

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040635

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED
JUN 04 2004
CITY OF PORTLAND

This is to certify that Cole Dean/Maine Sign and Display
has permission to install 4"x 8" Free Standing signs "Automatic Sign"
AT 237 Ray St 406 FORT 55 0001

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 inspection must given and when permit in process before this building or part thereof lated or occupied closed-in.
HOW NOTIFICATION 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 _____
DepartmentName

[Signature]
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: 04-0635	PERMIT ISSUED	BL: 406 F036001
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Location of Construction: 237 Ray St	Dwner Name: Cole Dean	Owner Address: 21c Great Falls Rd	Phone:
Business Name:	Contractor Name: Maine Sign and Display	Contractor Address: 51 B Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: R-3

Past Use: Vacant	Proposed Use: Vacant Land/ /install 4"x 8" Free Standing sign "Autumn Glen"	Permit Fee: \$94.00	Cost of Work: \$94.00	CEO District: 4
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Proposed Project Description: install 4"x 8" Free Standing sign "Autumn Glen"	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i> <i>BOCA 1999</i>
	Signature: _____	Signature: _____

Permit Taken By: Idobson	Date Applied For: 0511912004	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 20020178 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/6/3/04</i>	Zoning Appeal <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: _____	Historic Preservation <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>OK by D.A. 6/3/04 under 14-369.5.g</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

From: Marge Schmuckal
To: Sarah Hopkins
Date: Mon, May 24, 2004 4:17 PM
Subject: Newcomb Glen aka Autumn Glen

Sarah,
I have not received any stamped, approved site plan for this 10-lot subdivision. Please let me know the status. Isn't this Jim's (Seymour) 10 lot subdivision? Is it good to go? Can I get a copy?

Thanks,
Marge

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0178

Application I. D. Number

8/15/02

Application Date

Newcomb Glen Subdivision

Project Name/Description

Cole Dean

Applicant

21c Great Falls Rd. Gorham. ME 04038

Applicant's Mailing Address

237 - 237 Ray St, Portland, Maine

Address of Proposed Site

406 F036001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207)892-5248 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply) New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

R3

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots 10
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review \$462.24 Date: 4/12/04

Planning Approval Status:

Reviewer _____

Approved Approved w/Conditions Denied
 See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____
 signature date

Performance Guarantee Required* Not Required

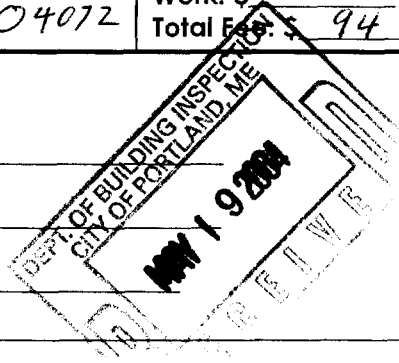
* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>4/14/04</u> date	<u>\$278,263.00</u> amount	<u>10/15/04</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>4/12/04</u> date	<u>\$5,565.26</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	Gaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date

Signage/Awning 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>237 Ray Street</u>		
Total Square Footage of Proposed Structure <u>32</u>	Square Footage of Lot <u>2.7 acres, XXXXXX</u>	
		Telephone: <u>LLC 283 4233</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Windemere Homes LL</u> <u>14 Windemere Lane</u> <u>Saco, Maine 04072</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <u>94</u> Awning Fee = Cost Of Work: \$ <u>0</u> Total Fee: \$ <u>94</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>farm</u>		
Approximately how long has it been vacant: <u>decades</u>		
Proposed use: <u>residential subdivision</u>		
Project description: <u>10 single family homes</u>		
Contractor's name, address & telephone: <u>Maine Sign+Display, 51 PST, Portland, ME 04106</u>		
Whom should we contact when the permit is ready: <u>Jeff Purser 5905059</u> <u>18005448104</u>		
Mailing address: <u>14 Windemere Lane</u> <u>Saco, Maine 04072</u> <u>799-8104</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>5905059</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Jeff Purser</u>	Date: <u>5/18/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 237 Ray Street ZONE: R3

