

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 071375

This is to certify that FIXED GEAR LLC / Corner the Building Restorationhas permission to Change of use from Retail to real estate officeAT 100 CONGRESS ST

E 016 D001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 procured before this building or part thereof is leased or occupied. Closed-in work. FOUR 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 Chard

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

_____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

_____ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

Date

Signature of Inspections Official

Date

CBL: 16 2001

Building Permit #: 071375

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1375		Issue Date:	CBL: 016 D001001
Location of Construction: 100 CONGRESS ST	Owner Name: FIXED GEAR LLC	Owner Address: 12 ATLANTIC ST	Phone:
Business Name: Tom Landry Realestate	Contractor Name: Cornerstone Building & Restoration	Contractor Address: 44 Coyle Street Portland	Phone: 2077759085
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-1

Past Use: Retail	Proposed Use: Commercial - Office " Tom Landry Realestate" Change of use from Retail to Realestate Office - add walls	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Change of use from Retail to Realestate Office - add walls		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Separation Required</i>	INSPECTION: Use Group: <i>B</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature: <i>Corey Case</i>	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: Idobson	Date Applied For: 11/06/2007	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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 <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"/> <i>OK w/conditions</i> Date: <i>11/27/07 ABW</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 <i>ABW</i> 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1375	Date Applied For: 11/06/2007	CBL: 016 D001001
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Location of Construction: 100 CONGRESS ST	Owner Name: FIXED GEAR LLC	Owner Address: 12 ATLANTIC ST	Phone:
Business Name: Tom Landry Real Estate	Contractor Name: Cornerstone Building & Restoration	Contractor Address: 44 Coyle Street Portland	Phone: (207) 775-9085
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Professional office - real estate office - Change of use from Retail to Real Estate Office - add walls	Proposed Project Description: Change of use from Retail to Real Estate Office - add walls
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Dept: Zoning	Status:	Reviewer: Ann Machado	Approval Date: 11/27/2007
Note: Area of office is about 450 sf, so they need one parking space. One shown on plot plan.			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
2) Separate permits shall be required for any new signage.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 12/03/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
2) 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 with Conditions	Reviewer: Capt Greg Cass	Approval Date: 11/29/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 1 hr. Fire rating required seperating the assembly use. 2 hr. Fire rating required seperating the residential use.			

Comments:
11/15/2007-amachado: Need plot plan that shows parking. Total square footage of space? Area of first floor that occupying? Spoke to Damien Augustine. He wiil bring in what we need.
11/15/2007-amachado: Sent Traffic Analysis Report to Jim Carmody.
11/16/2007-amachado: Voicemail from Jim Carmody saying no issue with traffic. Said he would send the form back to me.



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, no permits of any kind are accepted.

Location/Address of Cons: <i>any questions about permit</i>		Lot: _____	
Total Square Footage of P: <i>Call Tom Landry</i>		Owner or Buyer* Telephone: _____	
Tax Assessor's Chart, Block# Chart# Block# <i>16 D</i>	City or Buyer* Telephone: <i>04101</i>		Telephone: _____
Lessee/DBA (If Applicable) <i>Tom Landry</i>		Cost Of Work: \$ <i>10,000</i>	Cost of O Fee: \$ <i>75</i>
Current legal use (i.e. single family) <i>Retail</i>		Total Fee: \$ <i>195</i>	
If vacant, what was the previous use? _____		nt) _____	
Proposed Specific use: _____		Work: \$ <i>10,000</i>	
Is property part of a subdivision? _____ If yes, please name _____		C of O Fee: \$ <i>75</i>	
Project description: <i>office Change of use from Retail to office -</i>		Total Fee: \$ <i>195</i>	
Contractor's name: <i>Cornerstone Building & Renovation</i>		NOV 6 2007	
Address: <i>44 Coyle St</i>		Contractor's name: _____	
City, State & Zip: <i>Portland ME</i>		Address: _____	
Who should we contact when the permit is ready: <i>Damen Augustine</i>		City, State & Zip: _____	
Mailing address: _____		Telephone: <i>775-9095</i>	
		Telephone: <i>699-9387</i>	

