

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 071387

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

DEC 11 2007

CITY OF PORTLAND

This is to certify that MM INVESTMENTS LLC Company's Construction and Remodeling

has permission to Interior Renovations. Interior cosmetic renovations: remove or load bearing wall, replace with structural column.

AT 7 ADELAIDE ST 150 D001001

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 occupied or closed-in. **HEAVY 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. Craig 4422  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 12/4/07  
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: 07-1387	Issue Date:	CBL: 150 D001001
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Location of Construction: 7 ADELAIDE ST / 313 Reads	Owner Name: MM INVESTMENTS LLC	Owner Address: 10 CAVEN DISH WAY	Phone:
Business Name:	Contractor Name: Viny's Carpentry and Remodeling	Contractor Address: 15 Vista Drive Windham	Phone: 2078312145
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

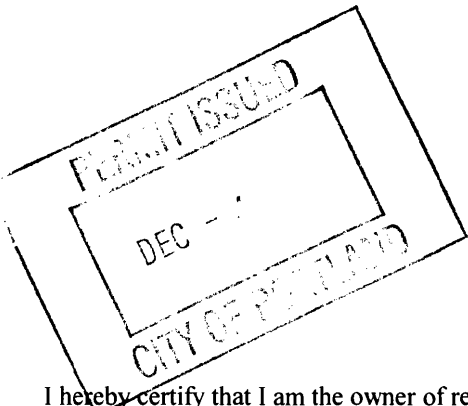
Past Use: Professional Office	Proposed Use: Professional Office - Interior Renovations.	Permit Fee: \$400.00	Cost of Work: \$37,200.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB IBC 2003 <i>[Signature]</i>	

**Proposed Project Description:**  
Interior Renovations. Interior cosmetic renovatios. Remove one load bearing wall, replace with structural column.

Signature: *[Signature]*  
Signature: *[Signature]*  
**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: lmd	Date Applied For: 11/06/2007	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/11/3/07</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9</i>
	Date: <i>2/11/3/07</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

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

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

<b>Permit No:</b> 07-1387	<b>Date Applied For:</b> 11/06/2007	<b>CBL:</b> 150 D001001
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<b>Location of Construction:</b> 7 ADELAIDE ST	<b>Owner Name:</b> MM INVESTMENTS LLC	<b>Owner Address:</b> 10 CAVEN DISH WAY	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Vinny's Carpentry and Remodeling	<b>Contractor Address:</b> 15 Vista Drive Windham	<b>Phone</b> (207) 831-2145
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Professional Office - Interior Renovations.	<b>Proposed Project Description:</b> Interior Renovations. Interior cosmetic renovatios. Remove one load bearing wall, replace with structural column.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/13/2007

**Note:**      **Ok to Issue:**

- 1) This property use shall remain a professional office building. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 12/04/2007

**Note:**      **Ok to Issue:**

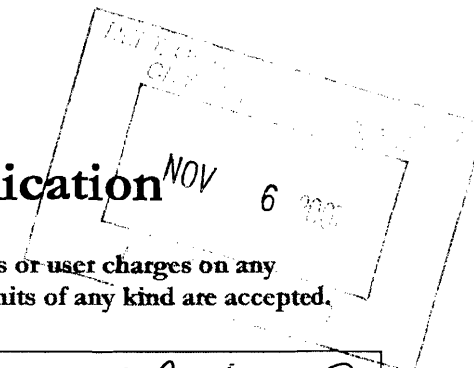
- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems.  
Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Capt Greg Cass      **Approval Date:** 11/20/2007

**Note:**      **Ok to Issue:**



# 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>313 READ ST A/K/A 7-15 ADDAIDE ST</u>		
Total Square Footage of Proposed Structure/Area <u>1,410</u>		Square Footage of Lot <u>9,583</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>150</u> <u>D</u> <u>1</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>JUSBNYC LLC</u> Address <u>5 QUARTZ KNOLL RD</u> <u>CAPE ELIZABETH ME</u> City, State & Zip <u>04107</u>	Telephone: <u>207-799-2746</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>PROFESSIONAL OFFICE - SECURITY SYSTEMS</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>PROFESSIONAL OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE CARPETS, INSTALL TILE FLOORING, REPLACE DROP CEILING WITH SHEETROCK, INSTALL PARTITIONS, REMOVE CENTER WALL (SUPPORT) WITH CENTER BEAM SUPPORT ON BOTH ENDS</u>		
Contractor's name: <u>Vincent Oates (Vinnie's Carpentry &amp; Remodeling)</u> Address: <u>15 Vista Dr</u> City, State & Zip <u>Windham Me 04062</u> Telephone: <u>cell 831-2145</u> Who should we contact when the permit is ready: <u>Vincent Oates</u> Telephone: <u>Home 894-5361</u> Mailing address: <u>15 Vista Dr</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: [Signature] Date: 10-26-07

