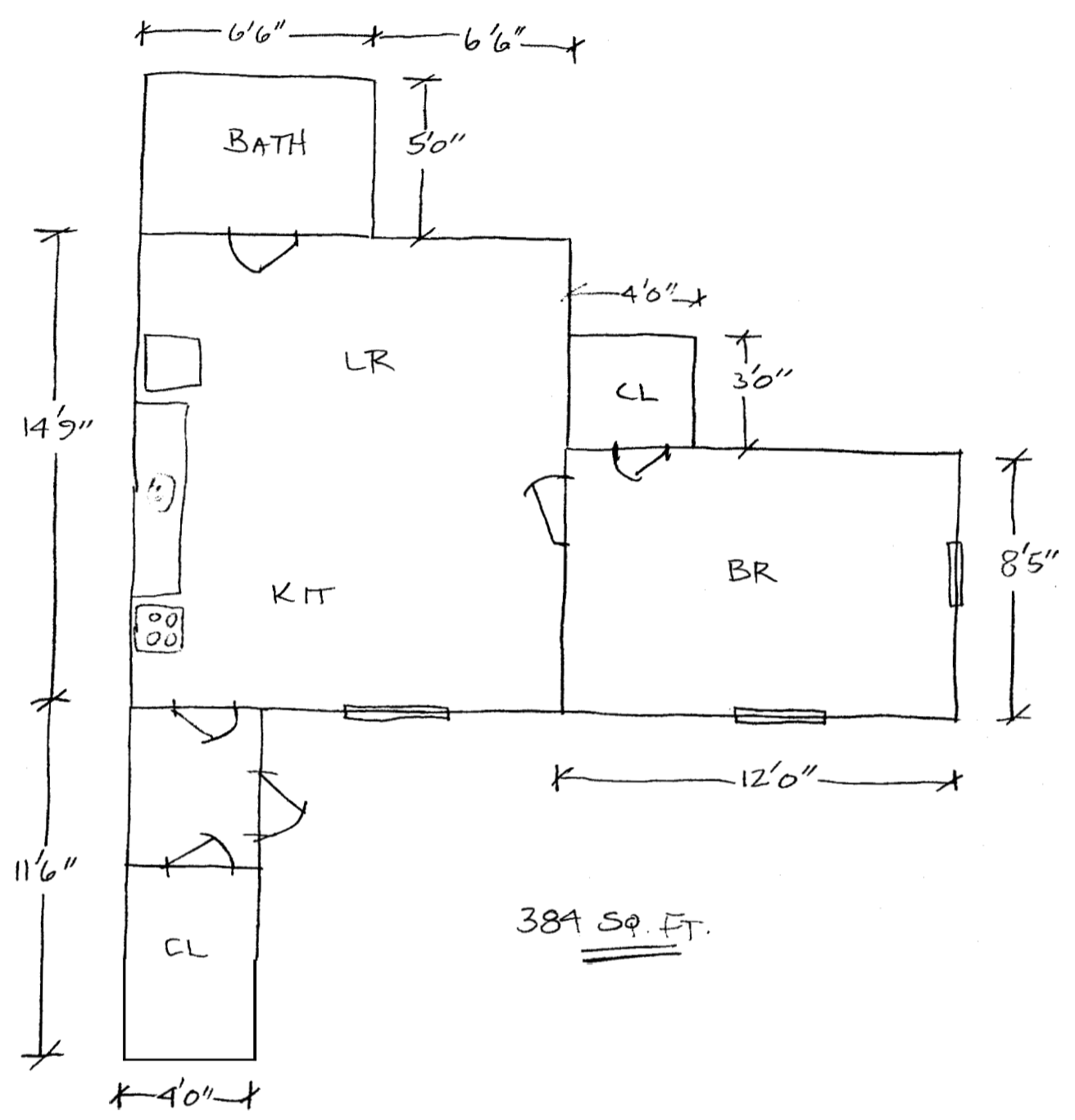


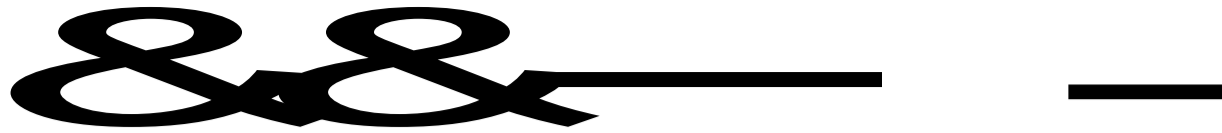
APT# 4 - 1 BR  
1ST FLOOR REAR  
503 CUMBERLAND AVE



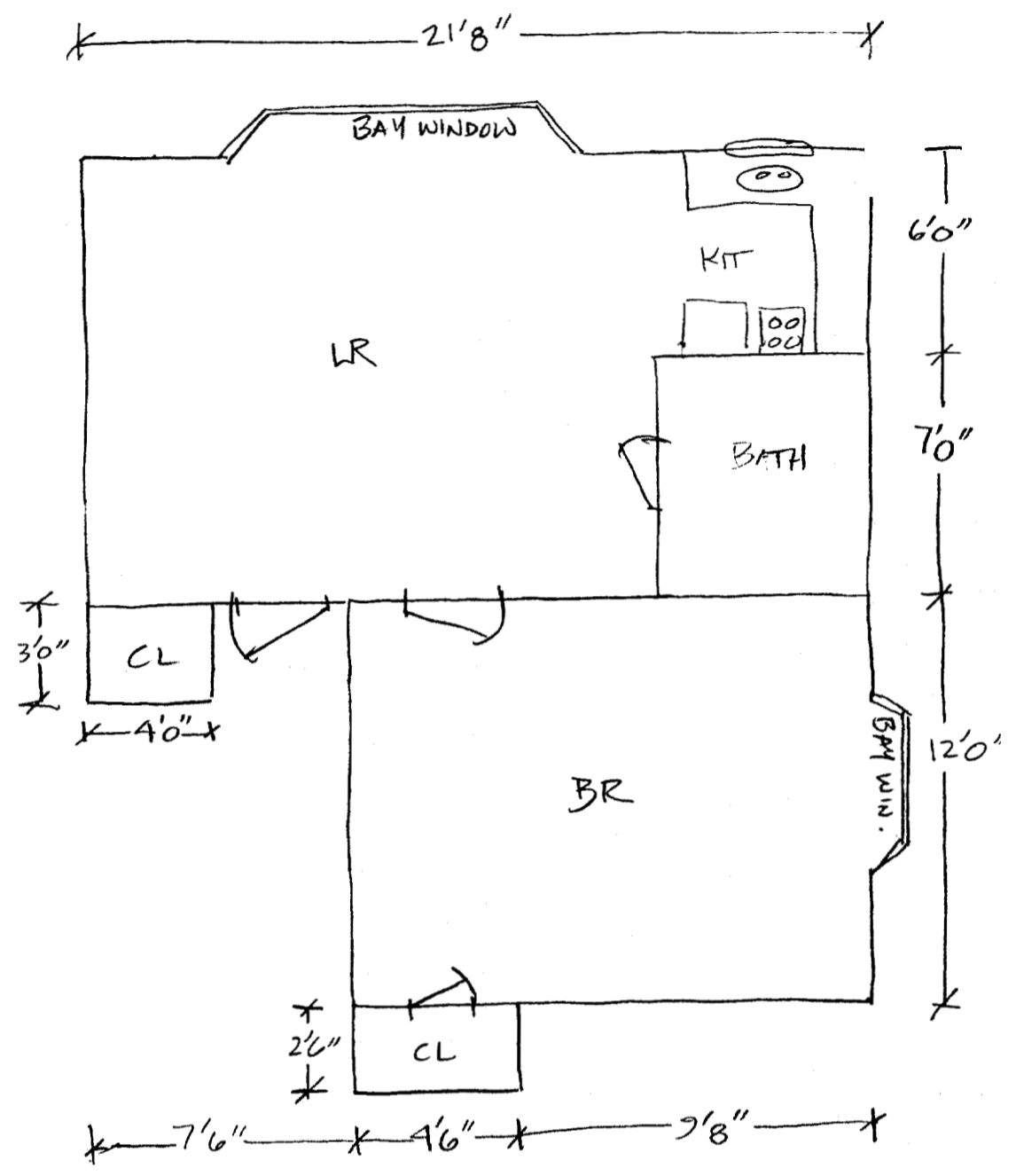
415 SQ. FT.

