

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 051149
AUG 26 2005
CITY OF PORTLAND

This is to certify that

Wellm Co.

City of Portland/Foley Building

has permission to

Tenant fit-up for Ingraham Inc

AT 456 Congress St

027 #001001

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 closed or closed-in. 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. Greg Cass 8-22-05

Health Dept.

Appeal Board

Other DepartmentName

Handwritten signature of 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 ISSUED

Issue Date: 05-11-09
 City: 027 F00 001

Location of Construction: 50 Monument Sq	Owner Name: Wellin & Co	Owner Address: Po Box 533	Phone: AUG 26 2005
Business Name:	Contractor Name: Foley Builders	Contractor Address: 496 Cross Street, Edgcomb	Phone: CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3
Past Use: Commercial Office	Proposed Use: Commercial office/ Tenant fit-up for Ingraham Inc 2nd, 3rd & 4th floors	Permit Fee: \$1,821.00	Cost of Work: \$200,000.00
Proposed Project Description: Tenant fit-up for Ingraham Inc.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION Use Group: 3 Type: 3B Signature: Capt. Cuss Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: 8/18/05	

Permit Taken By: Idobson Date Applied For: 08/11/2005 **Zoning Approval**

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/> Date: 8/18/05	<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:	<input 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: Requires A

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

*Any exterior work
 Separate review
 and approval*

City of Portland, Maine - Building or Use Permit

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

Permit NO: 05-1149	Date Applied For: 08/11/2005	CBL: 027 F001001
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Location of Construction: 50 Monument Sq	Owner Name: Wellin & Co	Owner Address: Po Box 533	Phone:
Business Name:	Contractor Name: Foley Builders	Contractor Address: 496 Cross Street Edgcomb	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial office/ Tenant fit-up for Ingraham Inc 2nd, 3rd & 4th floors	Proposed Project Description: Tenant fit-up for Ingraham Inc.
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/18/2005
Note:	Ok to Issue: <input type="checkbox"/>		

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 08/25/2005
Note:	Ok to Issue: <input type="checkbox"/>		
1) HVAC Plans must be submitted and approved prior to that phase of construction.			
2) Steve Normand, architect advise that metal studs will be used (not reflected in plans)			

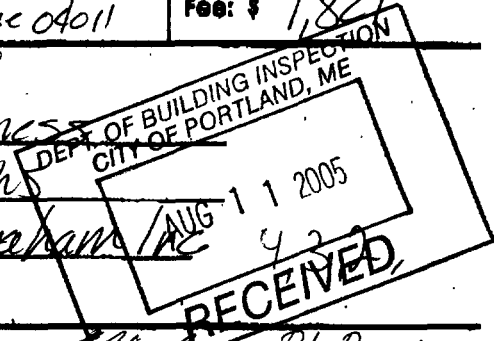
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 08/22/2005
Note:	Ok to Issue: <input type="checkbox"/>		
1) Fire alarm system to comply with NFPA 72			
2) All building construction to comply with NFPA 101			

All Purpose Building Permit Application

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: 50 Monument Sq - Portland

Total Square Footage of Proposed Structure <u>Existing 7-6300 S.F. per floor</u>		Square Footage of Lot <u>7,236 S.F. +/-</u>
Tax Assessor's Chart, Block & Lot Chart# <u>27</u> Block# <u>G</u> Lot# <u>1</u>	Owner: <u>Ingraham Inc.</u>	Telephone: <u>874-1055</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Normand Assoc. Architects, Inc 105 Park Row Brunswick, Maine 04011 707-725-4460</u>	Cost of Work: \$ <u>200,000.00</u> Fee: \$ <u>1,821.00</u>
Current use: <u>BUSINESS</u>		
If the location is currently vacant, what was prior use: <u>BUSINESS</u>		
Approximately how long has it been vacant: <u>2-3 months</u>		
Proposed use: <u>Corporate offices - Ingraham</u> Project description:		
Contractor's name, address & telephone: <u>Foley Builders 240 Cross Pt. Road Edgcomb, Me 04550</u>		
Who should we contact when the permit is ready: <u>STEVE NORMAND 212</u>		
Mailing address: <u>105 Park Row Brunswick, Maine 04011</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>725-4460</u>		



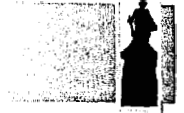
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: [Signature] Date: 08/10/05