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



# 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>17-5 Adelaide St</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>150          D            1</u>	Owner: <u>JUSBNYC, LLC</u>	Telephone: <u>207-799-2746</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Richard Steven Pappin</u> <u>5 QUARTZ KNOB RD</u> <u>CAPE Elizabeth, Me</u> <u>799-2746</u>	Cost Of Work: \$ <u>37,200</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>SECURITY BUSINESS OFFICE</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>INSURANCE OFFICE</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>INTERIOR RENOVATIONS</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>VINCENT OATES</u>		
Mailing address: _____ Phone: <u>831-2145</u>		

Please submit all of the information outlined in the Commercial Application 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 of applicant: <u>[Signature]</u>	Date: <u>10-6-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 01-16-08. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 23459 PAGE 179 COUNTY Cumberland  
PLAN BOOK 2 PAGE 71 LOT 4 & 6

ADDRESS: 313 Read Street, Portland, Maine

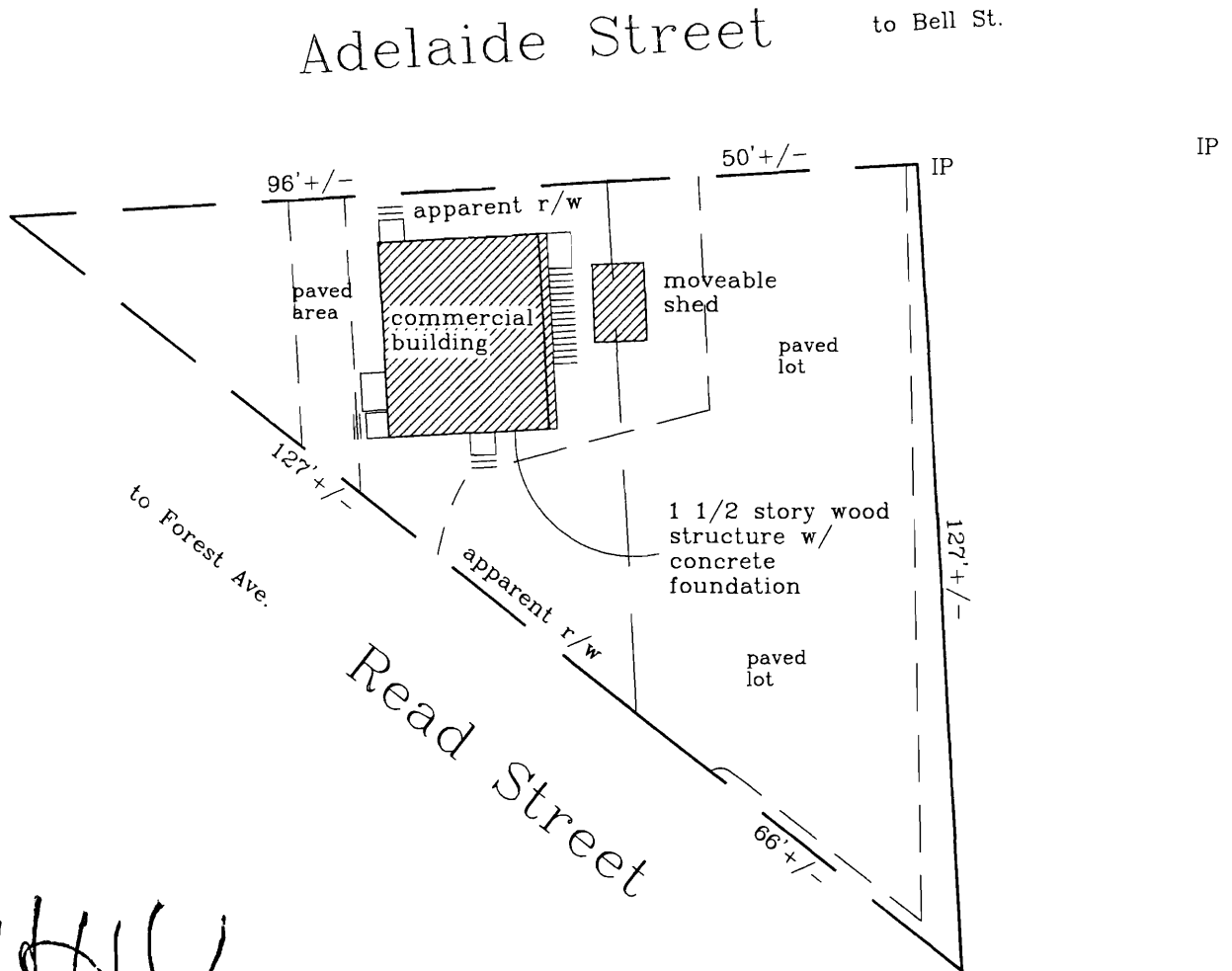
Job Number: 617-45

Buyers: JUSBNYC, LLC

Inspection Date: 10-16-07

Scale: 1" = 30'

Sellers: MM Investments, LLC



