



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 191 Riverside St

CBL 268 A002001

Issued to Dsd Real Estate Inc /Daniel Herbert

Date of Issue 01/28/2005

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. 04-0682 , 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

APPROVED OCCUPANCY

Automobile sales & service  
USE GROUP: B/S1  
TYPE: 2C  
BOCA: 1999

**Limiting Conditions:**

THIS IS A TEMPORARY CERTIFICATE WHICH EXPIRES ON 07/01/2005.. Steel exterior siding installation shall be completed no later than 02/18/2005. All required site work shall be completed no later than 07/01/2005. HVAC submissions must be submitted by 2/18/05

This certificate supersedes  
certificate issued

*w/ DATE of 1/28/2004, DATE ERROR CORRECT*

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.

*MD*  
*02/08/05*  
*CPM*  
*PPC*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 191 Riverside St

CBL 268 A002001

Issued to Dsd Real Estate Inc /Daniel Herbert

Date of Issue 05/16/2007

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. 04-0682, 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

APPROVED OCCUPANCY

Automobile sales & service  
USE GROUP: B/S1  
TYPE: 2C  
BOCA: 1999

**Limiting Conditions:**

none

This certificate supersedes  
certificate issued 1/28/05

Approved:

(Date)

Inspector

*Jamie Bouke* 6/6/07  
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.

JLK:  
P.F.D.  
5/22/07



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 191 RIVERSIDE ST CBL 268 A002001

Issued to Car Sum Me River Llc /Allied/Cook Construction Date of Issue 09/19/2008

**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. 07-1417, 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

APPROVED OCCUPANCY

Automobile Dealership  
Commercial Office Space  
Use Group B/S1/S2  
Type 2B  
IBC 2003

**Limiting Conditions:**

none

This certificate supersedes  
certificate issued 01/28/05

Approved:

09/19/08 *Michael A. Collins*  
(Date) Inspector

*Michael A. Collins*  
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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 191 RIVERSIDE ST CBL 268 A002001

Issued to Car Sum Me River Llc /Allied/Cook Construction Date of Issue 09/19/2008

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. 07-1467, 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

2nd Floor

APPROVED OCCUPANCY

Commercial Office Space  
Use Group B/S1/S2  
Type 2B  
IBC 2003

**Limiting Conditions:**

none

This certificate supersedes  
certificate issued

Approved:

*09/19/08*  
*Michael A. Collins*  
\_\_\_\_\_  
(Date) Inspector

*Michael A. Collins*  
\_\_\_\_\_  
Inspector of Buildings

*B.W. P.F.O.*

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.



# Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division



**Location:** 191 RIVERSIDE ST

**CBL:** 268 A002001

**Issued To:** Car Sum Me River Llc

**Issued Date:** 11/12/2013

**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. 201242076 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

**PORTION OF BUILDING OR PREMISES**

Rear (Service Bays)

**APPROVED OCCUPANCY**

Use Group: B / S-1 / S-2 Car Dealership

Type: 2B

MUBEC / IBC 2009

**LIMITING CONDITIONS:** None

**Approved:**

*Inspector*

*Inspection Division Director*

**Notice:** This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

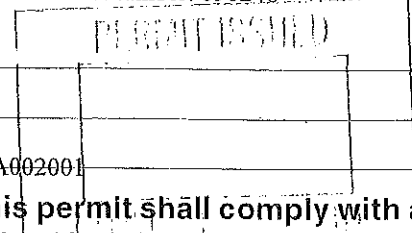
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING DEPARTMENT

### PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090246



This is to certify that CAR SUM ME RIVER LLC / Elite Bros has permission to Developing the land as an additional vehicle inventory storage AT 191 RIVERSIDE ST CD - 268 A002001

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 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. CAPT. R. Sauter  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# SCANNED

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

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

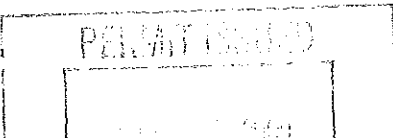
Permit No: 09-0246	Issue Date:	CBL: 268 A002001
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Location of Construction: 191 RIVERSIDE ST	Owner Name: CAR SUM ME RIVER LLC	Owner Address: 8270 GREENSBORO DR STE 950	Phone:
Business Name:	Contractor Name: White Bros, Inc.	Contractor Address: 95 Warren Ave. Westbrook	Phone 2078549173
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-4

Past Use: Vacant Land See permit# 090238	Proposed Use: Parking Lot - Developing the land as an additional vehicle inventory storage area <i>for 287 cars per plan</i>	Permit Fee: \$5,470.00	Cost of Work: \$545,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <input checked="" type="checkbox"/> Type: <i>Use Permit</i>	

Proposed Project Description: Developing the land as an additional vehicle inventory storage area	Signature: <i>KG</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: L.dobson	Date Applied For: 03/27/2009	<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 checked="" type="checkbox"/> Site Plan # 2008-0155 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>OK with conditions</i> Date: <i>3/27/09</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:
			

**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