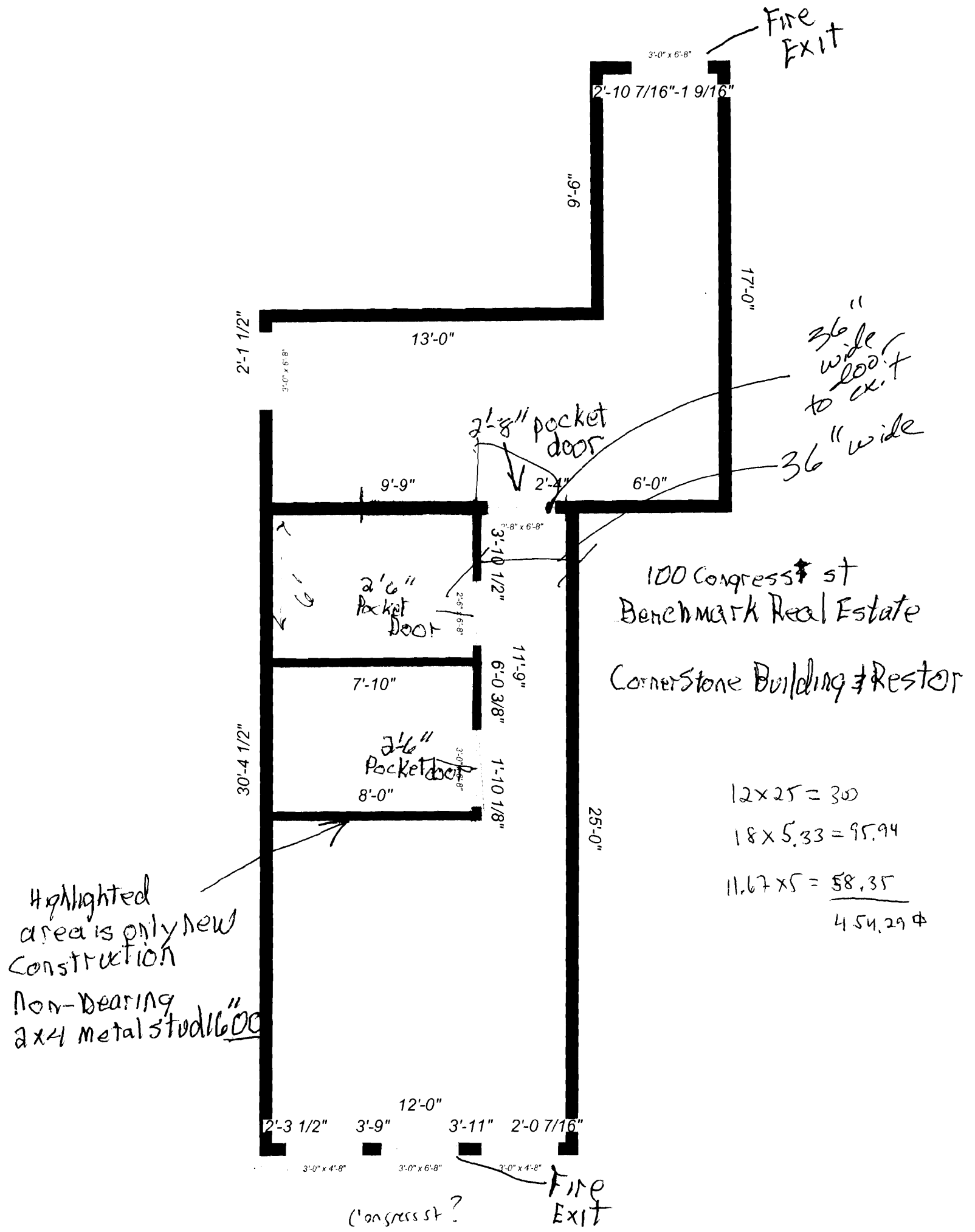
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

