

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND** PERMIT ISSUED

BUILDING INSPECTION

Please Read  
Application And  
Notes, If Any,  
Attached

PERMIT

Permit Number: 091425 **JAN 12 2010**This is to certify that Malone Joseph/George Farr City of Portlandhas permission to finish interior removations from permit #08-056 started by previous owner & install 1/2 bath to 3rd floor.AT 249 SPRING ST CB 056 G036001

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 lathed or otherwise enclosed-in. 24 HOURS NOTICE IS REQUIRED.

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

## OTHER REQUIRED APPROVALS

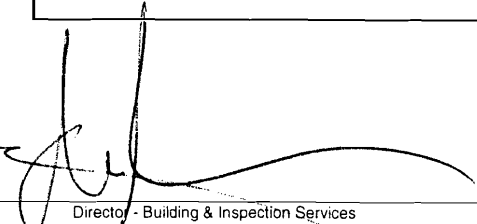
Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>09-1425 | <b>Date Applied For:</b><br>12/18/2009 | <b>CBL:</b><br>056 G036001 |
|------------------------------|--|----------------------------|

|   |  |  |                                 |
|---|--|--|---------------------------------|
| <b>Location of Construction:</b><br>249 SPRING ST | <b>Owner Name:</b><br>Malone Joseph    | <b>Owner Address:</b><br>5 Moulton Street                | <b>Phone:</b><br>207-653-7750   |
| <b>Business Name:</b>                             | <b>Contractor Name:</b><br>George Farr | <b>Contractor Address:</b><br>16 Georgia Street Portland | <b>Phone:</b><br>(207) 653-7750 |
| <b>Lessee/Buyer's Name</b>                        | <b>Phone:</b>                          | <b>Permit Type:</b><br>Alterations - Duplex              |                                 |

|  |   |
|--|---|
| <b>Proposed Use:</b><br>2 unit residential - finish interior removations from permit #08-1456 started by previous owner & install ½ bath to 3rd floor. | <b>Proposed Project Description:</b><br>finish interior removations from permit #08-1456 started by previous owner & install ½ bath to 3rd floor. |
|--|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/23/2009

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tammy Munson      **Approval Date:** 01/12/2010

**Note:** **Ok to Issue:**

- 1) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

12/21/2009-amachado: Lannie spoke to Ali, Joseph Malone's daughter.. Need right, title and interest. Ali said she would email it ASAP. Permit on hold until we receive it.

12/21/2009-amachado: Spoke to Ali. The first unit is located on the first floor. The second unit is located on the second and third floors. She said that her father purchased the property in November and the work from a previous permit from previous owner had been started but not completed. This permit is to put the work in their name and finish the work.

12/23/2009-amachado: Received deed.

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

|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>09-1425 | Issue Date: | CBL:<br>056 G036001 |
|-----------------------|-------------|---------------------|

|  |                                 |   |                        |
|--|---------------------------------|---|------------------------|
| Location of Construction:<br>249 SPRING ST | Owner Name:<br>Malone Joseph    | Owner Address:<br>5 Moulton Street                | Phone:<br>207-653-7750 |
| Business Name:                             | Contractor Name:<br>George Farr | Contractor Address:<br>16 Georgia Street Portland | Phone:<br>2076537750   |
| Lessee/Buyer's Name                        | Phone:                          | Permit Type:<br>Alterations - Duplex              | Zone:<br>R-6           |

|                                 |  |   |   |                    |
|---------------------------------|--|---|---|--------------------|
| Past Use:<br>2 unit residential | Proposed Use:<br>2 unit residential - finish interior<br>removations from permit #08-1456<br>started by previous owner & install<br>½ bath to 3rd floor. | Permit Fee:<br>\$60.00  | Cost of Work:<br>\$4,000.00   | CEO District:<br>2 |
|                                 |  | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Denied<br><i>N/A</i> | INSPECTION:<br>Use Group: <i>R-3</i> Type: <i>SB</i><br><i>IRC 2003</i> |                    |

|   |                                  |                                  |
|---|----------------------------------|----------------------------------|
| Proposed Project Description:<br>finish interior removations from permit #08-1456 started by previous<br>owner & install ½ bath to 3rd floor. | Signature:<br><i>[Signature]</i> | Signature:<br><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:<br>Ldobson | Date Applied For:<br>12/18/2009 | <b>Zoning Approval</b> |  |
|-----------------------------|---------------------------------|------------------------|--|

|  |  |  |   |
|--|--|--|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building permits do not include plumbing, septic or electrical work.<br>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>12/18/09 ABH</i> | Zoning Appeal<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | Historic Preservation<br><input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>requires a separate review: approved thru Historic Preservation</i> |
|--|--|--|---|

