

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that HOWELL, REAL ESTATE LLCREAL

Located At 75 PEARL

Job ID: 2011-07-1698-SIGN

CBL: 028 - - L - 005 - 001 - - - -

has permission to install a 20" x 48" sign

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 7/18/11

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



Signage/Awning 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: <u>aka 75 Pearl St. woodman unit 1</u> <u>141 Middle Street Portland, ME 04101</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>Map 28, block L, Lot 5 (unit 7)</u>	Owner: <u>c/o Mark St. Clair</u> <u>WBFM, LLC</u> <u>141 Middle St. Portland, ME 04101</u>	Telephone: <u>207-775-7100</u>
Lessee/Buyer's Name (If Applicable) <u>c/o Mark St. Clair</u> <u>creative office interiors</u> <u>dba creative office pavilion</u> <u>141 middle st</u> <u>Portland, ME 04101</u>	Contractor name, address & telephone: <u>Wech Signage</u> <u>7 Lincoln Ave</u> <u>Scarborough, ME</u> <u>207-883-8588</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Mark St. Clair</u> phone: <u>207-619-9199</u>		
Tenant/allocated building space frontage (feet): Length: <u>100' x 22'</u> Height: <u>16'</u> Lot Frontage (feet) <u>100' x 120'</u> Single Tenant or Multi Tenant Lot _____		
Current Specific use: <u>office furniture showroom</u> If vacant, what was prior use: <u>photography studio</u> Proposed Use: <u>showroom</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <u>X</u> Dimensions proposed: <u>40m</u> Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No _____ Dimensions proposed: _____		
Proposed awning? Yes _____ No <u>X</u> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): <u>there is no existing sign</u> Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

20" x 98" =
960# ÷ 144 = 6.67#

RECEIVED
JUL 15 2011
Dept. of Building Inspections
City of Portland Maine

111
38 x 2 + 30 + 75
98 x 2 = 196
1.9 x 2 = 3.8
8-15-11

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <u>Mark St. Clair</u>	Date: <u>7/13/11</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

WOODMAN CONDO OWNERS ASSOCIATION

75 Pearl Street
P.O. Box 9785
Portland, ME 04104-5085
(207)773-5651

July 12, 2011

Permits Office
City of Portland
389 Congress Street
Portland, ME -04101

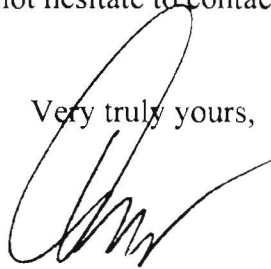
Re: Creative Office Pavilion

To Whom It May Concern:

We have received the specs and drawings for the proposed sign to be hung above the entrance for Creative Office Pavilion at 141 Middle Street. Woodman Condo Owners Association approves the design and location of said sign and grants its permission to Creative Office Pavilion to install the sign.

Should you have any questions or require further documentation from the Condo Owners Association, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Drew A. Anderson', with a large, sweeping flourish extending to the right.

Drew A. Anderson
President



CERTIFICATE OF LIABILITY INSURANCE

OP ID MD
CREAT-3

DATE (MM/DD/YYYY)

07/13/11

PRODUCER Cluett Commercial Ins. Agency 8 Pembroke Street Kingston MA 02364 Phone: 781-582-1600 Fax: 781-585-4180	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED Creative Office Interiors, Inc dba Creative Office Pavilion One Design Center Place S734 Boston MA 02210	INSURER A: Arrow Mutual	
	INSURER B: New Hampshire Ins. Co.	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
		GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below	Y/N WC1667A WC9937149	01/01/11 11/27/10	01/01/12 11/27/11	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1000000 E.L. DISEASE - EA EMPLOYEE \$ 1000000 E.L. DISEASE - POLICY LIMIT \$ 1000000
B		OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

CITYPOR

City of Portland
 Planning Division
 389 Congress St. 4th Floor
 Portland ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Proposed Signage
Anna Glaser
to:
mstclair
07/13/2011 09:19 AM
Show Details

Mark,

See below. Welch Signage proposes fastening the sign in this way

Hi Anna,

We propose to install the C.O.P. sign with four bolts through the mounting bracket plate and two guy wires.

Thank you,

JoAnn

Thanks,

Anna

Anna Glaser
Marketing Coordinator

Creative Office Pavilion
141 Middle Street
Portland, ME 04101
p 207.619.9598
f 207 775.1003
www.creativeofficepavilion.com

OFFICE | COMMERCIAL

Woodman Block | Pearl/Middle Streets



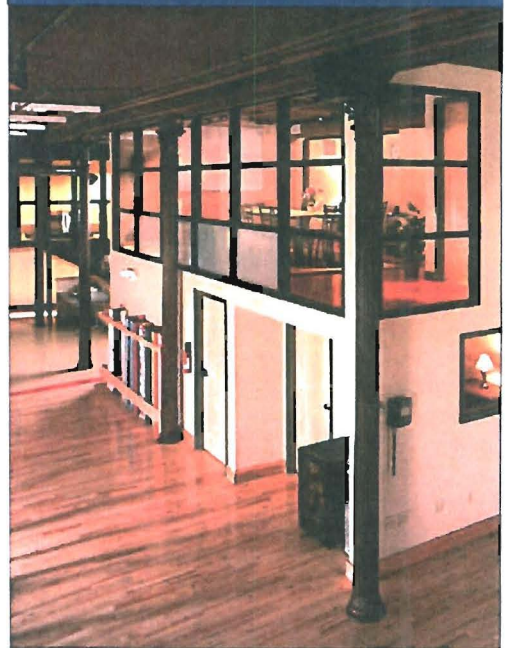
First floor condo unit is located in the historic Woodman Block at 75 Pearl/141 Middle Streets in Portland. Beautifully renovated in 2004-2008, the 9,585± SF first floor is an open floor plan with an enclosed mezzanine conference room and expansive windows on both Pearl and Middle Streets. There is also 9,585± SF of unfinished storage in the basement, which is part of this condominium unit.

9,585± SF office/commercial • Open configuration
14' ceilings • Hardwood floors • Large windows
Exposed brick & ductwork • Mezzanine conference
Excellent visibility • On-site parking for 12

For further information contact:

Joe Malone, CCIM
(207) 773-2554 direct | (207) 772-2422
joe@malonecb.com

FOR SALE | LEASE



Malone Commercial Brokers, Inc.
5 Moulton Street
Portland, Maine 04101

(207) 772-2422
www.malonecb.com

PROPERTY SUMMARY

ADDRESS:	141 Middle Street (a/k/a 75 Pearl Street, Woodman Unit 1) Portland, Maine 04101	SPRINKLER:	Wet system
UNIT SIZE:	19,170± SF	ELECTRICITY:	Not separately metered
OWNER:	Howell Real Estate, LLC	HVAC:	Electric (not separately metered)
ZONE:	<ul style="list-style-type: none"> B-3 Downtown Business Pedestrian Activities Dist (PAD) 	RESTROOMS:	2
USE:	Office/commercial	SECURITY SYSTEM:	Yes
STORIES:	1 plus basement	UTILITIES:	Municipal water and sewer
BUILT:	1867; Renovated 2004-2008	PARKING:	12 spaces on-site
CONSTRUCTION:	Brick, iron and timber	ASSESSOR REFERENCE:	Map 28, Block L, Lot 5 Unit 1
ROOF:	Mansard-style, slate	ASSESSED VALUE: as of 4/01/2009	125,000 Land <u>895,700</u> Building \$1,020,700
CEILING HEIGHT:	14±' 1st floor 8±' basement	DEED REFERENCE:	Cumberland County Registry of Deeds Book 20945, Page 62
FLOORING:	Hardwood/VCT mix	PROPERTY TAXES:	\$18,107.22 (FY 2010)

LEASE SUMMARY

AVAILABLE SQ FOOTAGE:	9,585± SF (plus 9,585± SF of unfinished storage space)
SUB-DIVIDABLE:	Yes, contact broker for details
LANDLORD:	Howell Real Estate, LLC
LEASE RATE:	\$21.50 PSF Modified Gross (MG)

SALE SUMMARY

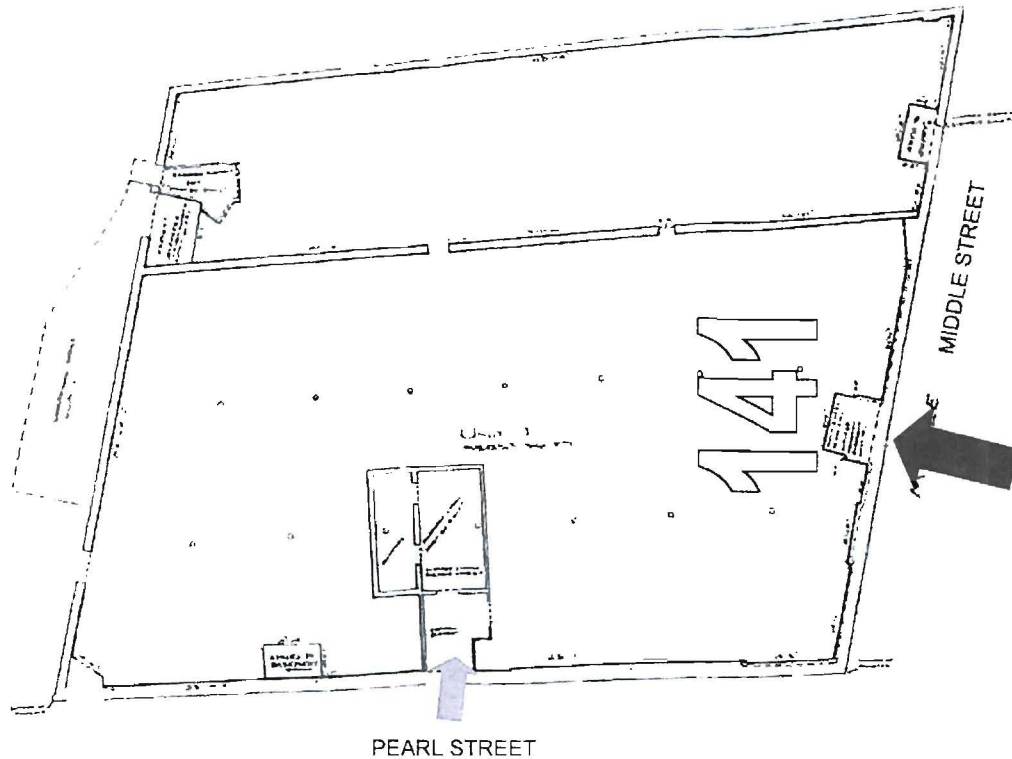
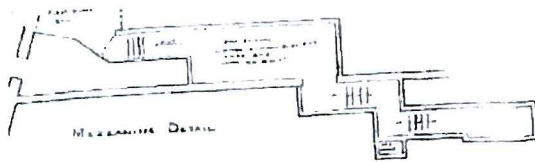
CONDOMINIUM DOCUMENTS:	Declaration of Condominium for Woodman Condominium By Laws of Woodman Condominium Owners Association Copies available from broker
ENVIRONMENTAL:	Phase I Environmental Site Assessment (2010) Copy available from broker
SALE PRICE:	\$ 1,500,000.

BROKER

Joe Malone, CCIM | (207) 773-2554 direct | (207) 772-2422 office | joe@malonecb.com

Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. [2010:1]





The condominium plan above shows the unit's main entrance at 141 Middle Street. Access to upper condominium units in the Woodman Block is via the 75 Pearl Street entrance (shown with gray arrow). There are (12) on-site parking spaces associated with the unit. The spaces are located behind the building off Pearl & Newbury Streets.

The 19,170± SF unit's configuration includes:

9,585± SF first floor:

- Open floor plan with enclosed conference room on mezzanine
- 14±' ceilings with fluorescent lighting
- Exposed brick and ductwork
- Hardwood floors
- Large windows on Middle and Pearl Streets for lots of natural light
- 2 restrooms

9,585± SF basement:

- Unfinished space for storage
- 8±' ceilings
- ½ windows Middle and Pearl Street sides



These interior photos reflect the unit's current use as a photography studio. The large windows in the photo below while covered for studio purposes, the space actually has quite an abundance of natural light throughout.

The unit's open configuration and renovations provide a unique environment for commercial and office tenants or owner/users.



ABOUT THE HISTORIC WOODMAN BLOCK

The Woodman Block along with the adjacent Rackleff and nearby Thompson Blocks on Middle Street, was designed by architect George M. Harding, who worked in Portland from the late 1850s to the early 1870s. These three buildings comprise the most elaborate and well-preserved grouping of Mansard-style buildings in the state. The intricate cast iron first story storefronts were made at the nearby Portland Company. The Woodman Block was one of the first commercial buildings to be completed after the Great Fire of 1866. Its straight-sided and semi-circular sandstone window arches are connected by sandstone string courses. The slate Mansard roof is raised to form towers at the corners. Harding "signed" this building at the base of the left corner pilaster on Middle Street.¹

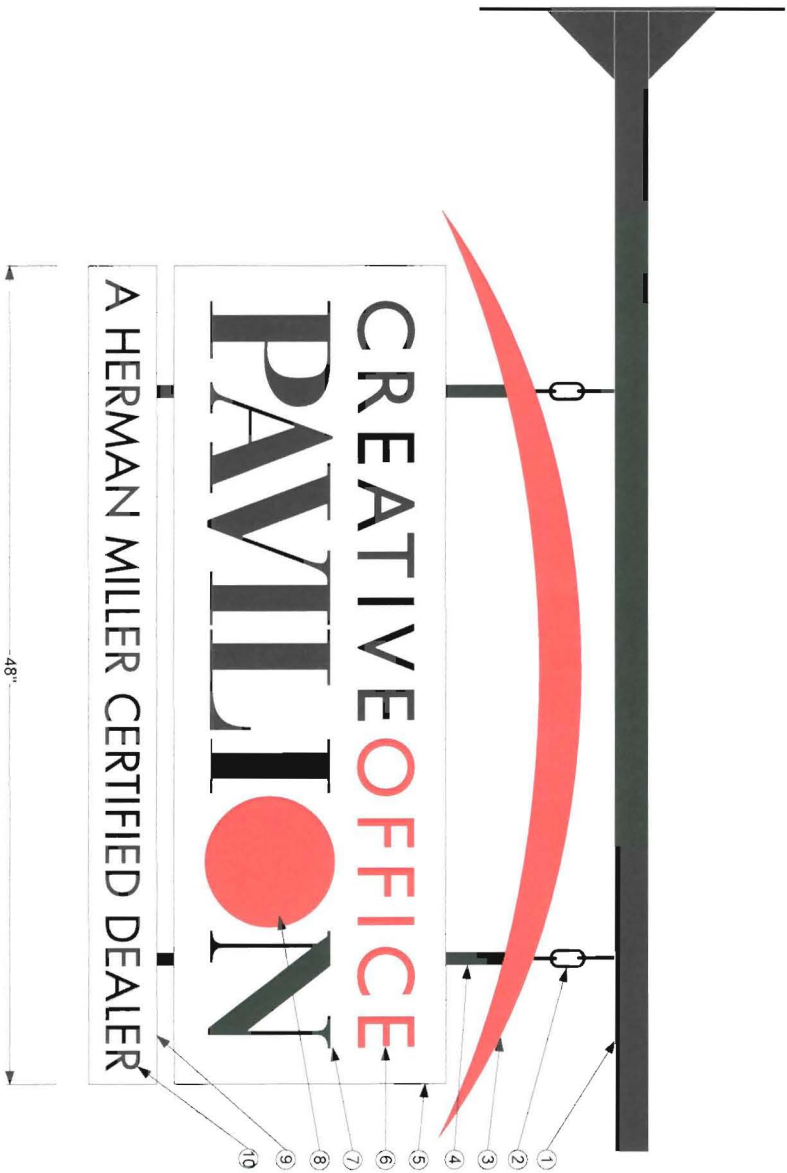
FOOTNOTE:

¹ Greater Portland Landmarks, Inc., 165 Slate St., Portland, ME 04101 "Guide to the Old Port Exchange, Portland, Maine," pp. 5 and 6



Broker:

Joe Malone, CCIM
(207) 773-2554 direct
(207) 772-2422 office
joe@malonecb.com



Project Name
Creative
Office Pavilion

Project Location
Portland, ME

Description of Drawing
DOUBLE SIDED
Blade Sign Details



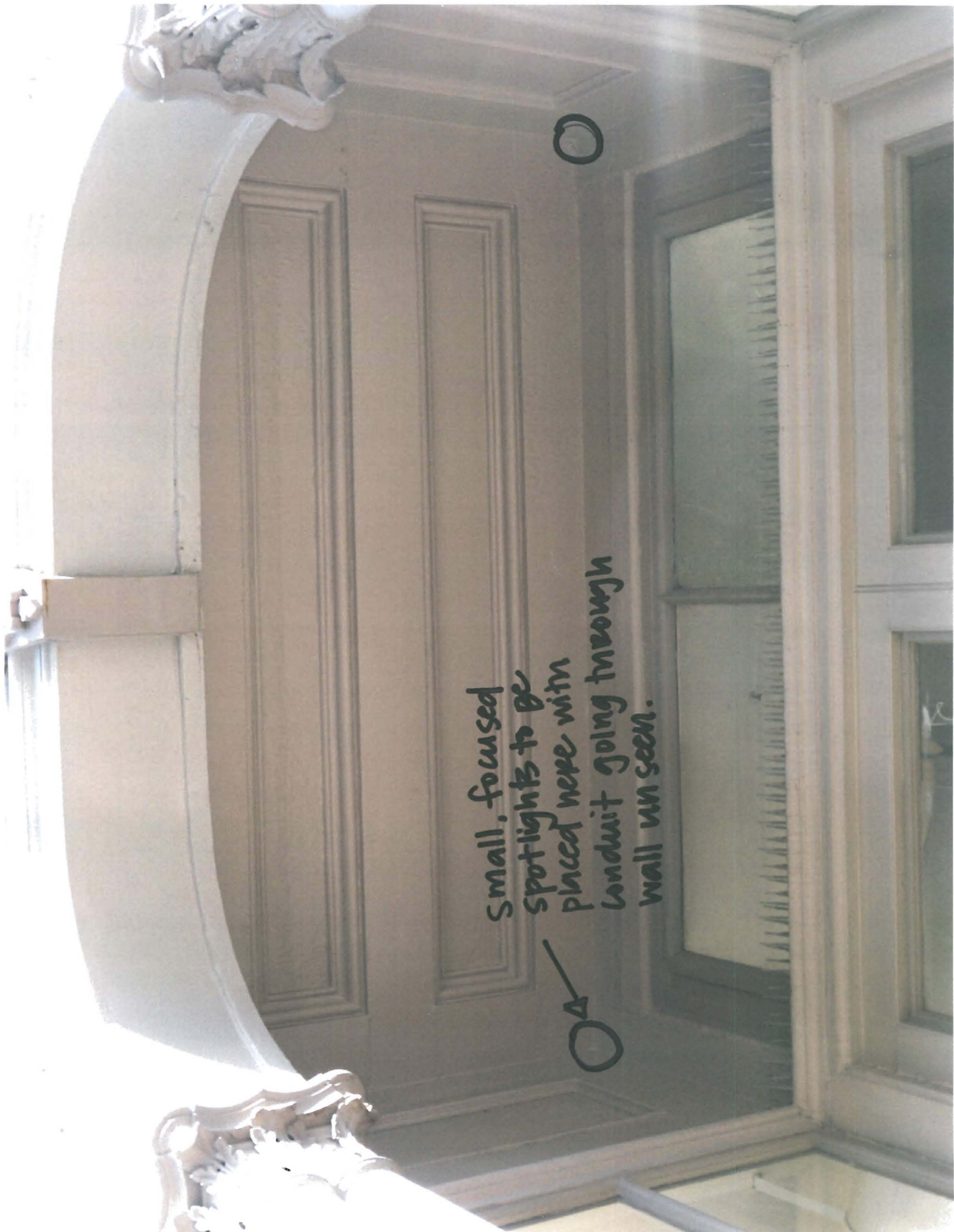
Notes

1. Sign and blade and sign panel are to be fabricated and shipped fully assembled and ready for installation.
2. Sign panel to be fabricated and shipped with blade attached to the back of the sign panel.
3. Fabricate sign panel with blade attached to the back of the sign panel.
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10. Sign panel to be fabricated and shipped with blade attached to the back of the sign panel.

Legend Key

Revision	Version	2	1
Date	June 27, 2011		
Drawing Sheet			
A01.1			

Small, focused
spotlights to be
placed here with
conduit going through
wall un seen.



Please see A01.1
for actual sign
design. This image
submitted to show
placement of sign.





Sign location









CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 1. 13 20 11 _____

Received from Mark St. Clair

Location of Work 75 Pearl 14 Middle

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 111

Building (1L) _____ Plumbing (1S) _____ Electrical (1E) _____ Site Plan (U2) _____

Other Signs

CBL: 13-15

Check #: 2497- Total Collected \$ 111

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

Taken by: [Signature]

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