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*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

November 18, 2011

Bernstein Shur
P.O. Box 9729
Portland, ME 04104-5029
Attn: Susan Osborne

RE: 47-57 India Street – 020-E-26 & 27 (the “Property”) – B-2b Zone


Dear Ms. Osborne

I am in receipt of your request for a determination letter concerning 47-57 India Street (the “Property”). The Property is located entirely within the B-2b Community Business Zone. The B-2b zone permits personal service, retail, restaurant food service, and apartment uses among other listed uses. I have attached copies of permits and certificates of occupancy for the Property.

I am not aware of any current zoning or other violations concerning the Property. There are no active or pending actions against the Property.

If you have any other questions, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

attachments

207 774-1200 main
207 774-1127 facsimile
bernsteinshur.com

BERNSTEIN SHUR

COUNSELORS AT LAW

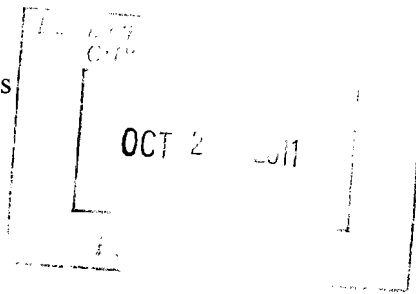
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Susan Osborne
Paralegal
207 228-7215 direct
sosborne@bernsteinshur.com

October 27, 2011

Via Hand Delivery

Marge Schmuckal
Assistant Chief of Inspection Services
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101



Re:

✓ 127 Fore Street / 20-C-9 / Property of Shipyard Brewing - B-5b
✓ 184 Commercial / 31-J-30-31-32 / Property of GEF LLC - WCZ - *Don't want in this zone*
✓ 47 India Street / 20-E-26-27 / Property of India & Middle LLC - B-2b
Retail/Seafood Rest

Dear Marge:

Please issue a letter confirming what zone the buildings and improvements located at the above property are located in and that each is in compliance with all laws, ordinances, codes, rules and regulations applicable to the use, occupancy and operation thereof. Please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our 2 checks in the total amount of \$450 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,

Susan Osborne

my Copies

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 01056

AUG 29 1984

ZONING LOCATION B-2 PORTLAND, MAINE August 28, 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 47 India Street - Commercial Fruit Co. Fire District #1 #2

1. Owner's name and address Louis DellaValle - Westbrook Telephone 773-9000

2. Lessee's name and address Telephone

3. Contractor's name and address DMILLIC Constr. 40 Wellington Ad. Telephone 774-9588

Proposed use of building food retail fruit co. No. of sheets 04103

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated structural cost \$ 65,800

FIELD INSPECTOR: Mr. Adda TO Appeal Fees \$

@ 775-5451 Base Fee 235.00

Late Fee TOTAL \$ 335.00

To construct 40' x 22' storage bldg and 26' x 12' cold storage bldg. to be connected to existing building as per plans. 2 sheets of plans.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

send permit to # 3 04103

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: Will there be in charge of the above work a person competent
BUILDING CODE: to see that the State and City requirements pertaining thereto
Fire Dept.: are observed? yes
Health Dept.:
Others:

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION **2081.0**
 ZONING LOCATION **B-2** PORTLAND, MAINE Nov. 14, 1985

NOV 16 1985
 RECEIVED
 BUILDING DEPARTMENT
 PORTLAND, MAINE

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **47 India St.** Fire District #1 #2
 1. Owner's name and address **Commercial Fruit Store - Louis Bn** Telephone **773-9000**
 2. Lessee's name and address **Della Valle - Xkta** Telephone **797-0354**
 3. Contractor's name and address **DIMILLO CONSTRUCTION - Wellington Rd.** Telephone **774-9518**
 Proposed use of building **retail fruit store & restaurant** No. of sheets
 Last use **retail fruit** No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ **500** Appral Fees \$

FIELD INSPECTOR Mr.	Base Fee	\$ 25.00
@ 775-5451	ch of use	\$ 25.00
	Late Fee
	TOTAL	\$ 50.00

Change of use from retail fruit to retail fruit store and restaurant with alterations no structural changes. Work has been completed and Arthur Addato has inspected.

Stamp of Special Conditions

send permit to # 1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? No. Is any electrical work involved in this work? No.
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
 BUILDING INSPECTION PLAN EXAMINER
 ZONING: **D. K. H. J. 11/14/85**
 BUILDING CODE
 Fire Dept.
 Health Dept.
 Others

MISCELLANEOUS
 Will work require disturbing of any curb on a public street?
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

[Signature] **D. M. L. P.** same



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 47 India Street

Issued to Commercial Fruit Store Date of Issue Nov. 15, 1985

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. 85-1333, 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

APPROVED OCCUPANCY

Limiting Conditions: Entire Retail fruit store and restaurant

This certificate supersedes certificate issued

Approved:

11-15-85

(Date)

Arthur Abbott
Inspector

[Signature]
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.