I HEREBY CERTIFY TO: Kevin G. Grimes, Esq.; State Farm Bank,

FSB and First American Title Ins. Co.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0007 C

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright ©

**Livingston-Hughes**

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

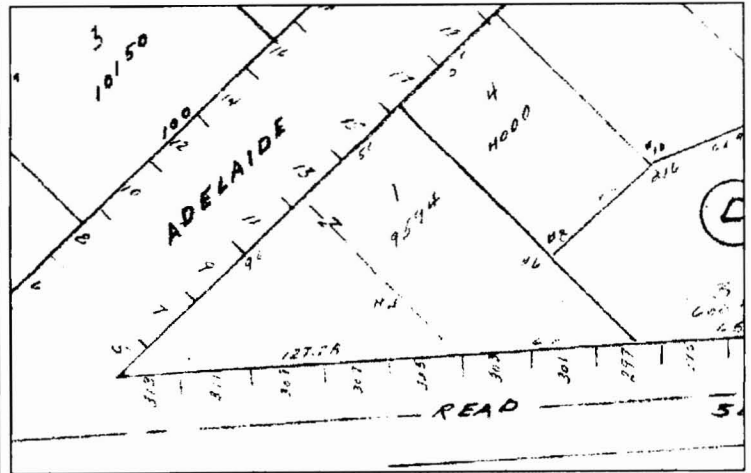
207-967-9761 phone 207-967-4831 fax

www.livingston-hughessurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

> FOR SALE

## 313 Read Street, Portland



<b>OWNER:</b>	MM Investments, LLC	<b>YEAR BUILT:</b>	1960
<b>TENANTS:</b>	Owner - Relocating	<b>BUILDING SIZE:</b>	2216
<b>LOCATION:</b>	Corner of Read St & Adelaide	<b>HEAT:</b>	FHW/Oil
<b>LOT SIZE:</b>	0.22 acre	<b>COOLING:</b>	A/C Units
<b>ROAD FRONTAGE:</b>	339'	<b>ELECTRICAL:</b>	220 Volts/Circuit Breakers
<b>ZONE:</b>	B2	<b>FOUNDATION:</b>	Block/Poured Concrete
<b>USE:</b>	Office Space	<b>CONSTRUCTION:</b>	Wood Frame
<b>SIGNAGE:</b>	Yes-Visible from Forest Avenue	<b>EXTERIOR:</b>	Vinyl Siding
<b>PARKING:</b>	12+ Spaces off street	<b>ROOF:</b>	Asphalt Shingles
<b>UTILITIES:</b>	Public Water & Sewer	<b>LAYOUT:</b>	Mostly open - 2 Stories
<b>TAXES:</b>	\$3,772 for '06-'07	<b>SECURITY:</b>	Security/Fire Systems included



**Patrick Powers Real Estate**  
**Patrick Powers @ (207) 846-1200**  
[www.patrickpowers.biz](http://www.patrickpowers.biz)  
330 East Main Street, Yarmouth