APT#5 - 1 BR  
1ST FLOOR REAR  
503 CUMBERLAND AVE





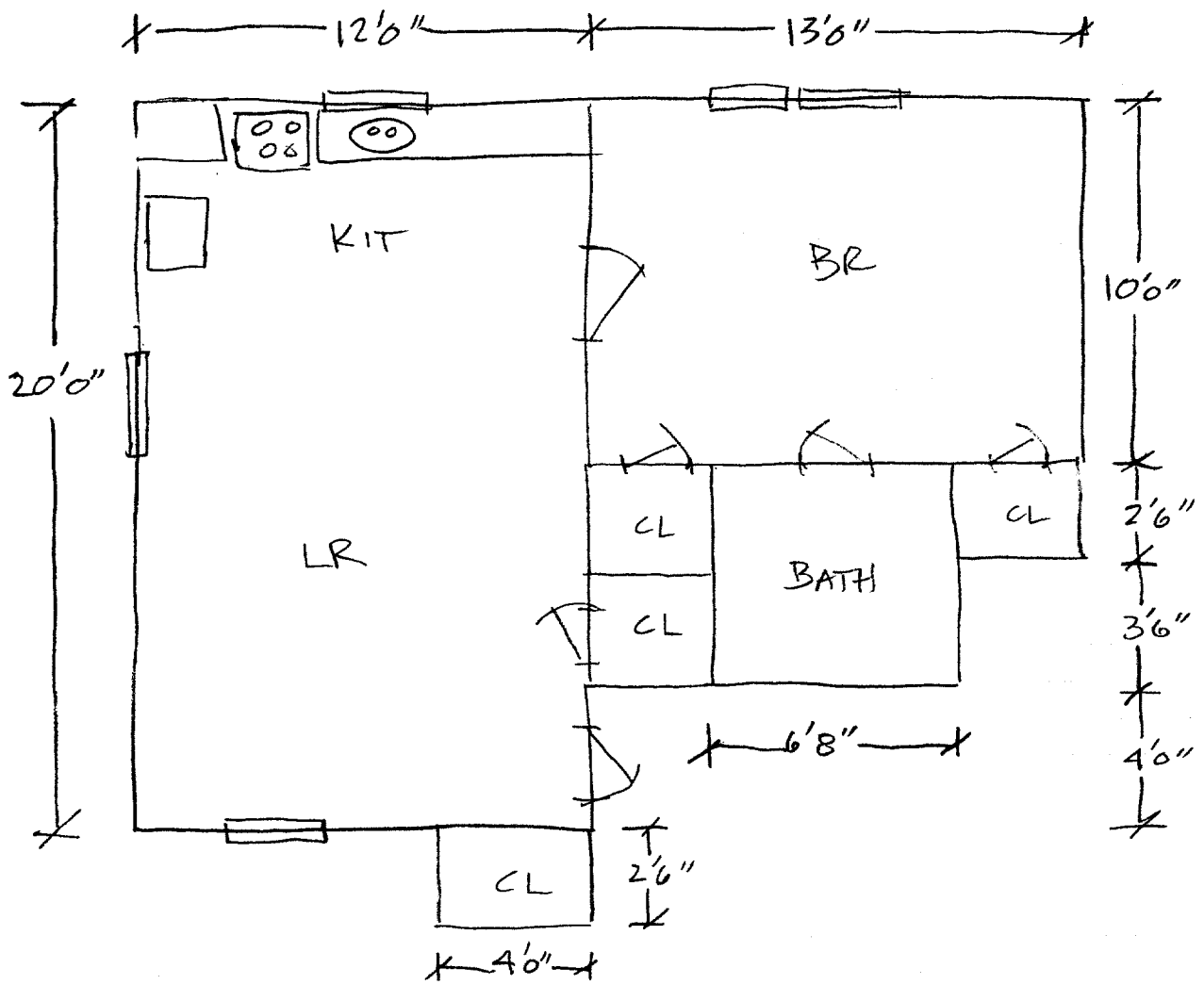
APT #6 - 1 BR  
2ND FLOOR FRONT  
503 CUMBERLAND AVE



477 Sq. FT.



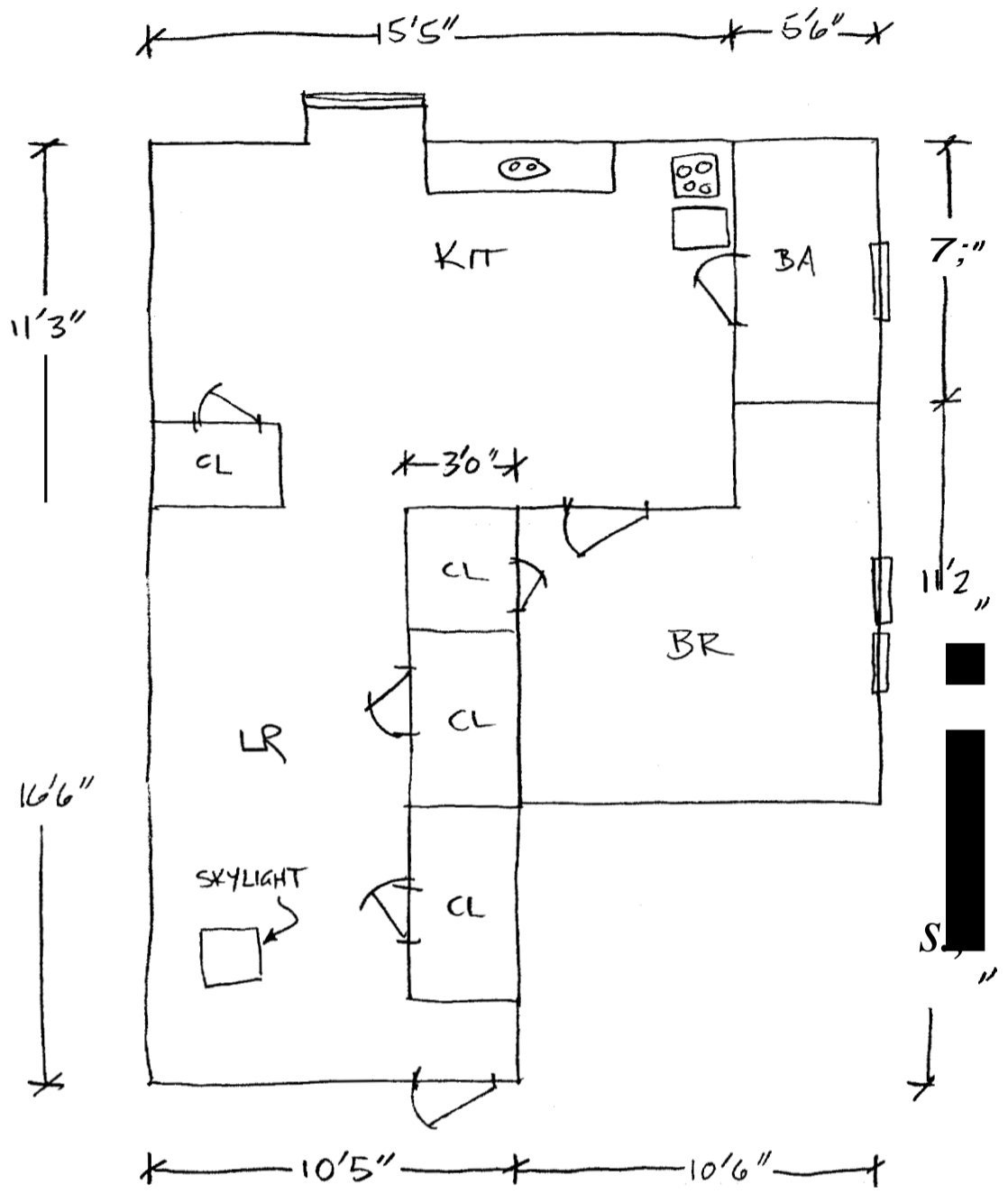
APT # 7 - 1 BR  
2ND FLOOR REAR  
503 CUMBERLAND AVE.