**PERMIT ISSUED**

**JAN 12 2010**

City of Portland

**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 |

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

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

A Pre-construction Meeting will take place upon receipt of your building permit.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_

Signature of Applicant/Designee

1/12/10  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Signature of Inspections Official

1/12/10  
\_\_\_\_\_

Date



# 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.

|   |  |   |
|---|--|---|
| Location/Address of Construction: <u>249 SPRING STREET</u>  |  |   |
| Total Square Footage of Proposed Structure/Area   | Square Footage of Lot<br><u>.077 ACRES</u>   | Number of Stories<br><u>3</u>   |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><u>56-9-36</u>   | Applicant * <b>must be owner, Lessee or Buyer*</b><br>Name <u>JOSEPH MALONE DBP</u><br>Address <u>5 MOULTON ST.</u><br>City, State & Zip <u>PORTLAND, ME 04101</u> | Telephone:<br><u>207-653-7750</u>   |
| Lessee/DBA (If Applicable)<br><u>N/A</u>  | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip  | Cost Of Work: \$ <u>4000.00</u><br>C of O Fee: \$ _____<br>Total Fee: \$ <u>600</u> |
| Current legal use (i.e. single family) <u>TWO FAMILY</u> Number of Residential Units <u>2 APTS.</u><br>If vacant, what was the previous use? <u>N/A</u><br>Proposed Specific use: <u>SAME</u><br>Is property part of a subdivision? <u>NO</u> If yes, please name _____<br>Project description:<br><u>INSTALL 1/2 BATH (SINK AND TOILET) TO PREVIOUSLY STUBBED PLUMBING ON 3RD FLOOR OF BUILDING. BA ROOM IS EXISTING. MINOR REVISIONS TO FLOOR PLANS, PUTTING PERMIT IN OUR NAME</u> |  |   |
| Contractor's name: <u>GEORGE FARR</u>   |  |   |
| Address: <u>16 GEORGIA ST.</u>  |  |   |
| City, State & Zip <u>PORTLAND, ME 04103</u>   |  | Telephone: _____  |
| Who should we contact when the permit is ready: <u>AM</u>   |  | Telephone: <u>207-653-7750</u>  |
| Mailing address: <u>705 CONGRESS ST. #2 PORTLAND 04102</u>  |  |   |

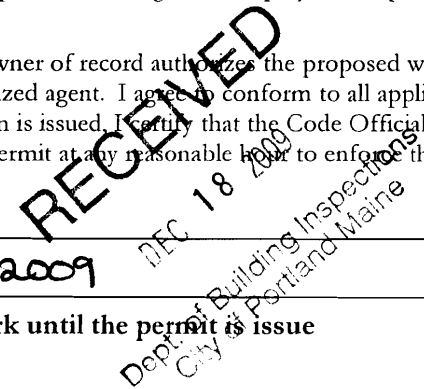
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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: AM Malone      Date: 12/8/2009

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



# RECEIVED

DEC 23 2009

Doc#: 67781 Bk:27374 Pg: 29

Dept. of Building Inspections  
City of Portland Maine

QUITCLAIM DEED

MAINE REAL ESTATE TAX PAID

KNOW BY ALL MEN THAT THESE PRESENTS, that NBDT, LLC, a Maine limited liability company with a principal place of business at 5 Milk Street, Portland, Maine (“Grantor”), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby give, grants, bargain, sell and convey onto JOSEPH MALONE, TRUSTEE OF THE JOSEPH MALONE DEFINED BENEFIT PLAN, a Maine Trust with a mailing address at 5 Moulton Street, Portland, Maine 04101 (“Grantee”), all of its right, title and interest in and to the land, buildings, and improvements located at 247-249 Spring Street, Portland, County of Cumberland and State of Maine, as more particularly described on Exhibit A hereto (the “Property”).

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to its own use and behoof forever.

Meaning and intending to convey all the real property and improvements and any additions thereto described in Exhibit A attached hereto.

This conveyance is made subject to any and all outstanding mortgages and/or security agreements and/or collateral documents from Grantor to the Joseph Malone Deferred Benefit Plan including, without limitation, a mortgage dated September 3, 2008 recorded in the Cumberland County Registry of Deeds at Book 26325, Page 53. The Grantee’s acceptance of this deed shall not cause any mortgage and/or assignment of rents or any other security agreement held by Grantee to merge with the title to the Property and Grantee preserves all rights under the mortgage, assignment of rents and other security documents.

Dated this 25 day of September, 2009.

NBDT, LLC

By:   
\_\_\_\_\_  
Scott P. Lalumiere  
Its Manager

STATE OF MAINE  
CUMBERLAND, ss.

September 25, 2009

Then personally appeared the above named Scott P. Lalumiere, in his capacity as Manager of NBDT, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said limited liability company.