QUITCLAIM DEED

**Know All Persons by these Presents:**

**That** MM Investments, LLC, a Limited Liability Company formed under the laws of the State of Maine and authorized to do business in the State of Maine with a mailing address of 10 Cavendish Way, Falmouth, Maine 04105, for valuable consideration paid,

grants to JUSBNYC, LLC, a Limited Liability Company formed under the laws of the State of Maine and authorized to do business in the State of Maine,

with a mailing address of 5 Quartz Knob Road, Cape Elizabeth, Maine 04107,

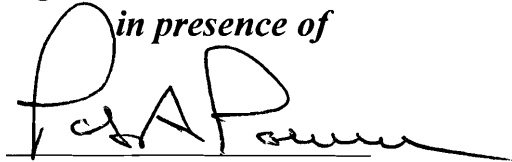
with **Quitclaim Covenants**, the real property located at 7-15 Adelaide Street A/D/A 313 Read Street, City of Portland, County of Cumberland and State of Maine,

**SEE EXHIBIT A ANNEXED HERETO**

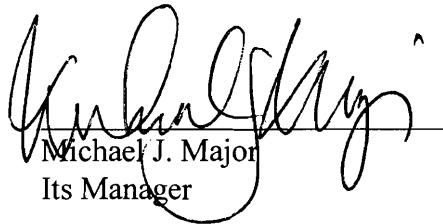
**In Witness Whereof** MM Investments, LLC, has caused this instrument to be executed as of this 26 day of October, 2007.

**Signed, Sealed and Delivered**

*in presence of*

  
Witness

MM Investments, LLC

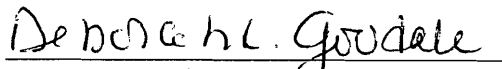
  
Michael J. Major  
Its Manager

**State of Maine,**

**County of York: SS: October 26, 2007**

Then personally appeared the above named **Michael J. Major** in his capacity as Manager of **MM Investments, LLC**, a Limited Liability Company formed under the laws of the State of Maine and authorized to do business in the State of Maine, and acknowledge the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company.

Before me,

  
Notary Public/Attorney at Law

Print Name:

DEBORAH L. GOODALE  
NOTARY PUBLIC, STATE OF MAINE  
MY COMMISSION EXPIRES  
MARCH 31, 2009



Exhibit A  
(MM Investments, LLC to JUSBNYC, LLC)

A certain lot or parcel of land with any buildings thereon described as follows:

Beginning at the intersection of Read and Adelaide Streets, thence easterly by the southerly side of Adelaide Street one hundred and forty-six (146') feet; thence southerly a distance of one hundred and twenty-seven and forty-four hundredths (127.44') feet to said Read Street; thence northwesterly by said Read Street, a distance of one hundred ninety-three and seventy-eight hundredths (193.78') feet to the point of beginning, being lots No. 4 and 6 on Plan of Lands of Martin Curran, Jr., recorded in Cumberland County Registry of Deeds in Plan Book 9, Book 71.

Being the same premises conveyed by Paul G. Cunningham and Nancy J. Cunningham to MM Investments, LLC by Quitclaim with Covenant Deed, dated December 2, 2005, and recorded in the Cumberland County Registry of Deeds in Book 23459, Page 178.



\*0599900\*

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**RETTD**

**MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

**PLEASE TYPE OR PRINT CLEARLY**

1. COUNTY CUMBERLAND	<b>DO NOT USE RED INK!</b>
2. MUNICIPALITY/TOWNSHIP PORTLAND	

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) JUSBNYC, LLC	3b) SSN or Federal ID EIN# 26-0815798
	3c) Name (LAST, FIRST, MI)	3d) SSN or Federal ID
	3e) Mailing Address 5 QUARTZ KNOB ROAD	
	3f) City CAPE ELIZABETH	3g) State 3h) Zip Code ME 04107

4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) MM INVESTMENTS, LLC	4b) SSN or Federal ID 020621417
	4c) Name (LAST, FIRST, MI)	4d) SSN or Federal ID
	4e) Mailing Address 10 CAVENDISH WAY	
	4f) City FALMOUTH	4g) State 4h) Zip Code ME 04105

5. PROPERTY	5a) Map      Block      Lot      Sub-Lot 150      D      1	Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) 307
	5c) Physical Location 7-15 ADELAIDE STREET, PORTLAND		5d) Acreage: 0.22

6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0")	6a \$ 275000.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)	6b \$ .00
	6c) Exemption claim – <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.	