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

50 MONUMENT SQUARE



PROPERTY & BUILDING SUMMARY

ADDRESS:	50 Monument Square Portland, Maine 04 101	R.E. TAXES:	\$45,001.50 (as of 4/01/2003)
OWNER:	Wellin & Co.	OTHER TAXES:	\$ 2,233.28 (Portland Downtown District Assessment) ¹
ASSESSOR MAP:	Map 27, Block F, Lot 1	NOI:	\$345,390 (2003 Net Operating Income) \$343,475 (2002 Net Operating Income)
LEGAL:	Cumberland Co. Registry of Deeds Book 11510, Page 143	SALE PRICE:	\$3,850,000.
ASSESSED VALUE:	\$ 291,380 (Land) \$1,387,780 (Building) \$1,679,160 (as of 4/01/2003)	BROKERS:	Joe Malone, CCIM Peter Harrington (207) 772-2422
SITE SIZE:	6,926± SF	FLOORING:	Carpet and tile mix throughout
BUILDING SIZE:	35,700± RSF plus full basement level	EXTERIOR:	Brick/Stone with wood trim
CURRENT USE:	Office Building	INTERIOR:	Exposed brick throughout with painted drywall mix
ZONE:	B-3 (Downtown Business District)	ELECTRICAL:	(3)800 amp, 208 volt 3-phase panels (1) 600 amp subpanel (for 1st floor)
BUILT:	1900	HVAC:	Chilled/heated loop water system ² Copper piping throughout building
UTILITIES:	Public water and sewer	LIGHTING:	Parabolic, recessed and fluorescent mix throughout
CONSTRUCTION:	Brick/Stone	CEILINGS:	10±' to 14±'
STORIES:	6 plus full basement	RESTROOMS:	2 per floor
ROOF:	Rubber membrane	SPRINKLER:	Sprinkler system throughout
ELEVATOR	2 passenger ³	LOADING AREA:	6±' loading door in basement

FOOTNOTES:

¹ The Portland Downtown District Assessment (PDD) is a supplemental tax providing supplemental services for certain areas of Portland Downtown area. It is administered by the Portland Downtown District offices, (207) 772-6828. The assessed valuations used for the PDD billing are the same as those for property tax valuation purposes and the rate is \$1.33 per thousand for FY2004.

² The HVAC for floors 2 through 6 is served by an H.B. Smith Boiler, Series 28.6 Model located in the basement. The HVAC for the first floor (Kinko's only) is served by (4) heat pumps located in the basement and (1) supplemental heat pump located on the first floor.

³ The elevators have a 2,100 lbs. capacity and a rate of 200 feet per minute (fpm). The building's left elevator has a new pit and provides access to all floors including the basement. The right elevator serves floors 1 through 6.

MALONE



X



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: _____

RE: Certificate of Design

DATE: 08/10/05

These plans and / or specifications covering construction work are:

INTERIOR RENOVATIONS (tenant fit-up) to 2nd floor (minimal)
3rd floor (minimal) 4th floor - total build out - 50 monoments

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.

(SEAL)

Signature: [Handwritten Signature]

Title: Architect (Maine 1303)

Firm: Normand Assoc. Architects Inc

Address: 105 Park Row
Portland Maine 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

ACCESSIBILITY CERTIFICATE

Designer: Steve Normand dia

Address of Project: 50 Monument Square

Nature of Project: Renovations to the 2nd, partial 3rd
and entire 4th floors. No modifications
to existing core toilets

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: [Handwritten Signature]

Title: Architect (Maine 1303)

Firm: Normand Assoc. Architects Inc

Address: 105 Park Row

Bronswick Maine 04011

Phone: 207-725-4460

(SEAL)

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

X

FROM DESIGNER: Normand Associates Architects, Inc.

DATE: 08/10/05

Job Name: Renovations - 50 Monument Square - Portland

Address of Construction: 50 Monument Square

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 Use Group Classification(s) B Business

Type of Construction III B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members (102.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1609) N/A

Uniformly distributed floor live loads (7603.11, 1607)

Floor Area Use	Loads Shown

Wind loads (1608.1.4, 1609) N/A

- Design option utilized (1609.1.1, 1609.6)
- Basic wind speed (1609.3)
- Building category and wind importance factor, I_w (Table 1604.6, 1609.5)
- Wind exposure category (1609.4)
- Internal pressure coefficient (ASCE 7)
- Component and cladding pressures (1609.7.1, 1609.8.2.2)
- Main force wind pressures (7603.1.1, 1609.8.2.1)

Earthquake design data (1608.1.5, 1614-1623) N/A

- Design option utilized (1614.1)
- Seismic use group ("Category") (Table 1631.5, 1616.2)
- Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
- Site class (1615.1.5)

Live load reduction (1606.1.1, 1607.8, 1607.10)

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (7603.7.3, 1608) N/A

Ground snow load, P_g (1608.2)

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

Roof thermal factor, C_t (Table 1608.3.2)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.8)

Basic seismic-force-resisting system (Table 1617.5.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1608.1.5, 1612) N/A

Floodhazard area (1612.3)

Elevation of structure

Other loads N/A

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.15, 1610, 1611, 2404)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Footing/Building Location Inspection; | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input type="checkbox"/> Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> 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: 27F 1

Building Permit #: 05 1149

Deed

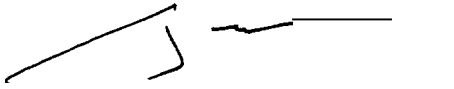
50 Monument Square

QUITCLAIM DEED WITH COVENANT

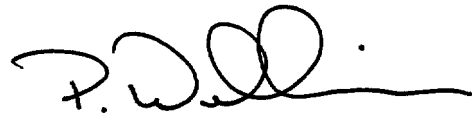
KNOW ALL PERSONS BY THESE PRESENTS, that **WELLIN & CO.**, a Maine corporation with a place of business in Portland, County of Cumberland, State of Maine, for consideration paid, grants to **50 MONUMENT SQUARE LLC**, a Maine limited liability company with a mailing address of P.O. **Box** 1868, Portland, Maine 04104 with **QUITCLAIM COVENANT** that certain real property located in **Portland, Maine** more particularly described in Schedule **A** annexed hereto and incorporated by reference herein.

WITNESS my hand and seal this 1st day of July, 2005.

WELLIN & CO.



WITNESS



By: Peter J. Wellin
Its President

STATE OF MAINE
CUMBERLAND, SS

July 1, 2005

Personally appeared before me the above-named **Peter J. Wellin**, President of Wellin & Co., and acknowledged the foregoing to be his free act and deed and the free and duly authorized act **and** deed of Wellin & Co.



~~Notary Public~~/Attorney at Law
Printed Name: **Jonathan T. Harris**
My commission expires: / /

SCHEDULE A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated at the intersection of the southerly side of Congress Street and the easterly side of Center Street, in the City of Portland, County of Cumberland, and State of Maine, being bounded and described as follows:

Beginning at the intersection of the southerly side of Congress Street with the easterly side of Center Street;

Thence easterly by Congress Street a distance of 65.83 feet to a party wall line established between J.B. Brown and A.L. Emerson Clapp dated September 11, 1851, and recorded in the Cumberland County Registry of Deeds in Book 231, Page 293, being now property conveyed by Jack I. Novic et al to Maine Surplus Sale Corporation by Deed dated January 24, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4166, Page 81;

Thence by property of said Maine Surplus Sales Corporation and said **party** wall line southeasterly with an included angle of $97^{\circ} 05' 35''$, a distance of 98.45 feet to a passageway known as Lancaster Lane, established by Agreement between J.B. Brown & Sons and others dated April 11, 1913 and recorded in said Registry of Deeds in Book 910, Page 187;

Thence by said passageway westerly with an included angle of $89^{\circ} 15' 00''$, a distance of 67.84 feet to said Center Street;

Thence by said Center Street northwesterly with an included angle of $89^{\circ} 23' 25''$, a distance of 105.72 feet to the point of beginning, making an included angle of $84^{\circ} 16'$ with Congress Street;

Also conveying all rights, title and interest of Grantor in and to Lancaster Lane and all other rights of Grantor as set forth in a certain Agreement between J.B. Brown & Sons and others, dated April 11, 1913, and recorded in said Registry of Deeds in Book 910, Page 187, subject, however, to the rights of others, as set forth in said Agreement.

The above-described premises are further conveyed subject to but with the benefit of an Agreement between J.B. Brown and A.L. Emerson Clapp dated September 11, 1851 and recorded in said Registry of Deeds in **Book 231**, Page **293**.

Being the same premises conveyed to Wellin & Co. by deed of The Traveler's Insurance Company dated June 29, 1994 and recorded in said Registry of Deeds in Book 11510, Page 143.