



PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

November 16, 2010

First American Title Insurance
c/o Monument Title Company
100 Middle Street
Portland, ME 04101

Michael O'Reilly, Vice President
Bangor Savings Bank
280 Fore Street
Portland, ME 04101

RE: 66 Pearl Street, corner of Middle and Newbury Streets – 28-K-2 (the "Property")
B-3 Downtown Business Zone with a Historic Overlay Zone and with a
Downtown Entertainment Overlay Zone and with a PAD Overlay Zone

Dear Sirs/Madams,

I am in receipt of your request for a determination letter concerning the Property. The Property is located within the B-3 Downtown Business Zone with a Historic Overlay Zone and with a Downtown Entertainment Overlay Zone and with a Pedestrian Activities District (PAD) along Middle Street. The PAD Overlay Zone limits street level business to retail-like, personal services and restaurant uses.

Currently the first floor level and lower level uses are approved as retail, personal services and restaurant uses. The second and third floors are approved as office uses. Copies of Certificates of Occupancy are enclosed.

I am not aware of any violations of the Land Use Zoning Ordinance at this time. There are no pending or contemplated court actions concerning the Property.

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

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 66 Pearl St

Issued to East Brown Cow Associates

Date of Issue 18 December 1997

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. 971176, 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

Third Floor

Office

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

12/18/97

(Date)

A. Rowe
Inspector

G. Samuel Hoffee
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.

11/17/97

CITY OF PORTLAND, MAINE

Department of Building Inspection

CBL 028-K-002



Certificate of Occupancy

LOCATION 66 Pearl St

Issued to Soley Bros. LLC

Date of Issue November 17, 1998

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. 980986, 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

3rd floor Suite 311

Office

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

11/17/98

(Date)

A. Rowe
Inspector

G. Samuel Hoffee
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.

11/17/98

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 151 Middle Street		Owner: Tim Soley		Phone: N/A		Permit No: 991150	
Owner Address: N/A		Lessee/Buyer's Name: ** Art Sparkz, 151 Middle St.,		Phone: Ptlad, ME 04		Business Name: 01-Kim Liggett	
Contractor Name: Mike Monaghan		Address: 111 Commercial St. Ptlad, ME		Phone: 775-2683		Permit Issued: 26 mod	
Past Use: Mixed/restaurant & commercial use		Proposed Use: Same		COST OF WORK: \$ 20,000		PERMIT FEE: \$ 144.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type: <i>3B</i> <i>PK 496</i>	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: Interior renovation of handicapped access bath and other interior renovations.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			
Permit Taken By: UB		Date Applied For: 10-25-99					

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..

***** CALL for Pick Up
Kim Liggett 838-7747
OR
Mike Monaghan 775-2683

**PERMIT ISSUED
WITH REQUIREMENTS**

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 provisions of the code(s) applicable to such permit

10-25-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: *B-3* CBL: 028-K-002
Zoning Approval: *26/Oct/99*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor Omm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *[Signature]*

Approved
 Approved with Conditions
 Denied

Date: _____

**PERMIT ISSUED
WITH REQUIREMENTS**
CEO DISTRICT
ub



Certificate of Occupancy

LOCATION 66 Pearl St

CBL 028 K002001

Issued to Soley Brothers Limited/Woodbury, Ed

Date of Issue 12/17/2001

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. 01-1199, 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

Studio One - Hair Salon

Hair Salon

Limiting Conditions:

Use Group B, Type 1B. BOCA 1999

This certificate supersedes certificate issued

Approved:

12/17/01 *[Signature]*
(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.

[Handwritten]
12/17/01



Certificate of Occupancy

LOCATION 66 PEARL ST

CBL 028 K002001

Issued to LEADER PROPERTIES LLC /Monaghan Woodworks, Inc.

Date of Issue 06/16/2006

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. 06-0591, 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

Suite #322
3rd Floor

Commerical Office Space
Use Group B
Type 3B

Limiting Conditions:

Use permit only. This Certificate does not Certify Building Code compliance.

This certificate supersedes certificate issued

Approved:

06/16/06 *[Signature]*
(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.

[Handwritten]
NLC
PFD
12/20/06



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 151 Middle St.