7. DATE OF TRANSFER (MM-DD-YYYY)  
10 26 2007  
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use.  CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

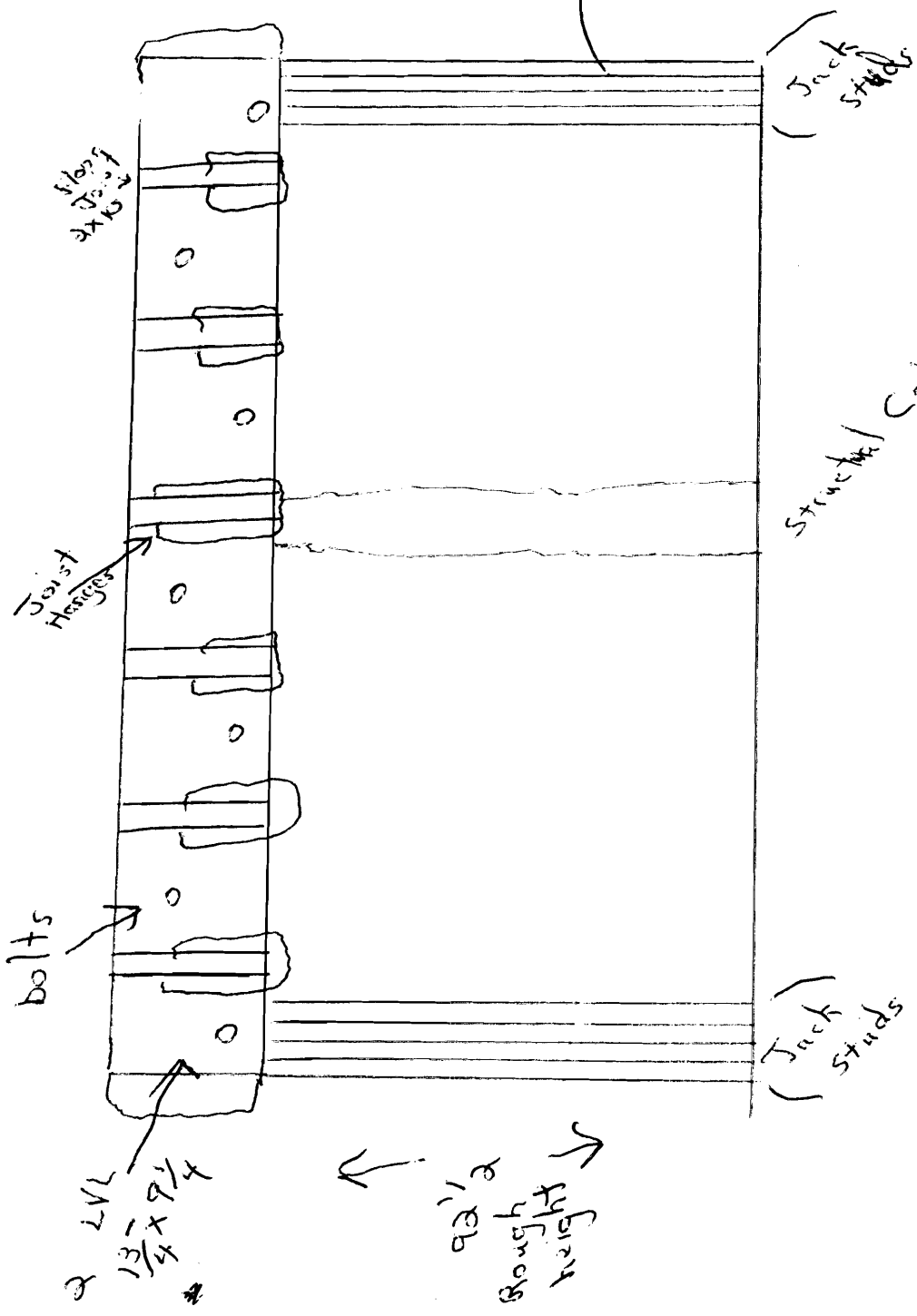
10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:  
 Seller has qualified as a Maine resident  
 A waiver has been received from the State Tax Assessor  
 Consideration for the property is less than \$50,000

