

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit No. 028 K003001
PERMIT ISSUED

NOV 15 2005

This is to certify that WELLIN & CO / Monaghan Woodworks Inchas permission to Office - Tenant fit up suite 100 & 103AT 75 MARKET ST

028 K003001

CITY OF PORTLAND

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 altered or closed-in.
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. Greg Cass 11-10-2005

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Alfred Auger
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: 05-1529	Issue Date:	CBL: 028 K003001
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Location of Construction: 75 MARKET ST	Owner Name: WELLIN & CO	Owner Address: 97 A EXCHANGE ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial/ Office	Proposed Use: Commercial/ Office - Tenant fit up suite 104 & 103	Permit Fee: \$417.00	Cost of Work: \$44,000.00	CEO District: 1
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Proposed Project Description: Office - Tenant fit up suite 104 & 103	<p>FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p><i>with conditions</i></p> <p>Signature: <i>Greg Cross</i></p> <p>INSPECTION: Use Group: <i>B</i> Type: <i>55</i></p> <p>Signature: <i>Mike Wilson</i></p> <p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: <i>[Signature]</i> Date: <i>11/9/05</i></p>
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Permit Taken By: Idobson	Date Applied For: 10/19/2005	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</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</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>11/9/05</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><i>yes</i></p> <p><input 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><i>Any exterior work requires a special review & approval</i></p> <p>Date:</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1529	Date Applied For: 10/19/2005	CBL: 028 K003001
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Location of Construction: 75 MARKET ST	Owner Name: WELLIN & CO	Owner Address: 97 A EXCHANGE ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Office - Tenant fit up suite 104 & 103	Proposed Project Description: Office - Tenant fit up suite 104 & 103
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/09/2005**Note:** 11/03/05 spoke with Peter Harington about the new use going into suite #104 along Middle Street (PAD district) He told me that it will be Flyte Computers who are now located next to Dewey's on Commercial Street. They do sales and services for Web hosting. **Ok to Issue:** ☒

- 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.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 4) This property is located within a Pedestrian Activities District (PAD) which restricts first floor uses along the sidewalk. Suite #104 will be along the Middle Street sidewalk. It has been related to me that this is a retail/service computer web design company. Any existing windows shall not be blocked, closed in or in anyway eliminated in order to meet the requirements of the PAD district.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 11/14/2005**Note:** **Ok to Issue:** ☒**Dept:** Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 11/10/2005**Note:** **Ok to Issue:** ☒

- 1) Fire alarm and sprinkler test reports required

Comments:

10/19/2005-ldobson: Filled out two (2) Building Permit apps. Units are on same flr, same building, same use. Put in for one permit for both suites. Asked Deb to issue him a refund for 21 dollars. LJD

From: Marge Schmuckal
To: Mark Mueller
Date: 10/28/2005 3:04:54 PM
Subject: Re: 75 Market Street

How long have they owned the property? I walked by there. This is not a basement unit. It is on the first floor.
Marge

>>> "Mark Mueller" <mark@muellerarchitects.com> 10/28/2005 12:43:54 PM >>>
Marge,

I just spoke with the building owner, Peter Wellin. The space has been an office use since he has owned the property and therefore no change of use.

Should you have further questions, do not hesitate to call.

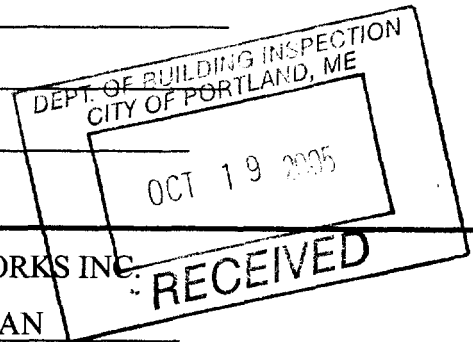
mark

Mark Mueller AIA
Mark Mueller Architects
100 Commercial Street
Suite 205
Portland, Maine 04101
mark@muellerarchitects.com
Tele: 207.774.9057
Fax: 207.773.3851