447 SQ. FT



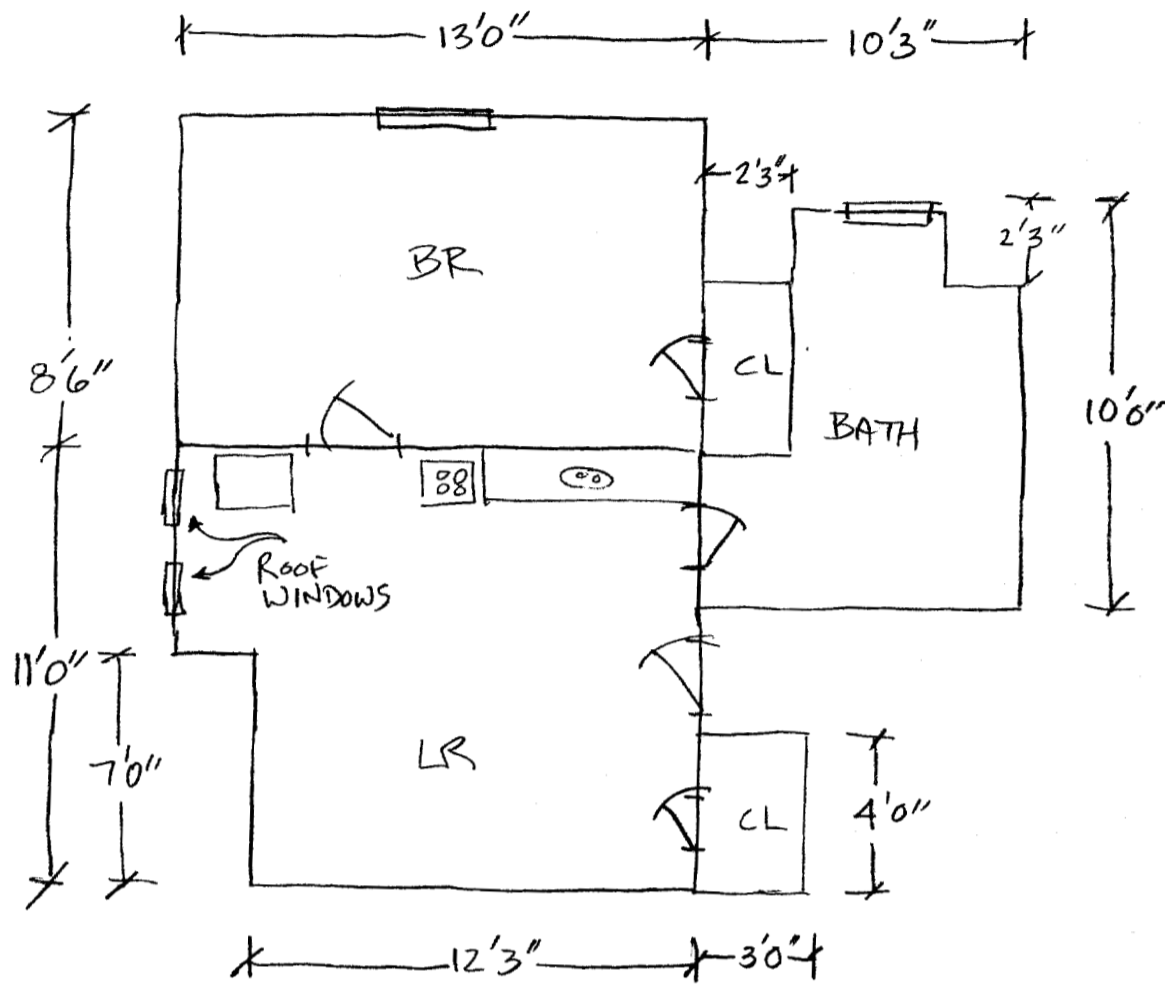
APT# 8 - 1 BR  
3RD FLOOR FRONT  
503 CUMBERLAND AVE



487 SQ.FT.



APT #9 - 1 BR  
3RD FLOOR REAR  
503 CUMBERLAND AVE.



370 SQ. FT.

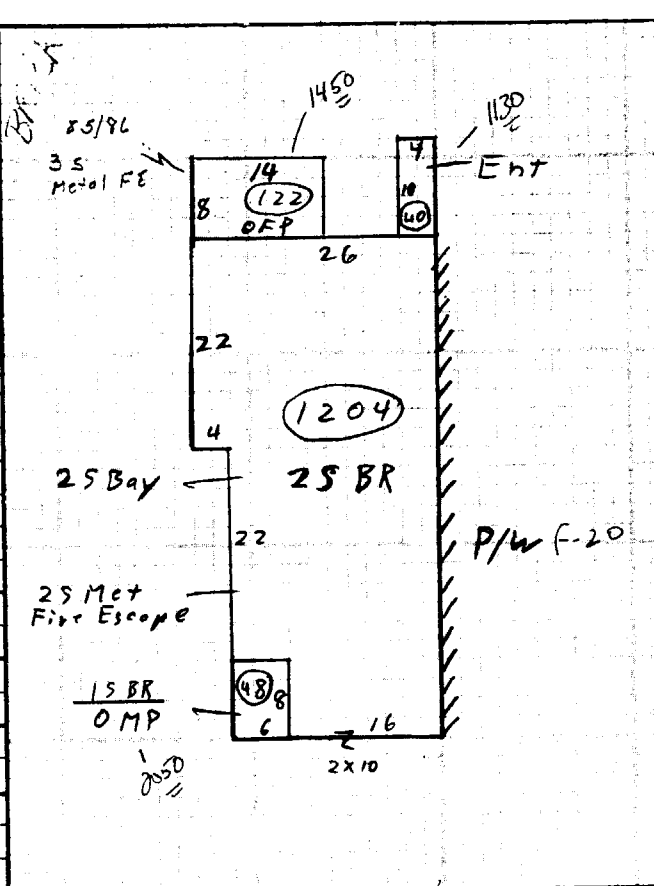
~~PolyD~~in®

~~Trench~~er®

~~Form~~er®



V UNIT LOT		OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
D DWELLING DATA		SINGLE FAMILY		ADDITION POINTS		MASONRY TRIM	
CONSTRUCTION		TWO FAMILY		GRADE FACTOR		MODERNIZED KITCHEN	
2 0 STORY 1		APARTMENT		C & D FACTOR		RECREATION ROOM	
1 BRICK 4 CONC. BLK. 7 STONE		NO. UNITS 9		CDU G DEPRECIATION %		WOODBURNING FIREPLACE	
2 FRAME 5 STUCCO 8		OTHER				BASEMENT GARAGE	
3 FR. & MAS. 6 9		COTTAGE				ATTACHED GARAGE	
AGE		UNFIN.		DWELLING COMPUTATIONS		TOTAL OTHER FEATURE POINTS	
ERECTED 1 8 9 2		FIN. OPEN		19 19 19 19			
REMODELED 19 7 7		FIN. DIV					
LIVING ACCOMMODATIONS		BATHROOM 9		BASE PRICE			
TOTAL ROOMS		TOILET ROOM		PLUMBING			
BED ROOMS		FLUSH		BASEMENT			
FAMILY ROOMS		LAVATORY		BASEMENT FIN			
FULL BATHS		SHOWER - EXTRA		ATTIC			
TOTAL FIXTURES 4 5		KITCHEN SINK 9		HEATING			
FOUNDATION		HOT WATER HEATER 9		ADDITIONS			
BASEMENT & ATTIC		NO PLUMBING		DORMERS			
FIN. BSMT. AREA		WATER ONLY		TOTAL BASE			
HEAD ROOM				GRADE FACTOR			
GARAGE S D				TOTAL			
ATTIC - FL. & STR.				OTHER FEATURES			
FINISHED ATTIC				TOTAL			
DORMER L/F				L & D FACTOR			
EXTERIOR WALLS		REMODELING DATA		REPL. COST			
WOOD VINYL ALUM.		KITCHEN		DEPREC.			
SINGLES WOOD		PLUMBING		R.C.L.D.			
SINGLES ASPHALT		HEATING					
SINGLES ASBESTOS		GENERAL					
RICK VENEER							
ANKET INSULATION							
DOF INSULATION							