11. OATH  
Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:  
Grantee: [Signature] Date: 10-26-07 Grantor: [Signature] Date: 10-26-07  
Grantee: [Signature] Date: 10-26-07 Grantor: [Signature] Date: \_\_\_\_\_

12. PREPARER  
Name of Preparer: Law Office of Kevin G. Grimes, Phone Number: (207) 985-0909  
Mailing Address: 82 Portland Road E-Mail Address: \_\_\_\_\_  
Kennebunk, ME 04043

19'3" clear span w/  
 Structural Column  
 Joist hangers on  
 all floors joist  
 both sides  
 both VLV together  
 & liquid nail

2"x4"  
 w/ 5/8" diagonal

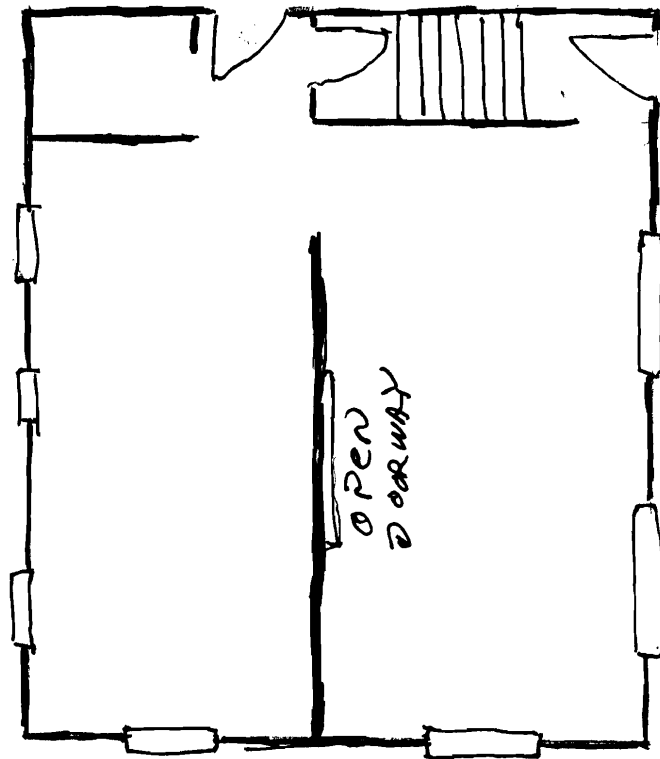


Finish height after Drywall ~~9'7 1/8~~ 9'7 1/8

9'7 1/8  
 Rough  
 height

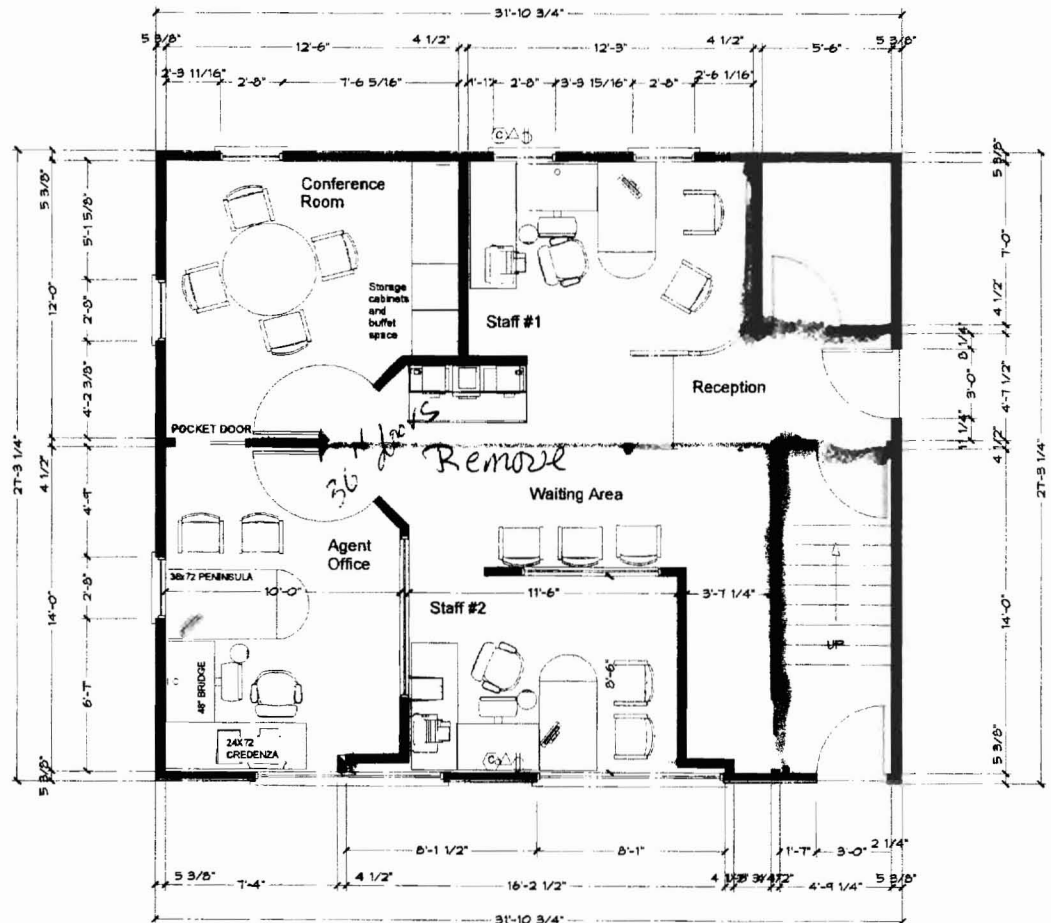
313 READ ST.  
7-15 ADELAIDE ST.