Before me,

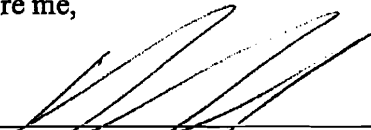
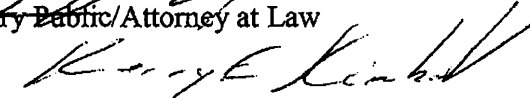
  
\_\_\_\_\_  
Notary Public/Attorney at Law  


EXHIBIT A

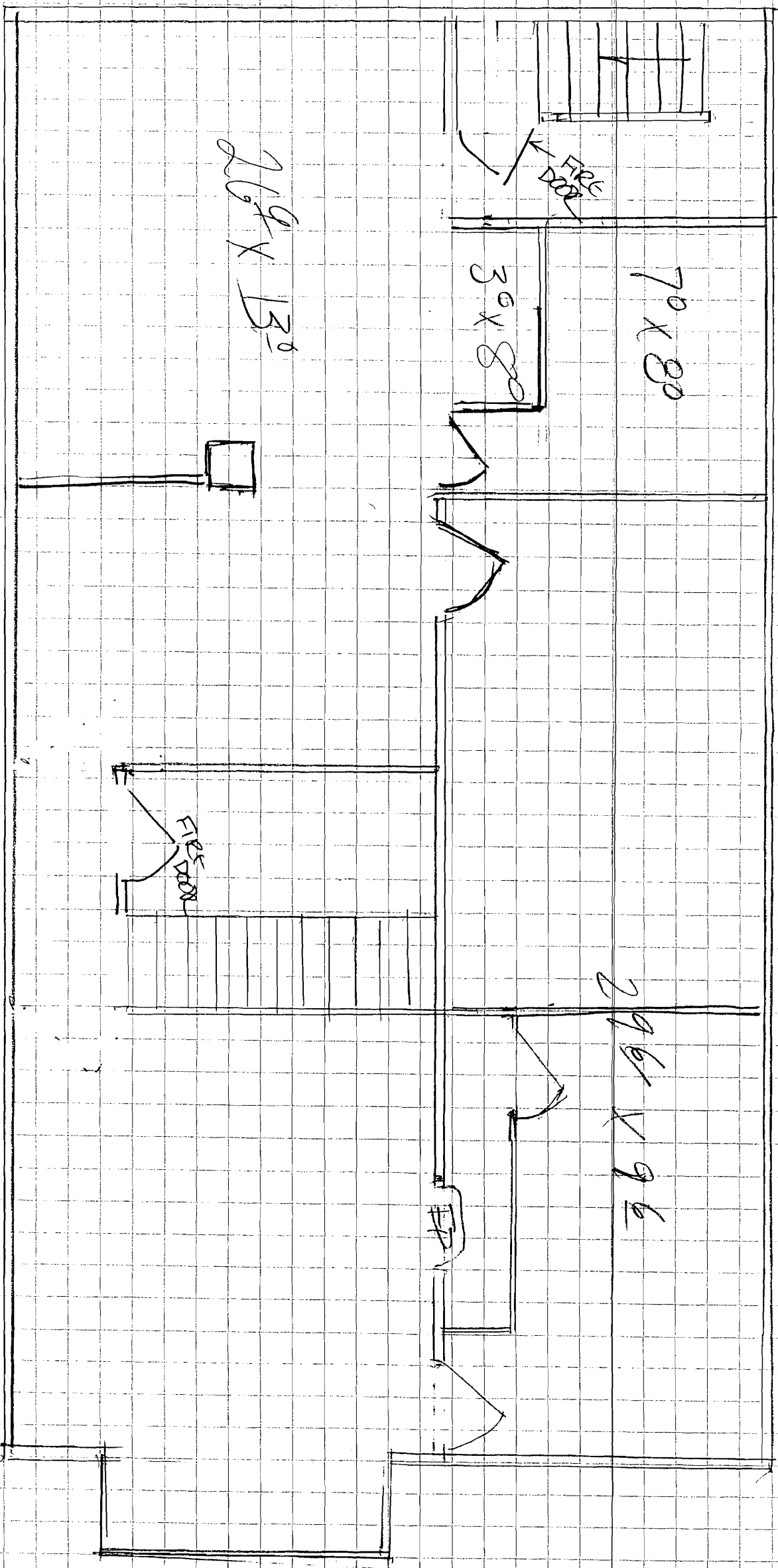
A certain lot or parcel of land together with the buildings thereon situated on the westerly side of Spring Street in the City of Portland, County of Cumberland State of Maine, bounded and described as follows:

Beginning at a southerly corner of land formerly owned by John Burns; thence southwesterly on the line of said Spring Street thirty-eight (38) feet to land formerly of Martin Gore; thence northwesterly by said Gore land ninety-one (91) feet; thence northeasterly forty (40) feet, more or less to the westerly corner of land formerly of said Burns; thence southeasterly by Burns' land to the point of beginning.