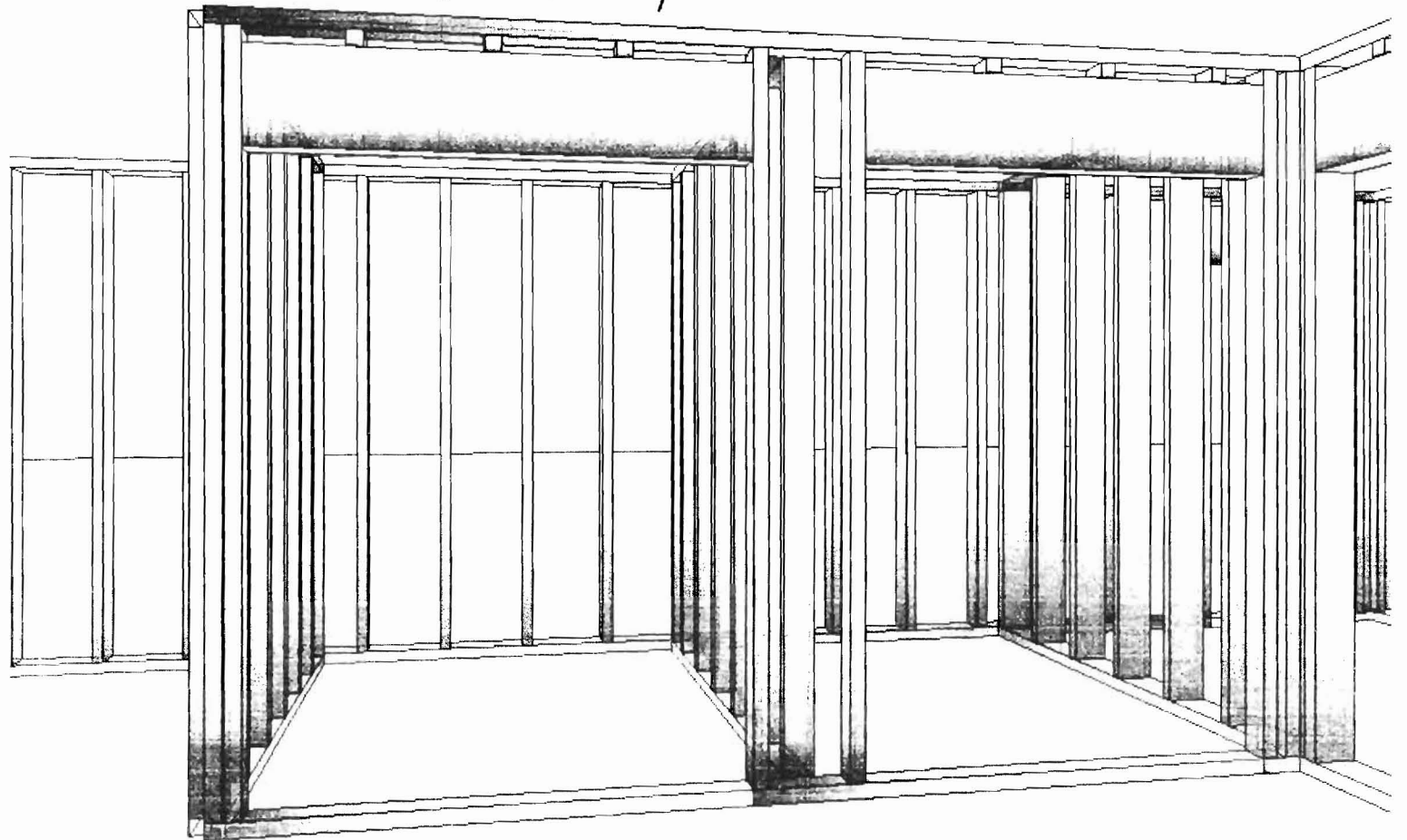
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