All Purpose 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, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 75 MARKET STREET (SUITE 104)		
Total Square Footage of Proposed SPACE 1,325 Square Feet	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# 028 Block# K003 Lot# 001	Owner: WELLIN & CO.	Telephone: 207-775-2252
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 207-774-9057 100 COMMERCIAL STREET SUITE 205 PORTLAND, MAINE 04101	Cost Of Work: \$ 20,000.00 Fee: \$ 201.00
Current use: OFFICE		
If the location is currently vacant, what was prior use: N/A		
Approximately how long has it been vacant: N/A		
Proposed use: OFFICE		
Project description: INTERIOR TENANT FIT-UP		
Contractor's name, address & telephone: MONAGHAN WOODWORKS INC.		
Who should we contact when the permit is ready: MIKE MONAGHAN		
Mailing address: 100 COMMERCIAL STREET SUITE 311 PORTLAND, MAINE 04101		
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: 207-775-2683		



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 APROVE 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.

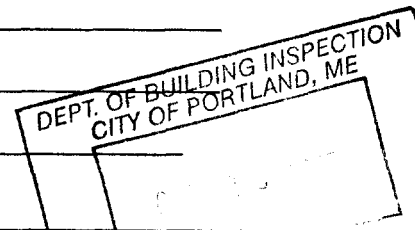
Signature of applicant: 	Date: OCTOBER 14, 2004
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

All Purpose 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, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 75 MARKET STREET (SUITE 103)		
Total Square Footage of Proposed SPACE 958 Square Feet	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# 028 Block# K003 Lot# 001	Owner: WELLIN & CO.	Telephone: 207-775-2252
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 207-774-9057 100 COMMERCIAL STREET SUITE 205 PORTLAND, MAINE 04101	Cost Of Work: \$ 24,000.00 Fee: \$ 237.00
Current use: OFFICE		
If the location is currently vacant, what was prior use: N/A		
Approximately how long has it been vacant: N/A		
Proposed use: OFFICE		
Project description: INTERIOR TENANT FIT-UP		
Contractor's name, address & telephone: MONAGHAN WOODWORKS INC.		
Who should we contact when the permit is ready: MIKE MONAGHAN		
Mailing address: 100 COMMERCIAL STREET SUITE 311 PORTLAND, MAINE 04101		
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: 207-775-2683		



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Signature of applicant:	Date: OCTOBER 14, 2004
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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

Card Number	1 of 1
Parcel ID	028 K003001
Location	75 MARKET ST
Land Use	OFFICE & BUSINESS SERVICE
Owner Address	WELLIN & CO 97 A EXCHANGE ST PORTLAND ME 04101
Book/Page	13259/25
Legal	28-K-3-6 MIDDLE ST 157 -163 MARKET ST 69-75 NEWBURY ST WEST 230 10203 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$415,060	\$2,624,060	\$3,039,120

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$424,600	\$3,219,300	\$3,643,900

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	16	97824	1
Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name	
0.234	97824	DOWNTOWN ROW	60 MINUTE PHOTO	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	4104	MULTI-USE SALES
1	B1/B1	4133	SUPPORT AREA
1	01/01	8237	RETAIL STORE
1	02/03	8237	OFFICE BUILDING
1	04/04	8237	OFFICE BUILDING
1	05/05	7727	OFFICE BUILDING

Height	Walls	Heating	A/C
10		HOT AIR	CENTRAL
14		HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	ELEVATOR - ELEC. PASSENGER	2
2	ELEVATOR - HYD. PASSENGER	1
5	PORCH - OPEN UPPER	1
3	SPRINKLER - WET	1



November 7, 2005

Marge Schmuckle

RE: PAD District Questions for 75 Market Street

Dear Marge,

Suite 103 at 75 Market Street is going to be leased to a small law firm. This suite is located on the back left side of the lobby and has no frontage on either Middle or Market Streets. It does have a couple of windows which look out on to the alley which are not visible from Newbury Street. Newbury Street is the other street which you can see the back of the building from. The last use of this space was office space and has been vacant for over 6 months. If you have any other questions please let me know.

In regards to Suite 104, it looks like the tenant that was going to take that space is no longer going to be able to move at this time. Currently, that suite does not have a direct entrance off Middle Street but does have two small windows on that side. This space has been vacant and marketed for six months as retail or retail-service office space. If this becomes an issue with the next tenant, I will address it at that time. Ideally, in the future, the landlord would like to have the access to that space be off the lobby on the 75 Market Street side.

If you have any questions, please give me a call.

Sincerely,



Peter Harrington

PAH/dld

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