CBL: 406 F044

SINGLE TENANT LOT? YES NO MULTI TENANT LOT? YES NO

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: _____ Height: _____

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS PROPOSED: 4' x 8' @ 32#

BLDG. WALL SIGN? (attached to bldg) YES NO DIMENSIONS PROPOSED: _____

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS: _____

BLDG. WALL SIGN(attached to bldg)? YES NO DIMENSIONS: _____

AWNING? YES NO DIMENSIONS: _____

LOT FRONTAGE (FEET): _____

AWNING YES NO ISAWNINGBACKLIT? YES NO

HEIGHT OF AWNING: _____ LENGTH OF AWNING: _____ DEPTH: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES NO

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED SIGNAGE ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: Jeffrey L. Lauer DATE: 5/18/04

***** FOR OFFICE USE ONLY *****

4' x 4'

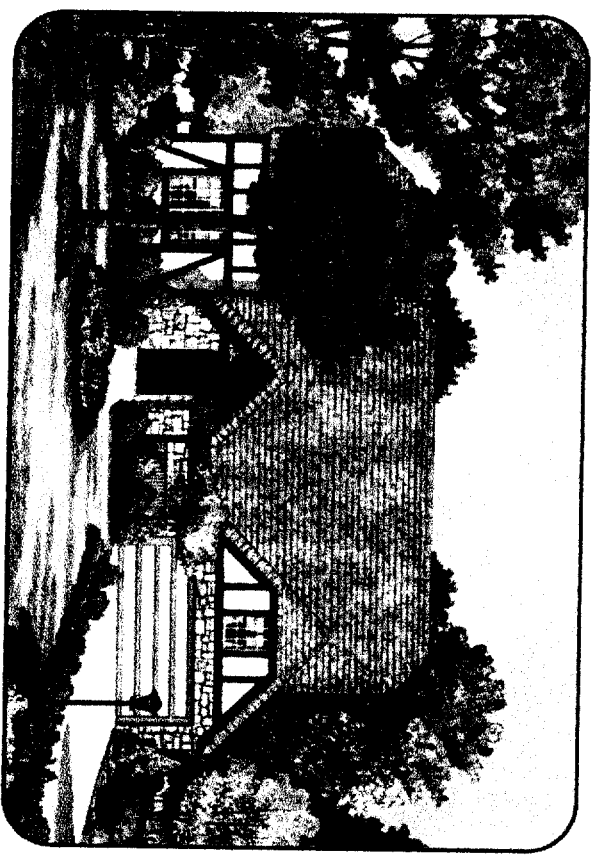
1/2 bolt
1.5" from both sides

8'

Autumn Glen

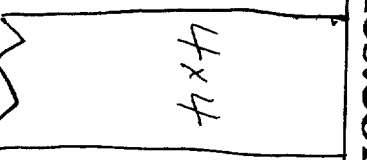
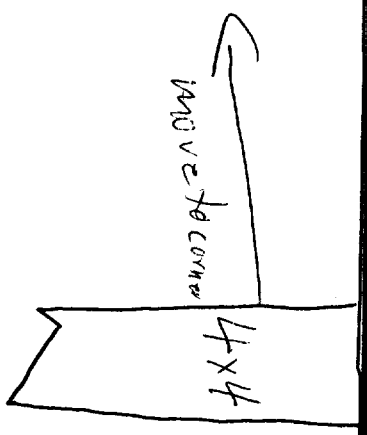
at Stepping Stone Lane

- Custom Design available
- 1700 - 3000 sq ft
- Priced from the low 300s



KELLER WILLIAMS

Frank Purser | 283-4233
www.windemerehomes.com



243

property corner

existing private drive

Ray Street

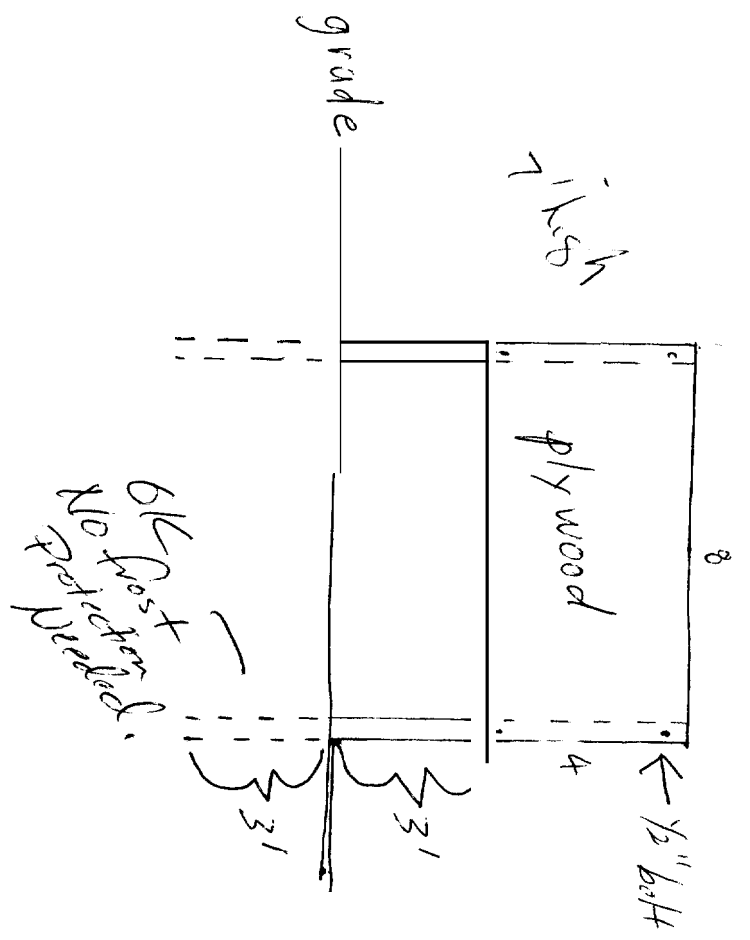
237

sign

15'

property corner

233



ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/19/2004

PRODUCER (207) 283-1486 FAX 283-4
Paquin & Carroll Insurance
 260 Main St.
 P.O. Box 356
 Biddeford, ME 04005

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED **Windemere Homes, LLC**
 14 Windemere Lane
 Saco, ME 04072

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A	Peerless Insurance Company	24198
INSURER B		
INSURER C		
INSURER D		
INSURER E		

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL M E TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADDL LTR #	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)		
A	GENERAL LIABILITY	CBP9837274	03/08/2004	03/08/2005	EACH OCCURRENCE	\$ 1,000.00
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50.00
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5.00
	H				PERSONAL & ADV INJURY	\$ 1,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER				GENERAL AGGREGATE	\$ 2,000.00
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT				PRODUCTS - COMP/OP AGG	\$ 2,000,000
	ALL OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident)	\$
	SCHEDULED AUTOS				BODILY INJURY (Per person)	\$
	HIRED AUTOS				BODILY INJURY (Per accident)	\$
	NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident)	\$
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
					OTHER THAN FA ACC AUTO ONLY ACC	\$
	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$
	DEDUCTIBLE					\$
	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STAFF/TS	OTR-
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E L EACH ACCIDENT	\$
	If yes, describe under SPECIAL PROVISIONS below				E L DISEASE - EA EMPLOYEE	\$
	OTHER				E L DISEASE - POLICY LIMIT	\$

DESCR
 .ity
Ray St signage

City of Portland
Building Inspection Dept
 389 Congress Street
 Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
Doug Willett

Windemere Homes

FAX
COVER
SHEET

NUMBER OF PAGES: 4

TO: PORTLAND CEO office
ORGANIZATION: _____

FROM: FRANK PURSER
PHONE: 283-4233

DEED FOR 237 Ray SE MAP 406 Lot 94.

**WARRANTY DEED
MAINE STATUTORY SHORT FORM**

GUNTER-PAUL, INC., a Maine Corporation with its principal place of business in Buxton, York County, Maine, for consideration paid, grants to **WINDEMERE HOMES, LLC**, a Maine Limited Liability Company, with its principal place of business at Saco, York County, Maine, with **WARRANTY COVENANTS**, the following described real estate:

A certain lot or parcel of land situated on the westerly side of Beaugard Street, Portland, Cumberland County, Maine, as shown on the Subdivision Plan/Recording Plat of Newcomb Glen subdivision for Guntas-Paul, Inc. by Sebago Technics, Inc., dated February 15, 2002 and last revised August 4, 2003, further bounded and described as follows:

Beginning at a 5/8" rebar to be set at the southeasterly corner of land now or formerly owned by Gregory McCormack and the southwesterly sideline of Beaugard Street; thence S 33° 51' 39" E, by and along the southwesterly sideline of Beaugard Street and the northeasterly sideline of Lot One, Patriot Lane, Lot Ten and Lot Eight a distance of 394.23 feet to a point near a found loose 5/8" rebar with cap number 2063 at the easterly corner of said Lot Eight; thence S 57° 25' 55" W by and along the northwesterly aideline of remaining land of Dean Cola, a distance of 1.06 feet thence S 61° 35' 11" W, by and along the northwesterly sideline of remaining land of Dean Cole as shown on said plan and land now or formerly of Rocco Joseph Pompeo as decribed in a deed recorded at Cumberland County Registry of Deeds in Book 2130, Page 386 and the southeasterly sideline of Lot Eight and Lot Seven a distance of 330.74 feet to a point near a 1" iron pipe crimped and a 1/2" rebar 10 inches high at the most easterly corner of Land now or formerly owned by Leighton as described in a deed recorded at Cumberland County Registry of Deeds in Book 6962, Page 349; thence N 70° 02' 31" W, by and along the northerly sideline of land of said Leighton and the southerly sideline of Lot Six and Lot Five as shown on said plan a distance of 157.26 feet to a 5/8" capped rebar to be set; thence N 19° 57' 29" E by and along the westerly sideline of Lots Five, Four, Three, Two and a portion of Lot One as shown on said plan a distance of 430.00 feet to a 5/8" capped rebar to be set; thence N 70° 02' 31" by and along a portion of Lot One as shown on said plan a distance of 100.00 feet to a 5/8" capped rebar to be

MAINE REAL ESTATE TAX PAID

Doc#: 23867 Bk:21088 Pg: 313

set near a ½" rebar 2 inches underground at the easterly sideline of Ray Street; thence N 19° 57' 29" E by and along the easterly sideline of said Ray Street a distance of 50.00 feet to a 5/8" capped rebar to be set at land of said McCormack; thence S 70° 02' 31" E by and along land of said McCormack a distance of 158.70 feet to the Point of Beginning.

Meaning and intending to describe the overall boundary of the area to be subdivided, containing approximately 2.79 acres.

Said parcel being subject to and benefited by all easements as shown on said plan. Said bearings are based on Grid North.

Also conveying a certain 10 foot wide Pedestrian Easement on the northwesterly side of Marlborough Street, Portland, Cumberland County, Maine, as shown on said Subdivision Plan/Recording Plat of Newcomb Glen Subdivision for Gunter-Paul, Inc. by Sebago Technics, Inc. dated February 15, 2002 and last revised August 4, 2003, further bounded and described as follows:

Beginning on the northwesterly sideline of Marlborough Street and the most easterly corner of land to be retained by Dean Cole as shown on said Plan as described in a deed recorded at Cumberland County Registry of Deeds in Book 15081, Page 59; thence N 32° 34' 05" W by and along the northeasterly side of said Cole, a distance of 91.58 feet; thence N 64° 5' 2" W over and through land of said Cole, a distance of 10.00 feet to the southerly end of Beauregard Street; thence S 57° 25' 55" W by and along the northwesterly side of said Cole, a distance of 11.84 feet; thence S 64° 55' 02" E over and through land of said Cole, a distance of 13.43 feet; thence S 32° 34' 05" E over and through land of said Cole, a distance of 88.68 feet to the northwesterly sideline of Marlborough Street; thence N 57° 25' 55" E by and along Marlborough Street, a distance of 10.00 feet to the point of beginning.

