

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 167 FORE ST

CBL 020 F001001

Issued to OCEAN GATEWAY GARAGE LLC /Ledgewood Constructi Date of Issue 06/30/2008

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. 07-1013, 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

Garage Area

APPROVED OCCUPANCY

Parking Garage
Use Group S2
Type 2B
IBC 2003

Limiting Conditions:

720 parking spaces. Retail space is not approved for occupancy at this time. Temporary until September 30, 2008 for site work conditions.

This certificate supersedes certificate issued

Approved:

6/30/08

(Date)

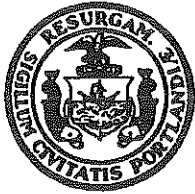
Deanne Bowler per MC.
Inspector

Deanne Bowler
Inspector of Buildings

6/30/08

JMB
Per. Gray Cass P.F.D.

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.



GITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 167 FORE ST CBL 020 F001001

Issued to Ocean Gateway Garage Llc /Ledgewood Construction Date of Issue 12/16/2009

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. 07-1013 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.

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Inspector of Buildings

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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061824

Please Read Application And Notes, If Any, Attached

This is to certify that Ocean Gateway Garage LLC / Michael Poulin

has permission to 6 story parking garage, Foundation only

AT 127 FOREST

020 C009001

PERMIT ISSUED

NOV 23 2006

DEC 29 2006

CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the 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 is procured before this building or part thereof is occupied or service is rendered. YOUR 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

PERMIT ISSUED

DEC 29 2006

CITY OF PORTLAND

[Signature]

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

2071

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1824	Issue Date: DEC 29	PERMIT ISSUED 020-0099001
Owner Address: 2 Market St. Suite 500	Contractor Address: 900 Elm St Manchester	Phone: 603-699-0076
Permit Type: Foundation Only/Commercial		Zone: BSB

Location of Construction: 127 FORE ST	Owner Name: Ocean Gateway Garage LLC
Business Name:	Contractor Name: Gilbane / Michael Poulin
Lessee/Buyer's Name	Phone:

Past Use: Vacant Land	Proposed Use: Parking Garage 6 story Foundation only
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Permit Fee:	Cost of Work: \$855,835.00	CEO District: 1
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 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: _____		

Proposed Project Description:
6 story parking garage, Foundation only

Permit Taken By: dmartin	Date Applied For: 12/26/2006	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Parcel 14 Zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2006-0235</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>12/27/06</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 071013

This is to certify that OCEAN GATEWAY GARAGE LLC / LLC / Constructi
has permission to New 212, 000 Sq ft 720 Stall Parking Garage w/ 300 Retail Space
AT 167 FORE ST

PERMIT ISSUED
OCT 10 2007

provided that the person or persons, firm or corporation accepting this permit shall comply
of the provisions of the Statutes of Maine and of the ordinances of the City of Portland reg
the construction, maintenance and use of buildings and structures, and of the application o
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 is procured
before this building or part thereof is
laid or commenced or closed-in.
FOUR HOURS NOTICE IS REQUIRED.

A certificate of occupancy
procured by owner before th
ing or part thereof is occupi

OTHER REQUIRED APPROVALS

Fire Dept. Craig GARR
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[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

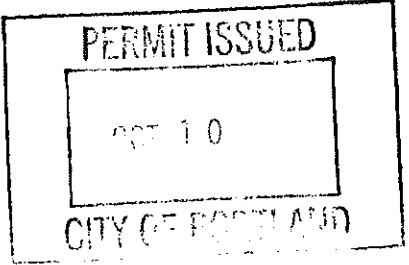
Permit No: 07-1013	Issue Date:	CBL: 020 F001001
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Location of Construction: 167 FORE ST	Owner Name: OCEAN GATEWAY GARAGE LL	Owner Address: 2 MARKET ST STE 500	Phone:
Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone: 2077671866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-5b

Past Use: Vacant Land Per permit# 070309 & connected with the following CBLs 35 India (20C023) & 2 Buildings (Robbie Marine) 1 India (019 B02000) Old (019 A001 & 019 AREA 20 CORN = 020 FOOT PLANE	Proposed Use: New 720 Stall Parking Garage 212, 000 Sq ft w/ 5,070 Retail Space (tenant Fit-up(s) to to be applied for at a later date) <i>Foundation permit ONLY under #06-1824</i>	Permit Fee: \$100,475.00	Cost of Work: \$10,037,612.00	CEO District: 1
Proposed Project Description: New 212, 000 Sq ft 720 Stall Parking Garage w/ 5,070 Retail Space		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 22 Type: 29 10/14/07	
		Signature: <i>[Signature]</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: 08/20/2007	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 Shoreland <i>N/A</i> Wetland Flood Zone <i>panel 14 zone C</i> Subdivision *Site Plan <i>2006-0235</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>9/22/07</i>	Zoning Appeal Variance Miscellaneous Conditional Use * Interpretation <i>concerning height</i> * Approved Denied Date: <i>1/18/07</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark Does Not Require Review Requires Review Approved Approved w/Conditions Denied Date: <i>[Signature]</i>
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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: 07-1013	Date Applied For: 08/20/2007	CBL: 020 F001001
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Location of Construction: 167 FORE ST	Owner Name: OCEAN GATEWAY GARAGE LL	Owner Address: 2 MARKET ST STE 500	Phone:
Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: New 720 Stall Parking Garage 212, 000 Sq ft w/ 5,070 Retail Space (tenant Fit-up(s) to be applied for at a later date)	Proposed Project Description: New 212, 000 Sq ft 720 Stall Parking Garage w/ 5,070 Retail Space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/22/2007
Note: Ok to Issue:

- 1) separate permits shall be required for the tenant fit-ups for retail.
- 2) Separate permits shall be required for any new signage.
- 3) All previous conditions of approval are still in force.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 10/15/2007
Note: Ok to Issue:

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 08/23/2007
Note: Ok to Issue:

- 1) Application requires State Fire Marshal approval.
- 2) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 3) Standpipe system shall comply with NFPA 14,
- 4) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/29/2005
Note: Ok to Issue:

- 1) Life safety plan to be submitted.
To include NFPA 101 fact sheet, ie; all rated separations, travel distance's, life safety features.
Location of fire dept. Connections

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Bill Needelman **Approval Date:** 04/25/2006
Note: Ok to Issue:

CSA

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

2006-0235

Application I. D. Number

12/8/2006

Application Date

Drew Swenson, Riverwalk, LLC.

Applicant

2 Market Street, Suite 500, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-2464 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

*signed by
WA in BAR
msc*

Amendment to Plan - Longfellow Gara
Project Name/Description

India/Fore Street, Portland, Maine

Address of Proposed Site

020 C023001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) **Plan Amendment**

B5b

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Zoning Conditional - PB
- Subdivision # of lots
- Amendment to Plan - Board Review
- Zoning Conditional - ZBA
- Shoreland
- Historic Preservation
- DEP Local Certification
- Amendment to Plan - Staff Review
- Zoning Variance
- Flood Hazard
- Site Location
- After the Fact - Major
- Stormwater
- Traffic Movement
- Other
- After the Fact - Minor
- PAD Review
- 14-403 Streets Review

Fees Paid: Site Plan **\$250.00** Subdivision _____ Engineer Review _____ Date **12/11/2006**

Zoning Approval Status:

Reviewer *Morgan S. - DMAP*

- Approved
- Approved w/Conditions
See Attached
- Denied

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

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____
	date		
<input type="checkbox"/> Building Permit Issue	_____	_____	_____
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining 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
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	