31'-10 3/4"



27'-3 1/4"

313 ROAD ST. / 7-15 ADELAIDE ST.



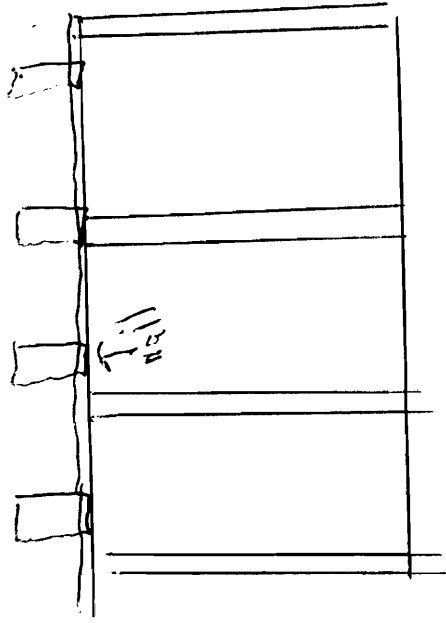
New Walls  
Old Walls

Note:  
General Contractor is to verify  
all dimensions before submitting  
a proposal for this work.  
Any discrepancies shall be  
Brought to the immediate  
attention of the owner/client.

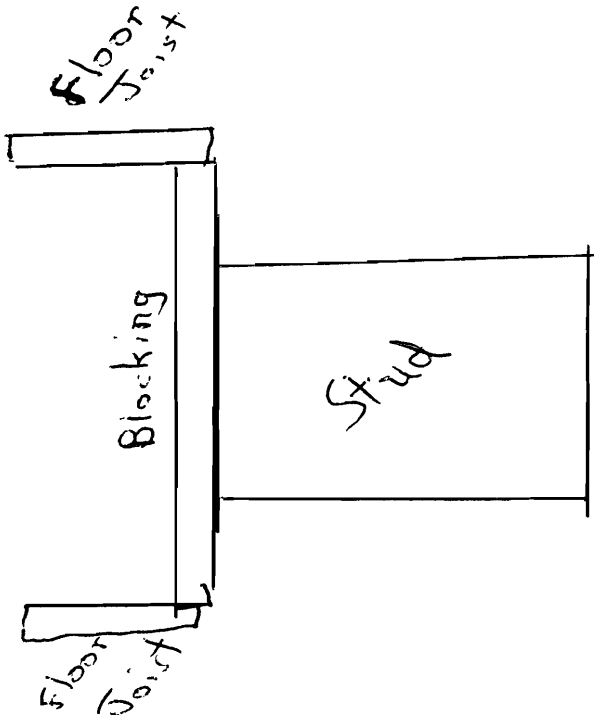
DIANE NEWMAN #10290  
OPTION 3  
9-10-2007

CONCEPTUAL PLAN- NO SCALE

# Partition Walls



# Crosssection



Blocking every 16in

~~at~~ only for walls  
in between floor joists