Meaning and intending to described the 10 foot wide pedestrian easement over land to be retained by Cole and containing approximately 1,018 square feet, Bearings are based on Grid North.

EXCEPTING AND RESERVING herein, a certain lot or parcel of land situated at the southerly end of Beauregard Street in Portland, Cumberland County, Maine, as shown on the subdivision Plan/Recording Plan of Newcomb Glen Subdivision for Gunter-Paul, Inc. by Sebago Technics, Inc., dated February 15, 2002 and last revised August 4, 2003, further bounded and described as follows:

Beginning at the most easterly corner of Lot Eight and the westerly sideline of Beauregard Street as shown on said Plan; thence N 57° 25' 55" E, by and along the

Doc#: 23867 Bk:21088 Pg: 314

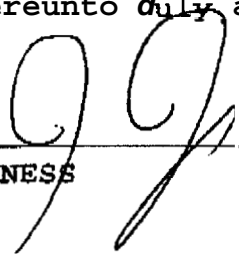
southerly end of Beauregard Street, a distance of 56.42 feet to a drill hole found in the ledge; thence S 32° 34' 05" E, a distance of 100.00 feet to a 5/8" rebar with Cap Number 1172 at the northwesterly side of Marlborough Street; thence S 57° 25' 55" W by and along Marlborough Street, a distance of 60.04 feet; thence S 61° 35' 11" W, continuing along Marlborough Street, a distance of 30.00 feet to land now or formerly of Rocco Joseph Pompeo as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2130, Page 386; thence N 28° 13' 54" E by and along land of said Pompeo, a distance of 100.19 feet to the southeasterly sideline of Lot Eight; thence N 61° 35' 11" E by and along Lot Eight, a distance of 26.05 feet; thence N 57° 25' 55" E by and along Lot Eight a distance of 1.06 feet to the Point: of Beginning.

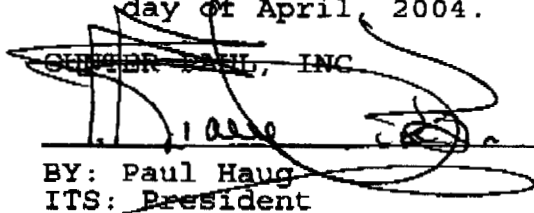
Meaning and intending to describe remaining land of Dean Cole, containing approximately 8,626 square fact.

Subject to a 10 foot wide Pedestrian Easement as shown on said Plan and described above. Bearing of based on Grid North.

Being the same premiees conveyed to Gunter-Paul Inc. by warranty Deed of Dean Cole, to be dated and recorded herewith.

IN WITNESS WHEREOF, Gunter-Paul, Inc., has caused this instrument to be signed by Paul Haug, its President, thereunto duly authorized, this day of April, 2004.

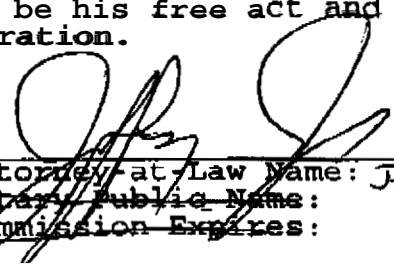
WITNESS 

~~GUNTER PAUL, INC~~

BY: Paul Haug
ITS: President

STATE OF MAINE
Cumberland, ss.

April 2, 2004

The personally appeared, the above-named Paul Haug, in his capacity as President of Gunter-Paul, Inc., and acknowledged the forgoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me, 
~~Attorney at Law Name: Jeffrey Jones, Esq~~
~~Notary Public Name:~~
~~Commission Expires:~~

Received
Recorded Register of Deeds
Apr 09, 2004 10:46:39A
Cumberland County
John B O'Brien