B

PERMIT # 1311 CITY OF Portland BUILDING PERMIT APPLICATION MAP # LMT#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Consolidated Properties
Address: 33 Rigby Road So. Portland
LOCATION OF CONSTRUCTION: 17 India Street
CONTRACTOR: Consolidated SUBCONTRACTORS:
ADDRESS:

Est. Construction Cost: 20,000 Type of Use: Commercial

Building Dimensions: L W Sq. Ft. # Stories Lot Size
Is Proposed Use: Seasonal Condominium Apartment
Conversion: Explain: Make interior renovations

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
Residential Buildings Only:
Of Dwelling Units # Of New Dwelling Units

Foundations:
1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floors:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:
1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:
1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

For Official Use Only
Date: 10/13/87
Subdivision: Yes / No
Name:
Lot:
Block:
Estimated Cost: 20,000
Value Structure:
Fee: 120.00
Ownership: Public Private (X)

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing PERMIT ISSUED
3. Type Ceiling:
4. Insulation Type Size
5. Ceiling Height: OCT 15 1987

Roof:
1. Truss or Rafter Size Span City Of Portland
2. Sheathing Type Size
3. Roof Covering Type
4. Other

Chimneys:
Type: Number of Fire Places

Heating:
Type of Heat:

Electrical:
Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:
1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.

Zoning:
District Street Frontage Req.: Provided
Required Setbacks: Front Back Side Side

Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shore and Floodplain Mgmt Special Exception
Other (Explain)
Date Approved

Permit Received By Lynne Benoit

Signature of Applicant [Signature] Date 10/13/87

Signature of CEO [Signature] Date

Inspection Dates

1-Wing



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to **Lee Pillsbury, retail clothes**

Date of Issue **January 25, 1968**

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. **87/1311**, 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

APPROVED OCCUPANCY

47 India Street

Lee Pillsbury Retail Clothes

Limiting Conditions:

This certificate supersedes
certificates issued.

Approved:

1/22/68 *A. Lane*
(Date) Inspector

James P. O'Brien
Inspector of Buildings

Notice: This certificate becomes invalid in the event of a change of ownership, and shall be transferred from owner to owner when a 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

47 India Street

Date of Issue

July 19, 1988

Issued to

Wolf Associates

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. _____, 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

APPROVED OCCUPANCY

Portion used for Beauty Salon

Beauty Salon

Limiting Conditions:

This certificate is not a
certificate issued
Approved:

[Signature]

[Signature]

This certificate is not a title to the building or premises, and shall be transferred from person to person when property changes hands. One will be furnished to owner or lessee for one dollar.

PERMIT # 602703 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LCT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: India Street Assoc.
Address: 47 India St.

LOCATION OF CONSTRUCTION 47 India Street

CONTRACTOR: Step-Up SUBCONTRACTORS: 797-9387

ADDRESS: Raymond DuPis

Est. Construction Cost: 5,500. Type of Use: Commercial Food Service Ceiling: Retail Take Out

Prop. Use: Retail Take Out

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
Conversion - Explain: Tenant Fit Up - Int ren. scaled layout

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:
Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size: _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Material: _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date October 2, 1989 Subdivision: Yes / No
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____
 Estimated Cost 5,500. Permit Expires _____
 Value/Structure _____ Ownership: Private
 Fee 30.00

PERMIT ISSUED
OCT 18 1989

Ceiling:
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:
1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:
Type: _____ Number of Fire Places _____

Heating:
Type of Heat: _____

Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:
District B-2 Street Frontage Req.: _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shore and Floodplain Mgmt. _____ Special Exception _____
Other (Explain) _____

ok Date Approved WDH 10-12-89

Permit Received By Deborah Cooca

Signature of Applicant _____ Date _____

Signature of CEO _____ Date 10/11/89

Inspection Dates _____

902067

CALL WHEN READY TO PICK UP.

\$60.00

Permit # 902067 City of Portland BUILDING PERMIT APPLICATION Fee \$60.00 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: India Street Assoc. Phone # 773-1122 ** Fixed call when ready*

Address: 33 Rigby Road So. Portland 04106

LOCATION OF CONSTRUCTION 67 India St.