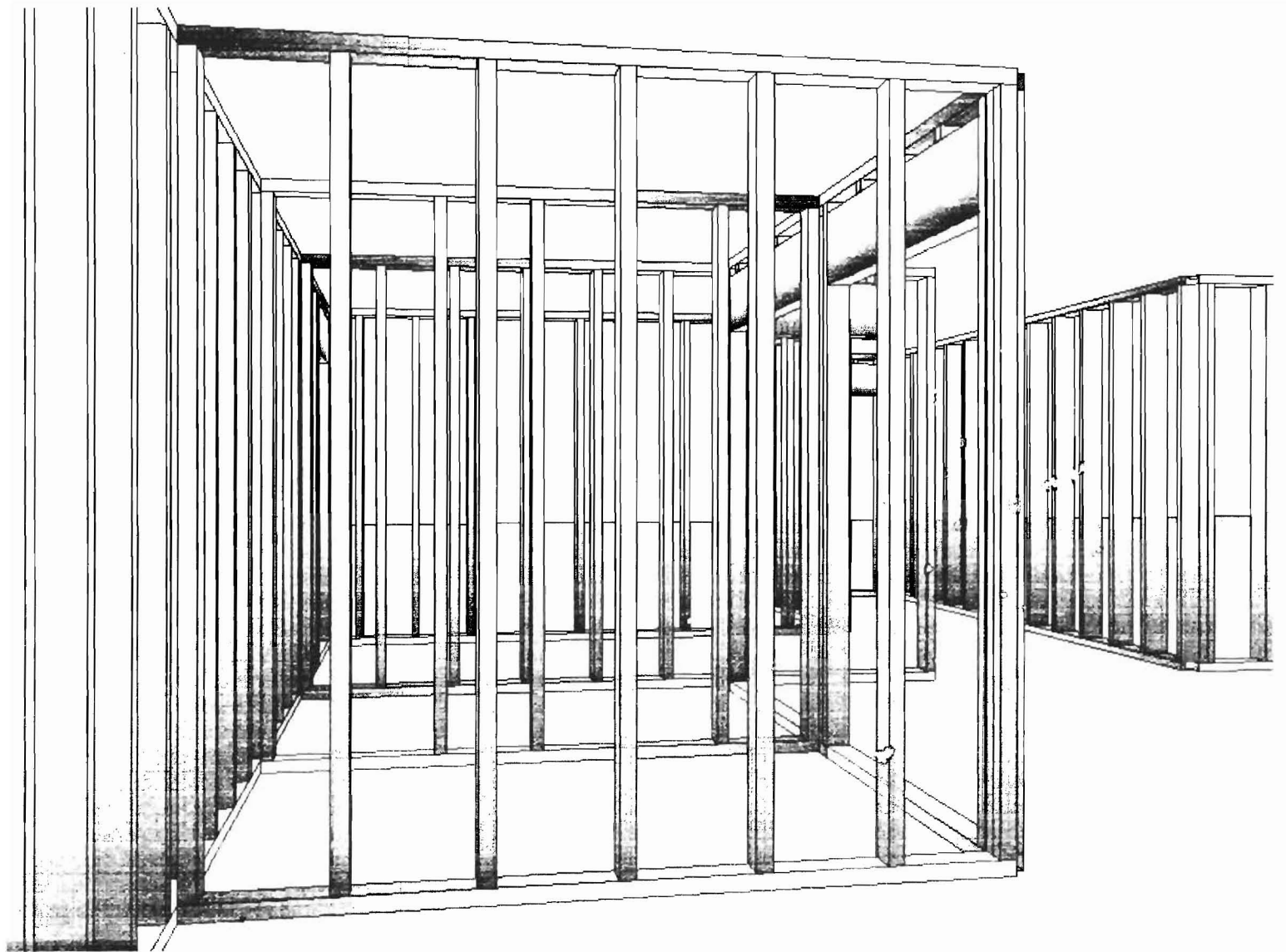
Signature: *Damen Augustine* Date: *11/6/07*

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



New construction - Metal studs 16' OC
attached to existing with 2x4 partition batten
NON-BEARING





LEASE AGREEMENT

THIS LEASE is made as of the 15th day of September 2007, by and among Fixed Gear, LLC of Portland, Maine a Maine corporation having a principal place of business in Portland, Maine (hereinafter collectively called "Landlord") and Tom Landry of Portland, Maine (hereinafter called "Tenant").

W I T N E S S E T H :

1. Premises: In consideration of the rent and covenants herein reserved and contained on the part of the parties to be paid, performed and observed, Landlord does hereby lease, demise and let unto Tenant, and Tenant does hereby take and hire from Landlord, upon and subject to the terms and provisions of this lease, the following described premises (sometimes hereinafter referred to as the "premises" and sometimes referred to as the "demised premises"):

The building and the parcel of land owned by Landlord situated at
100 Congress Street, Portland, Maine 04101.

Tenant acknowledges that it has inspected the demised premises and is fully satisfied with the physical condition thereof and agrees to accept possession of the demised premises in "as is" condition.

2. Term: The term of this lease shall be for a period of Two Years, beginning on the date hereof (hereinafter called the "commencement date"). The term hereof shall continue from month to month thereafter until terminated by either party on one hundred (120) days written notice. Said lease shall have a right of first refusal for the Tenant as long as Tenant has maintained the property and been in good standing with all rental payments, for a Third Year. At that time the rent and total overall cost to tenant shall be increased no more than 6% with the option that the Tenant can secure the property for an additional Two Year Term at the fixed rate increase.

3. Rental:

(a) Tenant covenants and agrees to pay to Landlord, in advance and without setoff or deduction and without previous demand therefore, at the address of Landlord set forth in Section 20 hereof, or at such other place as Landlord may by notice in writing from time to time direct, base rent on the first day of each month during the term hereof at the following rates:

(i) During the first lease year of the term of this lease,
Seven Hundred Dollars (\$ 700.00) per month. With a Triple Net agreement of the taxes only, not the insurance, of \$100.00 per month. For a total base rent of \$800.00 per month. Plus utilities.

(ii) During each succeeding lease period beyond the initial two years of the original term of this lease, Tenant shall pay monthly base

10/30/07

To Whom It May Concern:

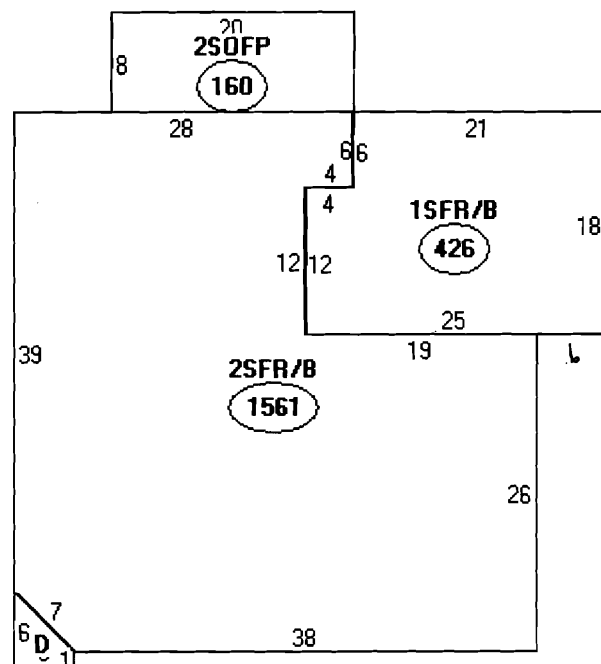
We the owners of 100 Congress St authorize tenant and all related contractors to change the use of the space to a real estate office and do all related build out and modifications.

Owner:

Owner:

Owner:

Owner:



Descriptor/Area

- A: 2SFR/B
1561 sqft
- B: 2SFR/B
160 sqft
- C: 1SFR/B
426 sqft
- D: 1SFR
17 sqft

B-1 AND B-1b
NEIGHBORHOOD BUSINESS ZONES
Traffic Analysis Report

The proposed use at 100 Congress Street, Portland,
Maine, consuming approximately 450 square feet of area,

Is / Is Not

estimated to produce in excess of 100 peak vehicle trips.
As a result, a traffic study

Is Is Not required.

11/28/07
Dated

James P. Carmody
Traffic Engineer
City of Portland

It is going to be a real estate office.

100 Congress Plot Plan

50'-0" P.L.

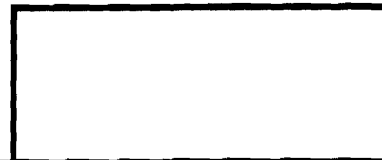
Real Estate parking

10'-0"

Atlantic Street

14'-0"-88

5'-88



49'-0"

Bar Lola

Real Estate Office

6'-0"

25'-6"

18'-0" 85'-0" P.L.

38'-0"

100 congress st

50'-0" P.L.

20'-0"

Congress Street

20'-0"

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 15124 PAGE 284 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 100 Congress Street, Portland, Maine

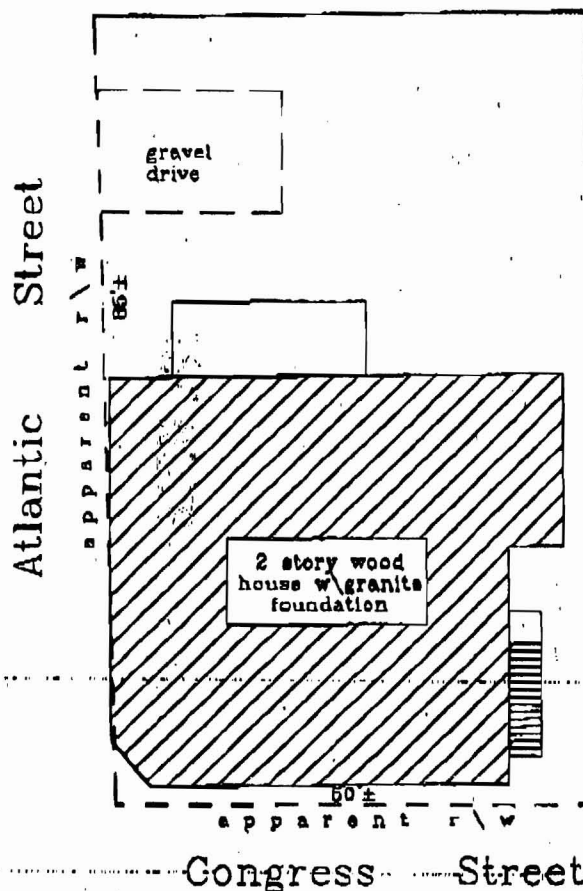
Job Number: 648-77

Inspection Date: 01-04-05

Scale: 1" = 20'

Buyer: Fixed Gear, LLC.

Seller: Roger J. Trettel



I HEREBY CERTIFY TO: C.H. McLaughlin Title Co., The Lender
 and its title insurer.

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:

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.

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04048

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

www.livingston-hughessurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