Issued to Alphagraphics

Date of Issue 5/15/92

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. 92/3513 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

First floor

Retail printing

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5/15/92 *[Signature]*
(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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 151 MIDDLE STREET 028-K-002

Issued to SOLEY BROTHERS

Date of Issue DECEMBER 14 2000

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. 001226 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

1ST ~~FLOOR~~ FLOOR
SUITE 100

RETAIL WITH CAFE USE GROUP M
TYPE 3B ~~BOGA 99~~

Limiting Conditions:

This certificate is approved for work and use specifically related to permit #001226

This certificate supersedes certificate issued

Approved:

12/14/00 *[Signature]*
(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.

[Handwritten initials]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 66 Pearl St

CBL 028 K002001

Issued to Soley Brothers Limited/Woodbury, Ed

Date of Issue 12/17/2001

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. 01-1199, 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

Studio One - Hair Salon

Hair Salon

Limiting Conditions:

Use Group B, Type IB, BOCA 1999

This certificate supersedes
certificate issued

Approved:

12/17/01 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

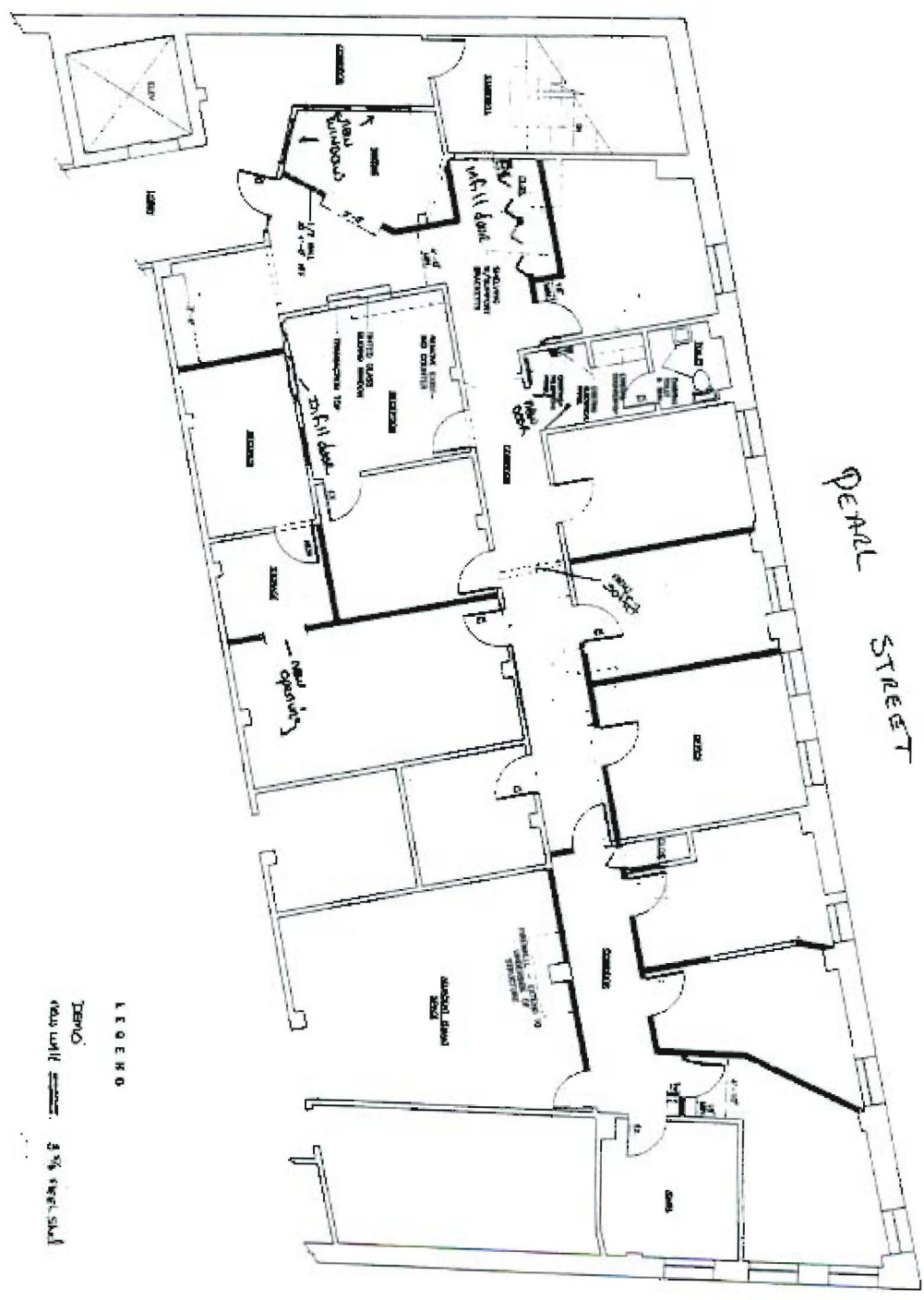
Note: This certificate identifies limited use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten initials]
12/17/01