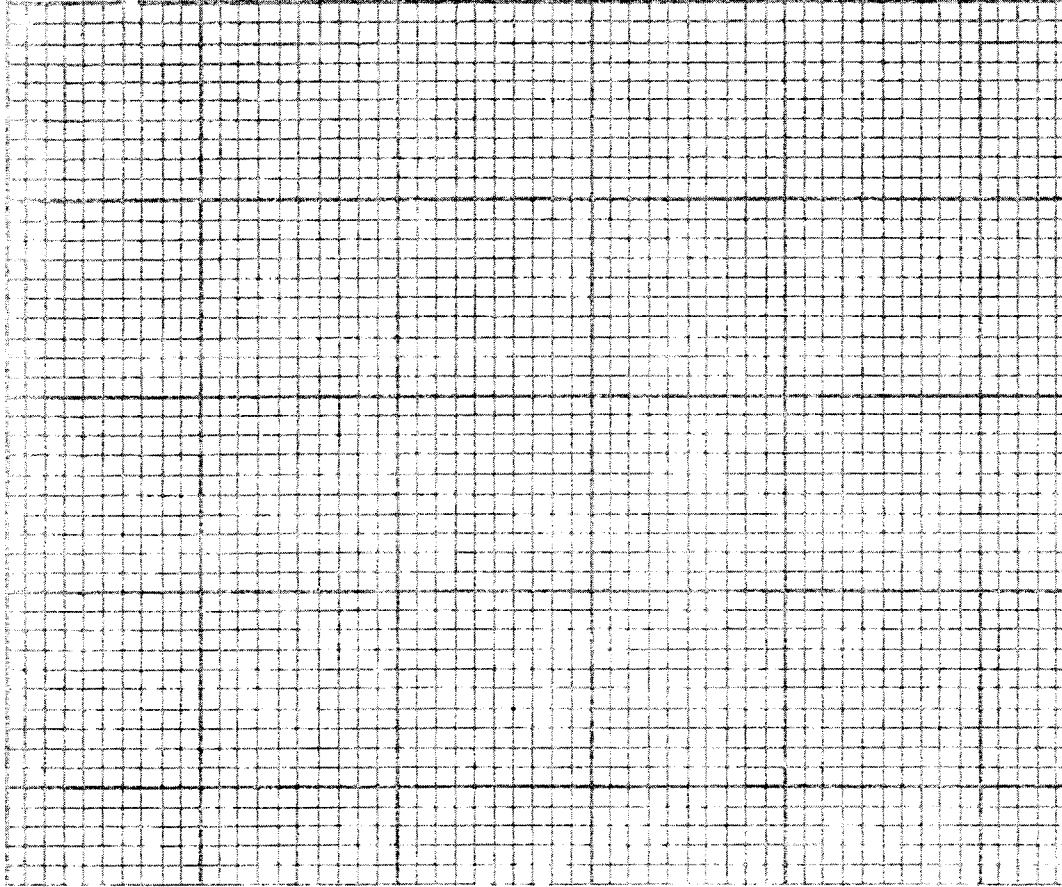
ROOFING		HEATING		ECONOMIC CLASS	
SINGLES ASPHALT		HOT WATER RAD BB		OVER BUILT	
SINGLES WOOD		STEAM		UNDER BUILT	
SINGLES ASBESTOS		HOT AIR - FORCED			
DATE		FLOOR FURNACE			
ALL		ELECTRIC			
FLOORS		AIR CONDITIONING			
CONCRETE		UNIT HEATER			
MARTH		NO. OF HTG. STS.			
NE					
ARDWOOD					
SPH. TILE		SOLAR			
ARPET		NO HEAT 1 2 3			
NOTES:		OWNER			
		TENANT			
		NO ANSWER			
		INSPECTED			
		REFUSED ENTRY			
		INFO @ DOOR			
		REFUSED INFO			

OTHER BUILDINGS AND YARD									
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	
1						%		01 GARAGE	
2						%		02 CARPORT	
3						%		03 PATIO	
4						%		04 SHED	
5						%		05 POOL	
						%		06 BARN	
TOTAL VALUE									

TOTAL VALUE BUILDINGS		YEAR	NOTES:

TOTAL VALUE BUILDINGS		YEAR	NOTES:

NOTES: Unheated  
 2 - ...  
 3 - 1 rm - ...  
 4 - ... 14-210  
 5 - ... 270  
 6 - ... 250  
 7 - ... 200  
 8 - ... 180  
 9 - ... 150



COMMERCIAL/INDUSTRIAL BUILDING DATA & COMPUTATIONS									
ROOFING		EXTERIOR WALL CODES							
COMPOSITION	SLATE OR TILE	1 BRICK	3 GLASS	5 STUCCO	7 STONE	9 CONCRETE			
METAL	SHINGLE	2 FRAME	4 C. BLK.	6 TILE	8 METAL	0 ENAM. STL.			
FRAMING		B	I	2					
WOOD JOIST	EXTERIOR WALLS								
FIRE RESISTANT	EFF. PERIMETER								
FIRE PROOF	PERM. AREA RATIO								
FLOORS		NO. OF UNITS		9					
CONCRETE	AV. UNIT SIZE		400						
WOOD	BSMT. SIZE		1204						
TILE	SCHEDULE		APL						
FINISH TYPE		HT.							
UNFINISHED	BASEMENT		18.23		50%				
FINISHED OPEN	FIRST		34.55						
FINISHED DIVIDED	SECOND		32.90						
USE		A42		16.45		50%			
STORE	BASE PRICE		102.13						
OFFICE	B.P.A.								
APARTMENT	SUB TOTAL								
WAREHOUSE	LIGHTING								
VACANT	HTG/AIR CON.								
ABANDONED	SPRINKLER								
HEATING		PARTITIONS							
CENTRAL WARM AIR	INTERIOR FINISH								
HOT WATER/STEAM	NO HEATING		SF/CE PRICE		102.13				
UNIT HEATERS	AIR COND.		AREA/CUBE		1204				
NO HEATING	CENTRAL		SUB TOTAL		122,960				
AIR COND.	PACKAGE/UNITS		SPECIAL FEATURES						
CENTRAL	PLUMBING		ADDITIONS		4,630				
PACKAGE/UNITS	BATH ROOMS		TOTAL BASE		127,590				
TOILET ROOMS	TOILET ROOMS		GRADE FACTOR		1.22%				
OTHER	OTHER		REPL. COST		155,660				
SPRINKLER	SPRINKLER		REPL. COST		155,660				
QTY.	ITEM DESCRIPTION		PRICE		PRICE				
	PLUMBING FIXTURES								
	Fire Escape		85/96		1200				
TOTAL SPECIAL FEATURES									

NOTES: 0 OTHER BUILDINGS AND YARD									
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	D.	TYPE CODE	
1						%		01 B.T. PAV.	
2						%		02 CONC. PAV.	
3						%		03 POOL	
4						%		04 SHOP/SHED	
5						%		05 MISC.	
#	NO. OF ENTRIES				TOTAL VALUE				

GROSS BUILDING SUMMARY													
BLDG. NO.	USE	CONSTRUCTION	GRADE	AGE ERECT.	REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL	OBSOL.	R.C.L.D.	YR.
									155,660	60	10	56,040	
									156,860	40	10	56,470	8579
									TOTAL GROSS VALUE				

City of Portland

NEIGHBORHOOD CONSERVATION

Inspection Division

STRUCTURE INSPECTION SCHEDULE

1) Insp. Name BARTLETT

2) Insp. Date <u>2/22/82</u>	3) Insp. Type <u>NCP-WE</u>	4) Proj. Code <u>42 F 19</u>	5) Assn's Chart	6) Blk	7) Lot	8) Census: Tract	9) Blk.	10) Insp. No. <u>16</u>	11) Form No.	
12) Hous. No. <u>503</u>	13) Sec. H No.	14) Suff.	15) Direct.	16) Street Name <u>CUMBERLAND</u>			17) St. Design. <u>AVE</u>			
18) Owner or Agent: <u>PETER J &amp; MARY K. ROSS</u>							19) Status <u>ABO</u>	20) Bldg's Rat. <u>3</u>		
21) Address: <u>440 FOREST AVE</u>							Zip Code: <u>04102</u>			
22) City and State <u>PORTLAND, ME</u>										

23) D Units <u>9</u>	24) Occ. D U. <u>8</u>	25) Rm. Units	26) Occ. R. U.	27) No. Occupants	28) Com'l U.	29) Bldg. Type <u>DE</u>	30) Stories <u>3</u>	31) Const. Mat. <u>BR</u>	32) O. Bs.
33) C. H.	34) Photo	35) Zoned For	36) Actual Land Use <u>RE</u>	37) D. D.	38) Lks. Ad. Bth. Fac.	39) Disp.	40) Closing Date		

Viol. No.	Remedy	Cond.	Violation Description	Fl. No.	Loc.	Room Type	Area Type	Resp. Party	Code Sect. Viol.	Viol. Rem. Date
<del>1</del>		LO	LIGHT FIXTURE	LE	EX	ENTRYWAY				
			STANDARD FIRST W/ EXCEPTIONS							

SMOKE DETECTORS ARE IN ALL APARTMENTS THAT I INSPECTED

DWELLING UNIT SCHEDULE

1) INSP. Date

0 2 2 2 8 2

2) INSP.

3) FORM NO.

1 6

4) TENANT'S NAME

Apt #1

5) Flr. # 6) Location 7) Rm. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

VACANT

BAS

FL

DU

3

-

1

12) Child Under 10 13) Child 1-6 14) Child 7-12

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

OFF

YES

YES

LE

PL

PB

PF

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violatic Rem. - Date

OK

DWELLING UNIT SCHEDULE

1) INSP. Date

0 2 2 2 8 2

2) INSP.

Am#2 1 1/2

3) FORM NO.

4) TENANT'S NAME

ESQUIEBEL

Bas RE DU 3 2

12) Child Under 10 13) Child 1-6 14) Child 7-12

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

OK





DWELLING UNIT SCHEDULE

1) INSP. Date

0 2 2 2 8 2

2) INSP.

1 6

3) FORM NO.

4) TENANT'S NAME

BLANCHARD

Ap#3

5) Flr. #: 6) Location: 7) Rm. Tp.: 8) #Rms: 9) #Peo: 10) #All'd: 11) Slp. Rms.

1st FR DU 1 1 1

12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. -- Date

OK

DWELLING UNIT SCHEDULE

1) INSP. Date

02 22 82

2) INSP.

116

3) FORM NO.

4) TENANT'S NAME

WRIGHT

APT #4

5) Flr. # 6) Location: 7) Rmg. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

1st LEM DU 3 1 1

12) Child Under 10 13) Child 1-6 14) Child 6-12

15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Flush

OFF YES YES LE PL PB PF

Viol. No.	Remedy	Cond.	Violation	Location	Room Type	Area Type	Resp. Party	Code Sect. Violated	Violation Rem. - Date
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OK

↑

DWELLING UNIT SCHEDULE

1) INSP. Date

0 2 2 2 8 2

2) INSP.

1 6

3) FORM NO.

4) TENANT'S NAME

THOMPSON

5) Flr. # 6) Location 7) Rm. Tp. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

1st RE DU

12) Child Under 10 13) Child 1-6 14) 15) Rent 16) Rent Code 17) Furn. 18) Heat 19) Hot Water 20) Dual Egress 21) Ck'ng 22) Lav. 23) Bath 24) Plus:

Viol. No. Remedy Cond. Violation Location Room Type Area Type Resp. Party Code Sect. Violated Violation Rem. - Date

N/A

DWELLING UNIT SCHEDULE

1) INSP. Date

02 22 82

2) INSP.

3) FORM NO.

Apt # 6

4) TENANT'S NAME

VALEZ

5) Flr. # 6) Location 7) Rmg. Tr. 8) #Rms. 9) #Peo. 10) #All'd 11) Slp. Rms.

2

JU

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1

1

12) Child Under 10 13) Child 1-6 14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

OFF

YES

YES

LE

PL

PB

PF

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem. - Date

OK









**CITY OF PORTLAND**

**NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the **NFPA** Life Safety Code – Fire Prevention Code **PRIOR** to issuing the requested permit.

→ Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 503 Cumberland AVENUE

**Owner:** ONEX Company (Mike Rogers)

**Address of Owner:** 440 Forest AVE Telephone: 775-5600

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** 6

**Number of units to be legalized:** 3

total = 9

**Comments of approval or disapproval (list any and all conditions):**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



10/15/04

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



**CITY OF PORTLAND**

**CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal non conforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

→ Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 503 Cumberland Avenue

**Owner:** ONEX Company (Mike Rogers)

**Address of Owner:** 440 Forest Ave **Telephone:** 775-5600

Applicant information, if different than above:

**Current number of legal units:** 6

**Number of units to be legalized:** 3  
total

**Comments of approval or disapproval (list any and all conditions):**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**IMPORTANT NOTICE  
ZONING**

**PORTLAND**

**TO RESIDENTS AND PROPERTY OWNERS**

**IN THE VICINITY OF** *503 Cumberland Avenue*

**Issues:** *ONex Company* <sup>has</sup>, owners of the property located at *503 Cumberland Avenue* Street, have submitted an application to legalize *3* existing non-conforming dwelling unit for a total of *9* dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

*10/15/04*

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 503 Cumberland Avenue**

**Issues:** ONex Company, owners of the property located at 503 Cumberland Avenue Street, <sup>has</sup> submitted an application to legalize 3 existing non-conforming dwelling unit for a total of 9 dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Adminis or, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

172

048 F 019

Send abutters notice  
10/20/04

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 503 CUMBERLAND**

**Issues:** Onex Co, owner of the property located at 503 Cumberland Avenue has submitted an application to legalize three existing non-conforming dwelling unit for a total of nine dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315 389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 503 CUMBERLAND**

**Issues:** Onex Co, owner of the property located at 503 Cumberland Avenue has submitted an application to legalize three existing non-conforming dwelling unit for a total of nine dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315 389 Congress Street Portland, Maine- 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695 The office hours are 8:00am to 4:00pm weekdays.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
047 A026001	COMMUNITY ALCOHOLISM ORIENTATION HOUSE INC	30 MELLEN ST PORTLAND, ME 04101	30 MELLEN ST	0
047 A027001	BABCOCK JILL	168 CLEARWATER DR FALMOUTH, ME 04105	42 MELLEN ST	4
047 B001001	PEOPLE'S REGIONAL OPPORTUNITY PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	73 DEERING ST	1
047 BO02001	PEOPLE'S REGIONAL OPPORTUNITY PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	500 CUMBERLAND AVE	13
047 BO03001	PEOPLE'S REGIONAL OPPORTUNITY PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	498 CUMBERLAND AVE	1
047 BO04001	DONNELLY DONALD L JR & DORIS VIBERT JTS	494 CUMBERLAND AVE PORTLAND, ME 04101	494 CUMBERLAND AVE	1
047 B005001	DONNELLY DONALD L JR	494 CUMBERLAND AVE PORTLAND, ME 04101	492 CUMBERLAND AVE	1
047 BO06001	CLOUTIER FRANCIS R	PO BOX 4271 STATION A PORTLAND, ME 04101	488 CUMBERLAND AVE	5
047 B007001	CLOUTIER FRANCIS R	PO BOX 4271 STATION A PORTLAND, ME 04101	486 CUMBERLAND AVE	4
047 BO08001	JAMES CAROLE A & FREDERICK O JR JTS	299 TUTTLE RD CUMBERLAND CENTER, ME 04021	484 CUMBERLAND AVE	10
047 BO09001	JAMES CAROLE A & FREDERICK O JR JTS	299 TUTTLE RD CUMBERLAND CENTER, ME 04021	482 CUMBERLAND AVE	6
047 B010001	MCLELLAN ELIZABETH A	53 DEERING ST PORTLAND, ME 04101	59 DEERING ST	6
047 B011001	MCLELLAN ELIZABETH A	53 DEERING ST PORTLAND, ME 04101	57 DEERING ST	6
047 B013001	BARRY MICHAEL P & ALEXANDRA E RHEAULT JTS	51 DEERING ST PORTLAND, ME 04101	51 DEERING ST	1
047 B014001	DIX DAVID H	49 DEERING ST PORTLAND, ME 04101	49 DEERING ST	1
047 BO15001	SELBERG CARL E	121 CARLYLE RD PORTLAND, ME 04103	47 DEERING ST	6
047 B016001	HODGKIN STEPHEN D	35 CLIFTON ST PORTLAND, ME 04101	45 DEERING ST	4
047 BO17001	MONAHAN EILEEN	43 DEERING ST PORTLAND, ME 04101	43 DEERING ST	1
047 BO20001	MACLIN CHRISTINE & C WAITE	39 DEERING ST APT 4 PORTLAND, ME 04101	39 DEERING ST	6
047 BO24001	NUTTER JAMES W & JEANNE TITHERINGTON-NUTTER	2914 SUNSET BLVD HOUSTON, TX 77005	234 STATE ST	2
047 BO25001	DONOVAN CAROLYN S	140 OAKHURST RD CAPE ELIZABETH, ME 04107	236 STATE ST	3
047 B026001	LINDSAY SCOTT A	PO BOX 7626 PORTLAND, ME 04101	238 STATE ST	13
047 BO27001	HUGHES PHILIP R & ANN D HUGHES JTS	242 STATE ST PORTLAND, ME 04101	242 STATE ST	1
047 BO28001	HAYDEN LAWRENCE F & MARY ALICE JTS	244 STATE ST PORTLAND, ME 04101	244 STATE ST	1
047 B029001	PEOPLE'S REGIONAL OPPORTUNITY PROGRAM	222 ST JOHN ST PORTLAND, ME 04102	61 DEERING ST	0
048 C026001	FERRIS SCOTT D & PERRY A FERRIS JTS	99 SHERMAN ST PORTLAND, ME 04101	99 SHERMAN ST	3
048 D002001	HAMMOND RENTALS LLC	86 BURWELL AVE SOUTH PORTLAND, ME 04106	84 GRANT ST	6
048 D003001	BAYVIEW PROPERTIES LLC	211 MARGINAL WAY #171 PORTLAND, ME 04101	80 GRANT ST	12
048 D004001	LITTLEFIELD ANDREA L	74 GRANT ST PORTLAND, ME 04101	74 GRANT ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
048 D005001	HAM JEFFREY S & REGINA PAPI-HAM JTS	34 RICHARDSON ST PORTLAND, ME 04103	72 GRANT ST	6
048 DO07001	BOUCHER ERIK	66 GRANT-ST APT 4 PORTLAND, ME 04101	66 GRANT ST	4
048 D008001	GOSS MARJORIE A & PAULA GOSS JTS	62 GRANT ST PORTLAND, ME 04101	62 GRANT ST	4
048 D009001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	60 GRANT ST	7
048 D010001	AHLQUIST OREN B	266 BEECHRIDGE RD SCARBOROUGH, ME 04074	54 GRANT ST	4
048 D016001	TRUE NORTH PROPERTIES LLC	3 BROOK RD FALMOUTH, ME 04105	77 SHERMAN ST	12
048 D017001	SS & M LLC	88 ANNAFRAN ST ROSLINDALE, MA 02131	75 SHERMAN ST	9
048 D018001	SIDELINGER GARY A & MAUREEN L JTS	PO BOX 1003 PORTLAND, ME 04104	69 SHERMAN ST	12
048 D019001	SHERMAN INVESTMENTS LLC	105 CUSHMAN POINT RD WISCASSET, ME 04578	65 SHERMAN ST	16
048 D020001	VELIGOR VINCENT D JR & SUSAN J JTS	468 COTTAGE RD NEWBURY, MA 01951	61 SHERMAN ST	2
048 D022001	GRASSHOPPER APARTMENTS	55 SHERMAN ST PORTLAND, ME 04101	51 SHERMAN ST	7
048 D023001	S S & M LLC	88 ANNAFRAN ST ROSLINDALE, MA 02131	264 STATE ST	12
048 E010001	KARGAR MOHAMMAD I & SHAMAYEL KARGAR JTS	14 MUIRFIELD RD FALMOUTH, ME 04105	108 SHERMAN ST	8
048 E012001	MELLEN-SHERMAN CORP	PO BOX 11033 PORTLAND, ME 04104	62 MELLEN ST	11
048 E013001	DOOLEY KATHLEEN M & JAMES F DOOLEY JTS	60 MELLEN ST # 1 PORTLAND, ME 04101	60 MELLEN ST	5
048 E023001	PENNELL HOMESTEAD	PO BOX 610 STANDISH, ME 04084	531 CUMBERLAND AVE	5
048 E024001	DODGE DAVID A & MIA B DODGE JTS	527 CUMBERLAND AVE PORTLAND, ME 04101	527 CUMBERLAND AVE	3
048 E025001	HOGAN MOLLY J	63 FRANCES ST PORTLAND, ME 04102	56 MELLEN ST	3
048 E026001	DUNFEY PETER J	28 MANTER ST CAPE ELIZABETH, ME 04107	523 CUMBERLAND AVE	6
048 F001001	ROMAN CATHOLIC BISHOP OF PORTLAND	PO BOX 11559 PORTLAND, ME 04104	82 SHERMAN ST	0
048 F005001	ROMAN CATHOLIC BISHOP OF PORTLAND	PO BOX 11559 PORTLAND, ME 04104	80 SHERMAN ST	1
048 F006001	SIDELINGER GARY A & MAUREEN L JTS	PO BOX 1003 PORTLAND, ME 04104	66 SHERMAN ST	
048 F007001	DONAHUE THOMAS J KW VET & ELIZABETH A JTS	64 SHERMAN ST PORTLAND, ME 04101	62 SHERMAN ST	2
048 F009001	MKC PROPERTIES INC	PO BOX 10841 PORTLAND, ME 04104	56 SHERMAN ST	7
048 F010001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	52 SHERMAN ST	6
048 F011001	ARRINGTON RICHARD H IV	256 STATE ST PORTLAND, ME 04101	258 STATE ST	0
048 F012001	ARRINGTON RICHARD H IV	256 STATE ST PORTLAND, ME 04101	256 STATE ST	1
048 F014001	FITTS ELAINE L	PO BOX 2732 SOUTH PORTLAND, ME 04116	521 CUMBERLAND AVE	4
048 F015001	HODGE ANTHONY S & MARY N HODGE JTS	25150 N. WINDY WALK DR SCOTTSDALE, AZ 85255	515 CUMBERLAND AVE	6

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
048 F016001	LEAVITT BETHANY M	511 CUMBERLAND AVE PORTLAND, ME 04101	511 CUMBERLAND AVE	3
048 F017001	TRUSSELL SALLY M	26 ATLANTIC DR SCARBOROUGH, ME 04074	509 CUMBERLAND AVE	5
048 F018001	TRUSSELL SALLY M	26 ATLANTIC DR SCARBOROUGH, ME 04074	507 CUMBERLAND AVE	5
048 F019001	ONEX CO	440 FOREST AVE PORTLAND, ME 04101	503 CUMBERLAND AVE	9
048 F020001	501 PARTNERS LLC	PO BOX 121 SOUTH GARDINER, ME 04359	501 CUMBERLAND AVE	3
048 F021001	TROUT GROUP INVESTMENTS LIMITED LIABILITY COMPANY	34A EXCHANGE ST PORTLAND, ME 04101	497 CUMBERLAND AVE	12
048 F022001	TROUT GROUP INVESTMENTS LIMITED LIABILITY COMPANY	34A EXCHANGE ST PORTLAND, ME 04101	493 CUMBERLAND AVE	6
048 F023001	FULLER DENNY A & DENNIS W KIERNAN	5 PLEASANT ST WEST HARTFORD, CT 06107	489 CUMBERLAND AVE	4
048 F024001	POTTER NEWELL L C/O WARREN FURNITURE	235 MAIN ST BIDDEFORD, ME 04005	485 CUMBERLAND AVE	26
048 F025001	DUFFY MICHAEL & PATRICIA DUFFY JTS	481 CUMBERLAND AVE APT 4 PORTLAND, ME 04101	481 CUMBERLAND AVE	4
048 F026001	RIDGWAY JAMES R III & STACY K LANG JTS	252 STATE ST PORTLAND, ME 04101	252 STATE ST	1
048 F027001	JAMES FREDERICK O JR & CAROLE A JAMES	299 TUTTLE RD CUMBERLAND, ME 04021	477 CUMBERLAND AVE	0
048 F028001	FITTS ELAINE L & JONATHAN S FITTS	PO BOX 2732 SOUTH PORTLAND, ME 04116	519 CUMBERLAND AVE	4

CBL 048 #019

11) 303 Cumberland Ave

PLANCH  
KCOTE

City of Portland, Maine  
Department of Planning & Urban Development  
INVALID CURSOR POSITION

04 FEB 91  
09:24

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)  
Fill with '\*' for all C - Chart 1 - Chart letter B - Block L - Lot

047--A-026 047--B-007 047--B-015 047--B-026 048--E-023  
 047--A-027 047--B-008 047--B-016 047--B-030 048--E-024  
 047--B-001 047--B-009 047--B-017 047--B-027 048--E-025  
 047--B-002 047--B-010 047--B-018 047--B-028 048--E-026  
 047--B-003 047--B-011 047--B-019 047--B-029 048--C-026  
 047--B-004 047--B-012 047--B-020 048--E-012 048--D-002  
 047--B-005 047--B-013 047--B-024 048--E-013 048--D-003  
 047--B-006 047--B-014 047--B-025 048--E-010 048--D-004 40

Continue [ ]

Cancel [ ]

Done [ ]

38 (written)



CBL

11)

112045

PLANCH  
KCOTE

City of Portland, Maine  
Department of Planning & Urban Development  
INVALID CURSOR POSITION

04 FEB 91  
09:24

CBL Lis Cards: Format - (CCC-1-DB-LLL)  
Fill with '\*' for all C - Chart 1 - Chart letter - Block L - Lot

048--D-005 048--D-016 048--F-005 048--F-028 048--F-022  
 048--D-006 048--D-017 048--F-006 048--F-015 048--F-023  
 048--D-007 048--D-018 048--F-007 048--F-016 048--F-024  
 048--D-008 048--D-019 048--F-009 048--F-017 048--F-025  
~~048--D-009~~ ~~048--D-020~~ ~~048--F-010~~ ~~048--F-018~~ ~~048--F-026~~  
 048--D-010 048--D-022 048--F-011 048--F-019 048--F-027  
 048--D-013 048--D-023 048--F-012 048--F-020 \_\_\_\_\_  
 048--D-015 048--F-001 048--F-01 048--F-021 \_\_\_\_\_ 36

Continue [ ]

Cancel [ ]

Done [ ]