Contractor: GETTY Jordan Sub: _____

Address: Saco, Maine Phone # _____

Est. Construction Cost: \$7,000 Proposed Use: apartment/retail store

Past Use: food service and seating

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion to change use from dining area to apartment with renovations

For Official Use Only

Date Sept. 20, 1990 Subdivisor Name _____

Inside Fire Limits _____ Lot _____

Bldg Code _____ Ownership: _____

Time Limit _____

Estimated Cost \$7,000

PERMIT ISSUED

City Of Portland

Zoning: B-2

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____

Special Exception _____

Other (Explain) _____

Foundation:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

Floor:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Ceiling:

- Ceiling Joists Size: _____ Not in District as Landmark.
- Ceiling Strapping Size _____ Spacing _____ Does not require 1990fw.
- Type Ceiling: _____
- Insulation Type _____ Size _____ Requires Rerig.
- Ceiling Height: _____

Roof:

- Truss or Rafter Size _____ Span _____ Approved.
- Sheathing Type _____ Size _____ Approved with Conditions.
- Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

- Approval of soil test if required Yes _____ No _____
- No. of Tubs or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law.

PERMIT ISSUED WITH LETTER

Permit Received By Latini

Signature of Applicant: Fred Forsley Date 9/20/90

Signature of CEO: Ell Wallcut 10-10-90

Inspection Dates _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 47 India St.

Issued to India Street Assoc.

Date of Issue 12/5/91

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. 90/2057, 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

APPROVED OCCUPANCY

Change of Use - from food service/seating to
retail (first floor) & apartment (second floor)

Limiting Conditions:

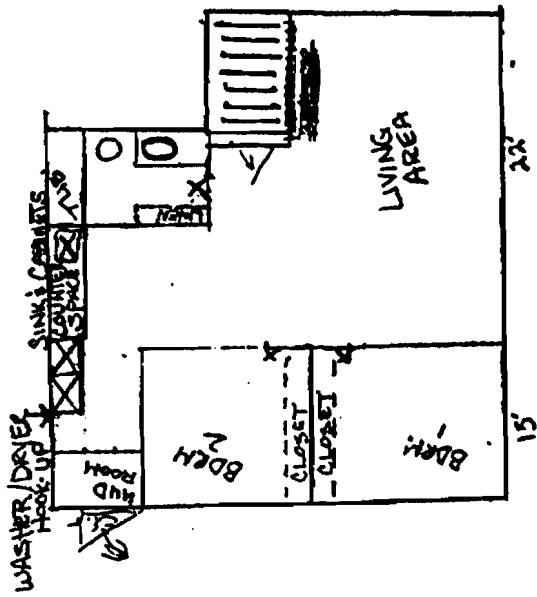
This certificate supersedes
certificate issued

Approved:

12-6-91 Arthur Abbott
(Date) Inspector

[Signature]
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.



RECEIVED
 SEP 30 1990
 DEPT OF BUILDING INSPECTIONS
 CITY OF PORTLAND



Certificate of Occupancy

LOCATION 47 India St

CBL 020 E026001

Issued to India & Middle LLC/Applicant

Date of Issue 10/01/2002

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. 02-1049, 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

Hair Salon

APPROVED OCCUPANCY

Use Group: B
Type: n/a
BOCA 1999

Limiting Conditions:

This only applies to the portion occupied by the Hair Salon

This certificate supersedes certificate issued

Approved:

(Date)

[Signature]
Inspector

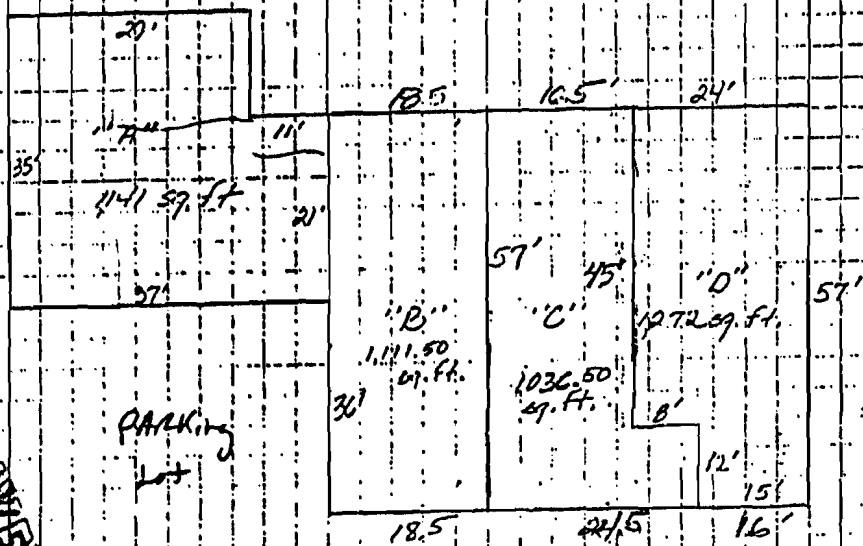
[Signature]
Inspector of Buildings

10/3/02

Notice: This certificate is neither a title of building or premises, nor shall it be transferred from person to person without proper change of records. Copy will be furnished to owner or tenant for one dollar.

Building Plot Plan
 (Approximate Dimensions - Not to Scale)

For the purpose of leasing space "B"
 as shown below.



DEPT. OF BUILDING INSPECTIONS
 CITY OF PORTLAND

S.F.P. 0-1090

RECEIVED

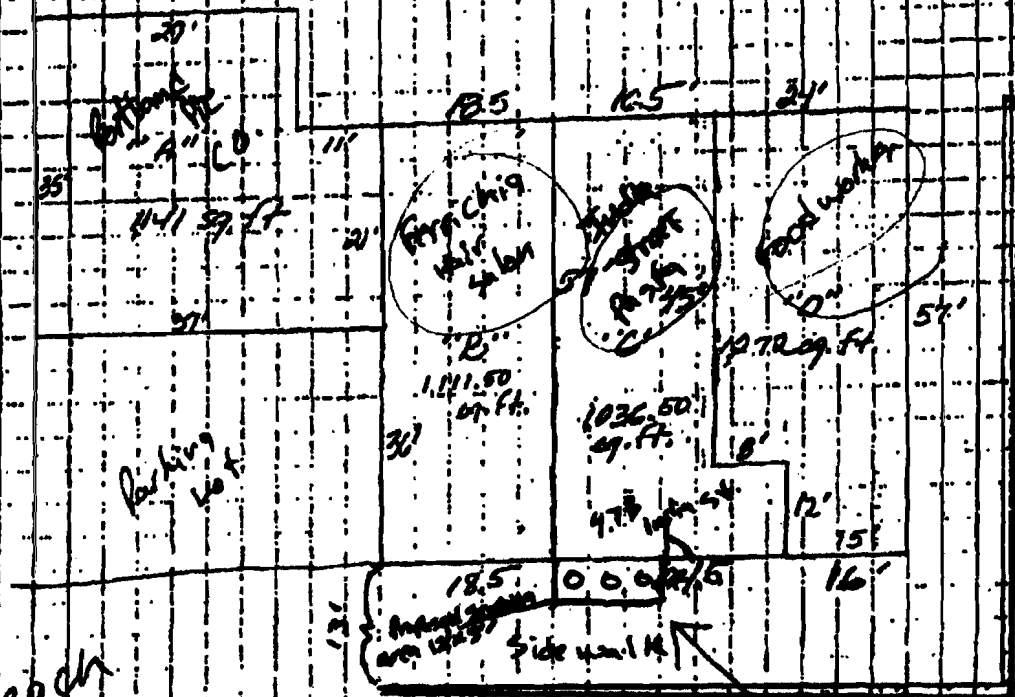
47 India Street
 Portland, ME

Exhibit A

permit 03-0950

Building Plot Plan
 (Approximate Dimensions Not to Scale)

For the purpose of leasing space "B"
 as shown below



3 tables
 2 seats each

47 India Street
 Portland, ME

India Street

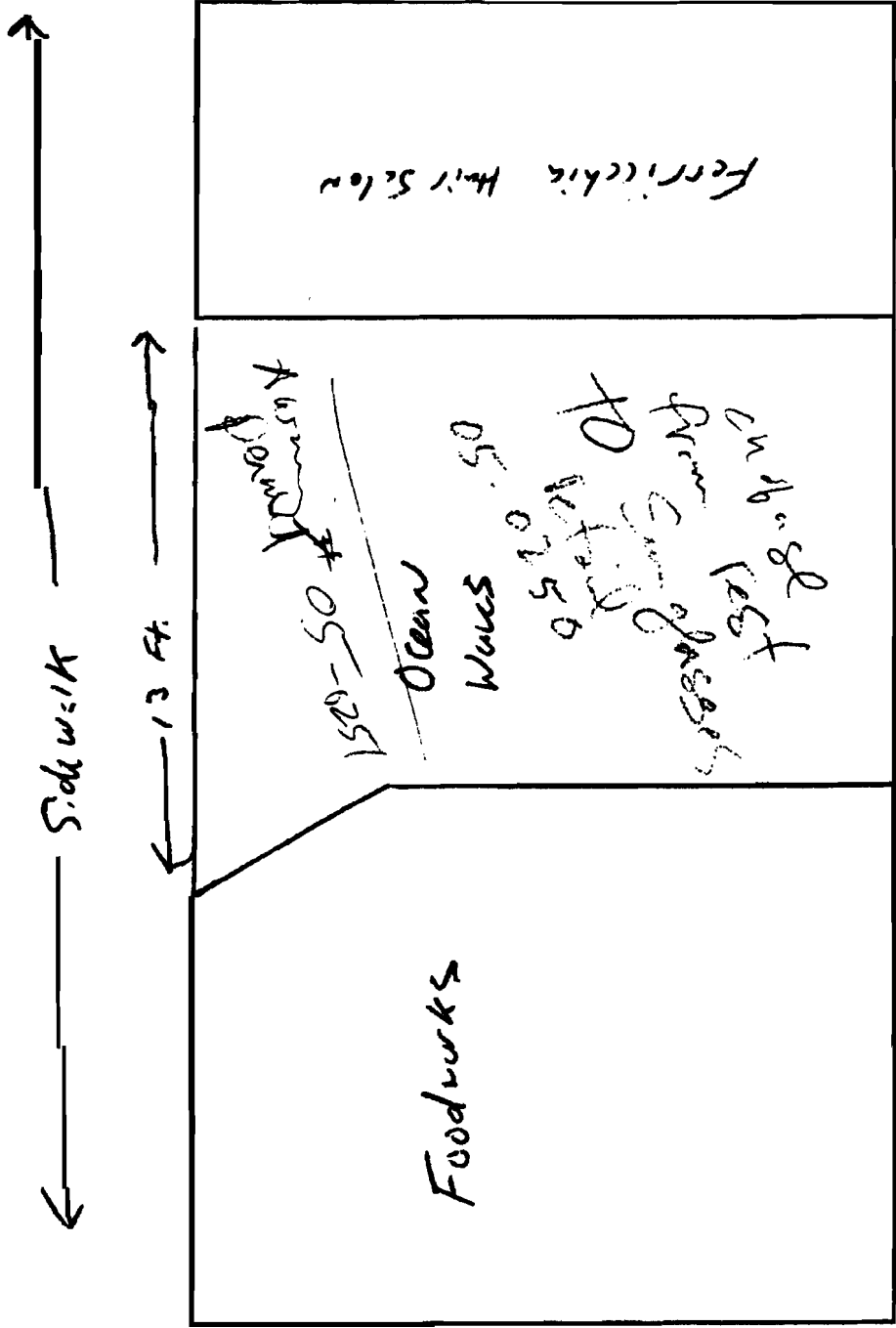
Exhibit A

Middle Street

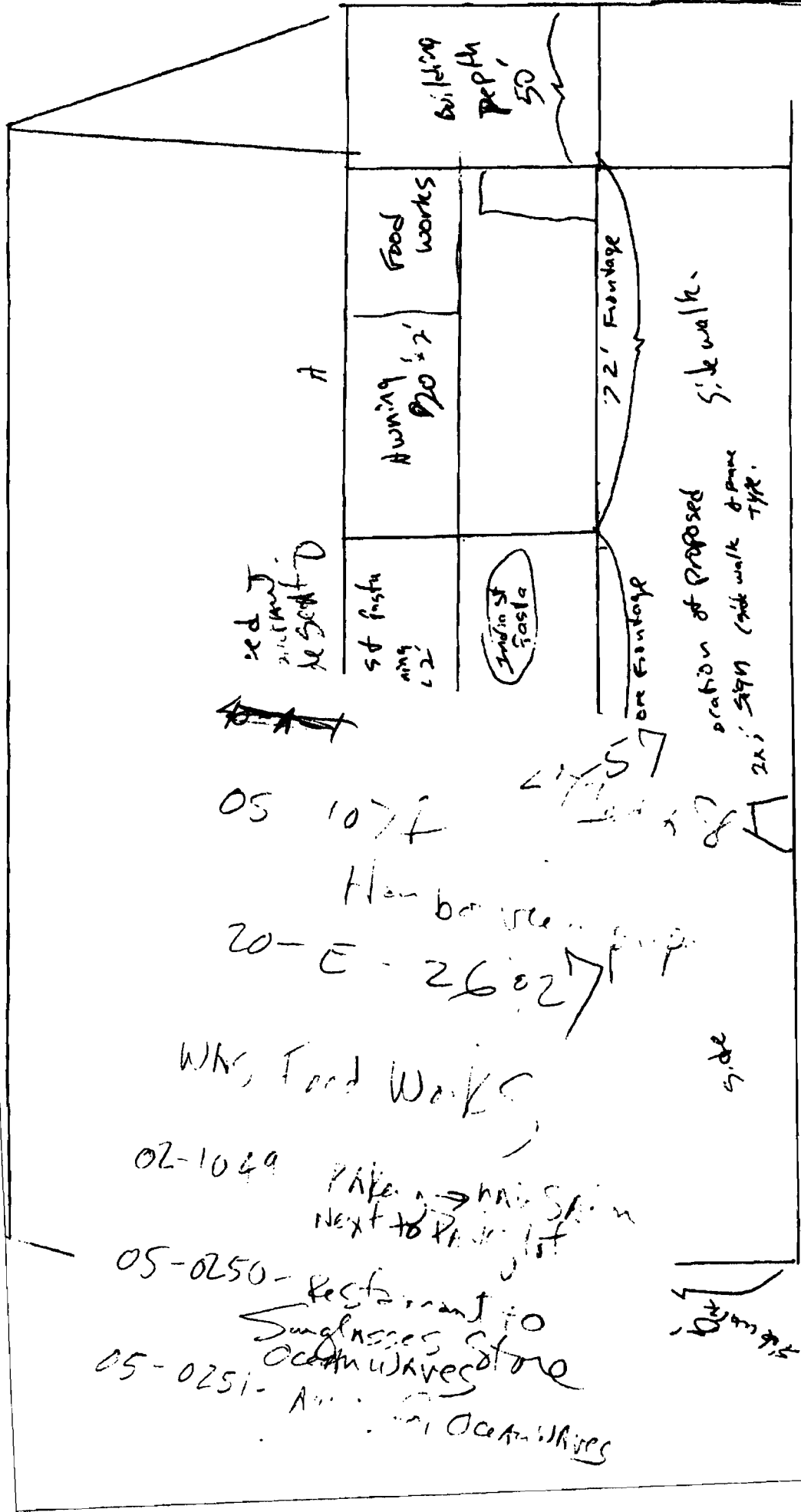
dining area
 5' x 8'

47 India St

Planning 8 ft 0 ground.

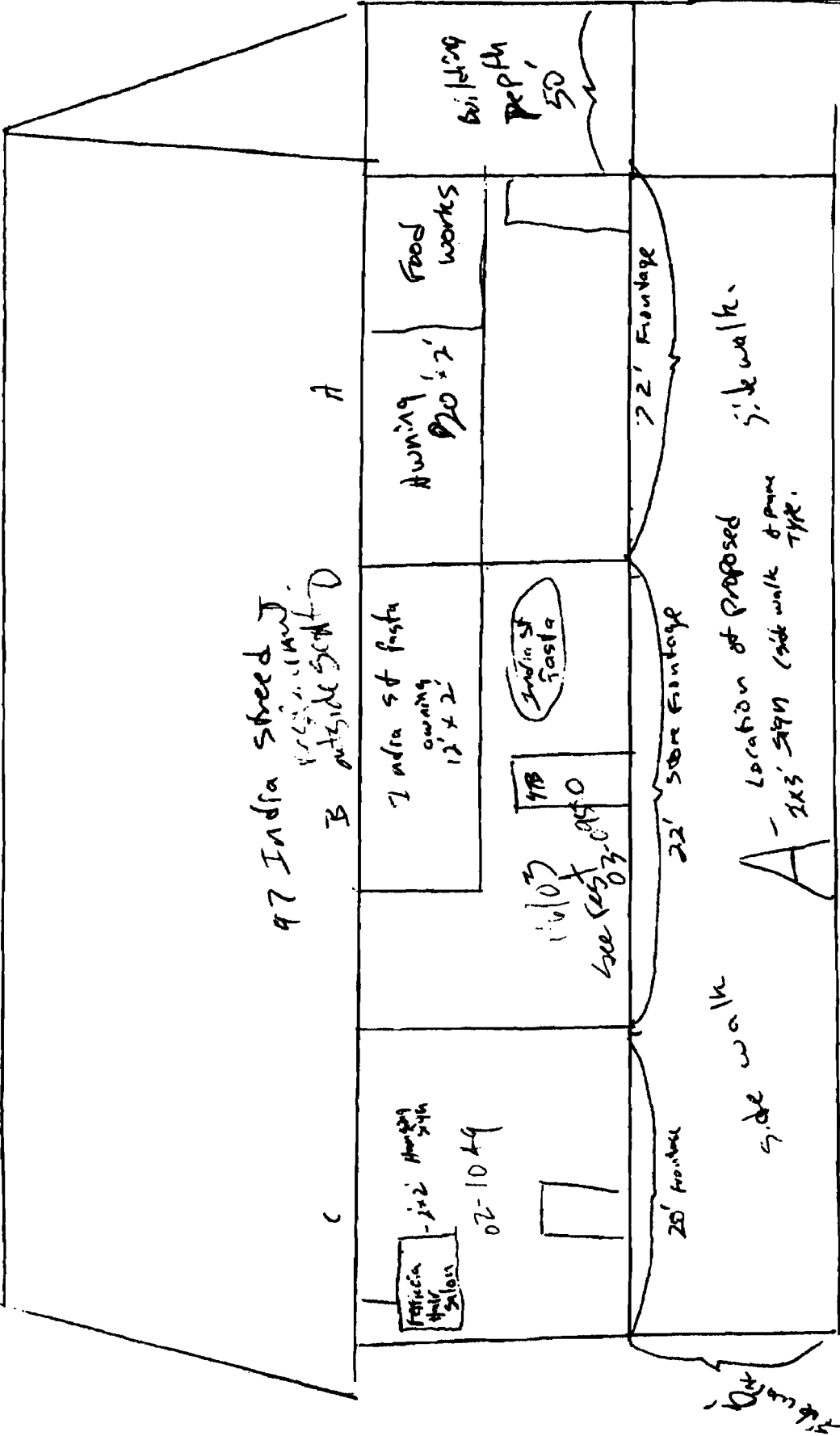


Middle St



India Street

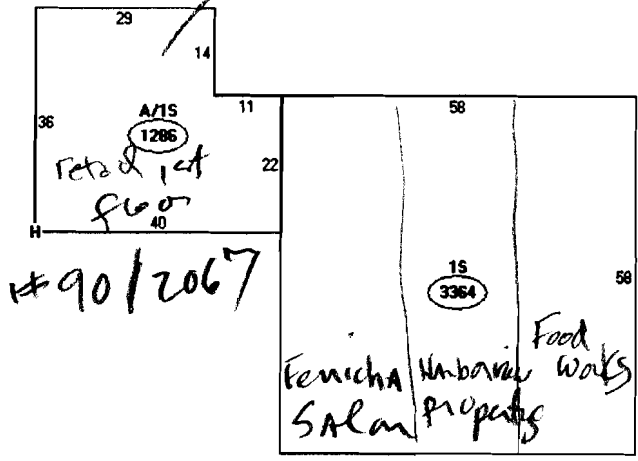
Middle St



Now State P
24' frontage

India Street

APT Above on 2nd floor



#90/2067

NOV
AS of 2011

Descriptor/Area	
A:031	1286 sqft
B:034	3364 sqft
C:011	1286 sqft
D:086	1341 sqft
E: STORE FRONT/AV MET F	
sqft	
F:A/15	1286 sqft
G:15	3364 sqft
H:PA1	1400 sqft

02-1049 (2)0 - 47 India St
Hair Salon

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

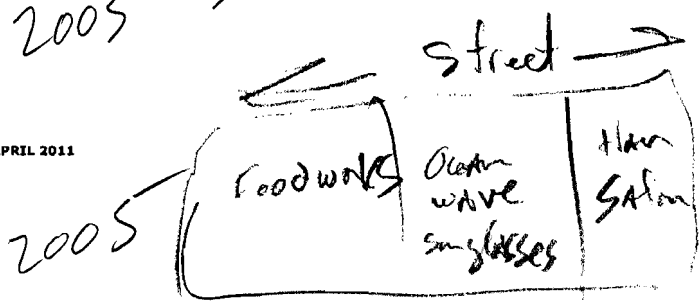
Current Owner Information:

Services	CBL	020 E026001
	Land Use Type	RETAIL & PERSONAL SERVICE
	Property Location	47 INDIA ST
Applications	Owner Information	INDIA & MIDDLE LLC 47 INDIA ST STE B PORTLAND ME 04101
Doing Business	Book and Page	12682/143
Maps	Legal Description	20-E-26-27 INDIA ST 47-57 MIDDLE ST 29-33 7350 SF
Tax Relief	Acres	0.169

2003 - India St Pasta Shop

Current Assessed Valuation:

TAX ACCT NO.	3116	OWNER OF RECORD AS OF APRIL 2011 INDIA & MIDDLE LLC
LAND VALUE	\$225,900.00	47 INDIA ST STE B PORTLAND ME 04101
BUILDING VALUE	\$290,500.00	
NET TAXABLE - REAL ESTATE	\$516,400.00	
TAX AMOUNT	\$9,439.80	



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Year Built	1968
Style/Structure Type	RETAIL - MULTI OCCUPANCY
# Units	1
Building Num/Name	1 - FOOD WORKS
Square Feet	7277



[View Sketch](#) [View Map](#) [View Picture](#)

Exterior/Interior Information:

Card 1	
Levels	01/01
Size	1286
Use	RESTAURANT
Height	12
Walls	BRK/CONC BLK
Heating	HOT AIR
A/C	NONE

2003-095 - Rest. Pasta Shop
outside Dem 0

Card 1	
Levels	01/01
Size	3364
Use	RETAIL STORE
Height	12
Walls	BRK/CONC BLK
Heating	HOT AIR
A/C	NONE

1997 - Foodworks/Portland Pie
1998 wholesale/retail Bakery

uses

Card 1	
Levels	02/02
Size	1286
Use	APARTMENT
Height	8
Walls	BRK/CONC BLK
Heating	HOT AIR
A/C	NONE

07-092/2007 - sign for Real Estate office

Card 1	
Levels	02/02
Size	1341
Use	SUPPORT AREA
Height	8

City of Portland GIS

ESRI Support Center Help Assessors Page Export

Find Property Find Address NotificationCBL NotificationSelection Print

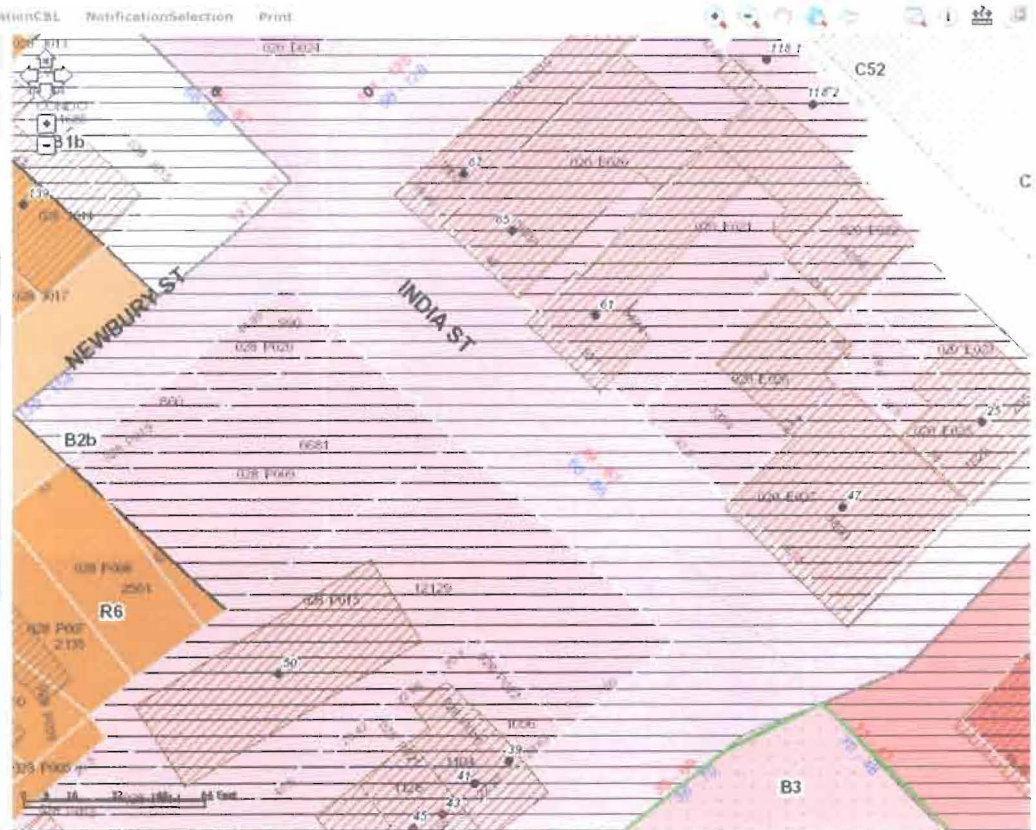
Results

Close All

- 020 e026 (2)
 - Parcels (2)
 - 020 E026
 - 020 E026
- 184 commercial st (5)
 - 184 COMMERCIAL ST, 04101

Map Contents

- Viewer
 - Annotation
 - House Number
 - Major Roads
 - Interstate
 - Unit Lines
 - Utilities
 - Streets
 - Buildings
 - Parcels
 - Traveled Ways
 - Stream
 - Wetland
 - Lake/Pond
 - Jetport
 - Neighborhoods
 - Open Space
 - FEMA Flood Zones
 - Mean High Tide Inundation
 - Zoning





PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Bernstein Shur, Check Number: 101597101715

Tender Amount: 150.00

Receipt Header:

Cashier Id: Ldobson

Receipt Date: 10/31/2011

Receipt Number: 11779

Receipt Details:

Referance ID:	268	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 47 India Street			

Thank You for your Payment!