Received  
Recorded Register of Deeds  
Nov 05, 2009 10:40:08A  
Cumberland County  
Pamela E. Lovley







SECOND FLOOR  
 PROPOSED  
 249 SPRING  
**NEW**

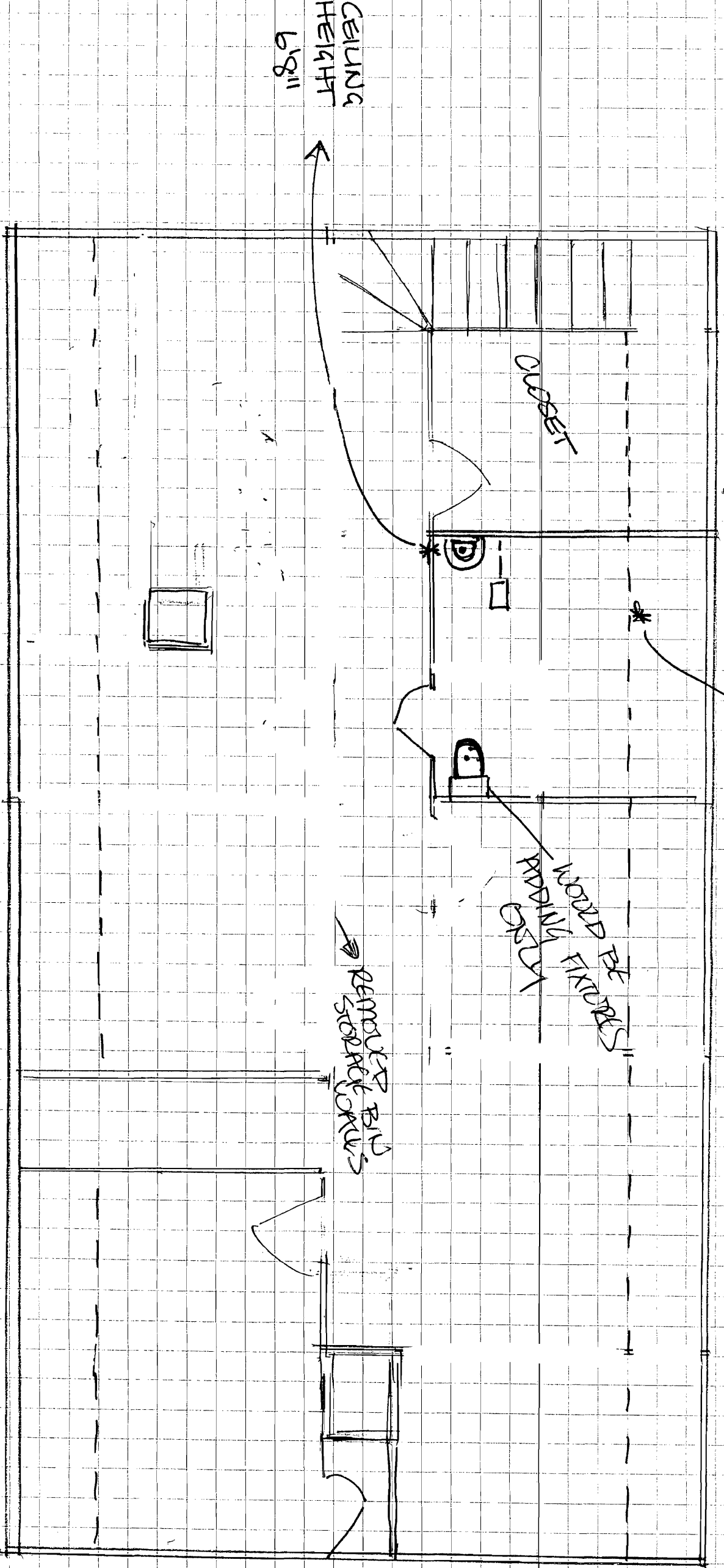
← HOUSE DRAIN

← DELETED TWO DOORS

= ADDED  
 = DELETED

1/4 = 1 FOOT

\* Note: Wood framing  
 at corners  
 2x4's



PROPOSED HALF BATH  
ROOM AND PUMPING STORS  
ARE EXISTING

EXISTING ROOMS

CEILING HEIGHT 11'2"

REMOVE BILD  
STORAGE CLOSET

CEILING  
HEIGHT  
6'8"

CLOSET

1/4" = 1 FOOT

\* Mark  
a 1/4" = 1 foot  
of work per 1/4"

ADDED  
DELETED

THIRD FLOOR  
PROPOSED

244 SPINDS

NEW