6000 2308
1000 ROOM

1000 1000 1000 1000

FLOOR PLAN



PEARL STREET

MIDDLE STREET

LEGEND

WOOD FRAME PARTITION

WOOD FRAME SAFE ROOM

REINFORCED CONCRETE WALL

3/8" STEEL STUD

400 PEARL STREET SUITE 200

BERNSTEIN SHUR

COUNSELORS AT LAW

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

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

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

November 1, 2010

Via Hand Delivery

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

RECEIVED

NOV - 2 2010

Dept. of Building Inspections
City of Portland Maine

Re: Leader Properties LLC
66 Pearl Street
28-K-2

*B-3 Zone
Historic overlay
Downtown Entertainment overlay
PAD along Middle St*

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 applicable codes, regulations and ordinances and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Please address the letter to all of the following:

First American Title Insurance
c/o Monument Title Company
100 Middle Street
Portland, ME 04101

Michael O'Reilly, Vice President
Bangor Savings Bank
280 Fore Street
Portland, ME 04101

Enclosed please find our check in the amount of \$150 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

Parcel ID: 028-002001 66 Pearl Street, Portland, Maine 04101 Book: 183 Page: 314 874-8480

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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

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

Browse City Services »

Property Facts and Links »



Real estate services with a local touch.

CBL	028 002001
Land Use Type	OFFICE & BUSINESS SERVICE
Property Location	66 PEARL ST
Owner Information	LEADER PROPERTIES LLC 100 COMMERCIAL ST PORTLAND ME 04101
Book and Page	18391/314
Legal Description	28-K-2 NEWBURY ST W 218-228 MIDDLE ST 145-155 PEARLST 68-84 24563 SF
Acres	0.594

Current Assessed Valuation:

TAX ACCT NO.	3850	OWNER OF RECORD AS OF APRIL 2010 LEADER PROPERTIES LLC
LAND VALUE	\$927,200.00	100 COMMERCIAL ST
BUILDING VALUE	\$3,057,000.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$3,984,200.00	
TAX AMOUNT	\$71,396.86	

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

Building Information:

Card 1 of 1

Year Built	1900
Style/Structure Type	DOWNTOWN ROW
# Units	1
Building Num/Name	1 COURT SQUARE
Square Feet	54400
View Sketch	View Map

[View Picture](#)



Exterior/Interior Information:

Card 1

Levels	B1/B1
Size	5000
Use	RETAIL STORE
Height	9
Heating	HEAT PUMP
A/C	CENTRAL

Card 1

Levels	B1/B1
Size	8000
Use	RETAIL STORE
Height	9
Heating	HEAT PUMP
A/C	CENTRAL

Card 1

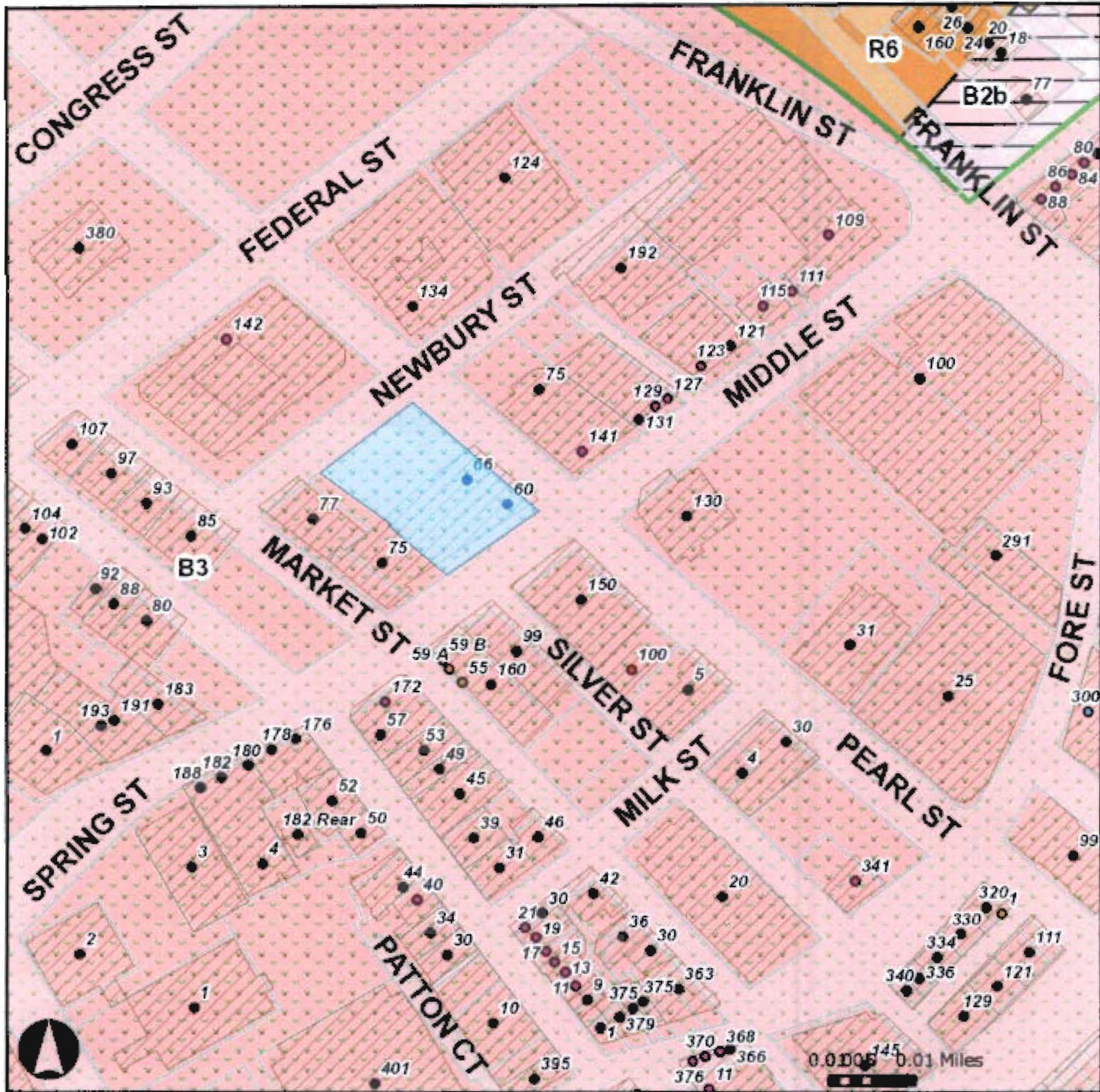
Levels	G1/01
Size	9520
Use	OFFICE BUILDING
Height	12
Walls	BRICK/STONE
Heating	HEAT PUMP
A/C	CENTRAL

Card 1

Levels	01/01
Size	4000
Use	RETAIL STORE
Height	12
Walls	BRICK/STONE
Heating	HEAT PUMP

PAD Along Middle

Map



Parcels



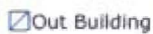
Interstate



Streets



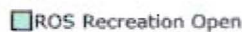
Buildings



Island Zoning



Zoning (continued)



Space



Zoning (continued)





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11-2 2010

Received from

Burnstein Shur

Location of Work

116 Pearl St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150

Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (12) _____

Other zoning determination

CBL: 28-k-9

Check #: 95310 Total Collected \$ 150

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: SA -

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy