



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

117-123 Middle Street

Issued to Ram Management

Date of Issue July 23, 1985

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. 84-1530 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

2nd floor
Limiting Conditions:

Office

This certificate supersedes
certificate issued

Approved:

(Date) *7/23/85* 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

Issued to **123 Middle St. Partnership** Date of Issue **117-123 MIDDLE STREET**
Sept 19, 1985

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. 85-808, 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

Limiting Conditions: **Entire**

Offices

This certificate supersedes
certificate issued

Approved:

[Signature]
(Date) *9-23-85*
[Signature]
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 121 Middle St. 02614-0001

Issued to 123 Middle St. Partnership Date of Issue 09 July 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. 780606, 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 #401

Office Space

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/9/98

(Date)

A. Lowe

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 and scribbles



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 121 Middle St 078-4-000

Issued to 123 Middle St Partnership Date of Issue 29 January 1999

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. 981394, 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

First Floor Right

APPROVED OCCUPANCY

Office Space
"Ram Harnden"

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1/26/99

(Date)

[Signature]

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]
[Handwritten initials]

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

Location of Construction:		Owner:		Phone:		Permit No: 990049	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JAN 22 1999 CITY OF PORTLAND </div>	
Past Use:		Proposed Use:		COST OF WORK: \$ _____ PERMIT FEE: \$ _____		INSPECTION: Use Group: Type:	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Signature: _____ Signature: _____	
Proposed Project Description:				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <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"/>	
Permit Taken By:		Date Applied For:				Zoning Appeal <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	

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.

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

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

CEO DISTRICT

COMMENTS

6/21/99 Pro Construction by phone with Travis @ Allentown
wants to be sealed back. Contractor to provide new
Shear plate (DC). New plans designated as such in package.
8/18/00 Completed. No CPO needed or requested. RR

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 121 Middle St 028-M-005

Issued to 123 Middle St Associates

Date of Issue 26 March 1999

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. 990050, 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

First Floor

APPROVED OCCUPANCY

Retail
Use Group: A3
Type: 3B
BOCA '96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/24/99 *A. Rowe*

(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 - Building or Use Permit Application

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

Permit No: 04-1237	Issue Date:	CBL: 028 M005001
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Location of Construction: 121 Middle St	Owner Name: 123 Llc	Owner Address: 100 Commercial 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:

Past Use: Office - 2nd floor	Proposed Use: Office - 2nd floor	Permit Fee: \$57.00	Cost of Work: \$4,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	

Proposed Project Description:
add wall and door and relocate a door

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: dmartin	Date Applied For: 08/19/2004	Zoning Approval		
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:
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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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 121 Middle St

CBL 028 M005001

Issued to 123 Llc/Scott Monroe

Date of Issue 08/03/2004

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. 04-0437, 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

Commercial Hair Salon-Tenant Fit Up-Space A

APPROVED OCCUPANCY

Use Group B Type 3B
(Boca 1999)

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

5/19/04

(Date)

[Signature]

Inspector

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 notes]
08/26/04
JLK.
P.F.D.
8-26-04

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0808	Issue Date:	CBL: 0028 M005001
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Location of Construction: 121 MIDDLE ST	Owner Name: 123 LLC	Owner Address: 100 COMMERCIAL 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: B-3
Past Use: Commercial/ offices	Proposed Use: Commercial/ Offices/ interior tenant fit-up 2nd floor	Permit Fee: \$264.00	Cost of Work: \$27,000.00
		CEO District: 1	
Proposed Project Description: interior tenant fit-up 2nd floor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: B Type: 3B 6/8/06 Signature: <i>[Signature]</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Floor	
		Action <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: <i>[Signature]</i>	Date: 6/1/06
Permit Taken By: ldobson	Date Applied For: 05/30/2006	Zoning Approval	

<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> <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 checked="" type="checkbox"/> MIM <input type="checkbox"/> Date: 6/1/06	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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: Any exterior work requires a separate review and approval
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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
Department of Planning and Development
Conditional Use Application

Application ID: 1277 Application Date: 11/09/2007 CBL: 028 M005001 Property Location: 121 Middle St

Applicant Information:

123 Llc

Name

Business Name

100 Commercial St

Address

Portland, ME 04104

City, State and Zip

2077752252

Telephone

2077737422

Fax

Applicant's Right, Title or Interest in Subject Property:

Short form quit claim deed with covenant.

Current Zoning Designation: B3

Existing Use of Property:

Retail

Proposed Use of Property:

Office

Property Owner:

123 Llc

Name

100 Commercial St

Address

Portland, ME 04104

City, State and Zip

Telephone

Fax

Amendment A

Amendment B

Amendment C

Section 14: _____

Planning Approval

REVIEW TYPE: Committee Review

RECOMMENDATION DATE: _____ APPROVAL DATE: _____ ENACTMENT DATE: _____



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

123 LLC
Name
100 COMMERCIAL STREET
Address
PORTLAND ME 04101
207-775-2252 207-773-7422
Phone Fax

2. Subject Property:

121 MIDDLE STREET
Address
PORTLAND ME 04101
028 M 005.001
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

123 LLC
Name
100 COMMERCIAL STREET
Address
PORTLAND ME 04101
207-775-2252 207-773-7422
Phone Fax

4. Current Zoning Designation(s):

B-2

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property.

SHORT FORM QUITCLAIM DEED WITH COVENANT

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

7. Existing Use:

Describe the existing use of the subject property: RETAIL

8. Type of Conditional Use Proposed:

OFFICE

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100')

10. **Conditional Use Authorized by:** Section 14- 236.15

11. **Standards - Criteria for Conditional Use Appeal**

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

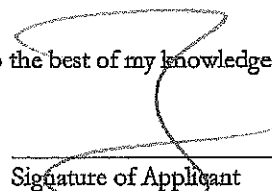
12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

<input checked="" type="checkbox"/> Fee for Service Deposit (\$200.00)	
(Required for all applications in addition to the applicable application fee listed below)	
<input checked="" type="checkbox"/> Conditional Use	\$100.00
Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

11/8/07
Date of Filing


Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998



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

Tel (207) 772-2422
Fax (207) 774-5114
www.malonecb.com

November 7, 2007

To: City of Portland
Dept. of Planning & Development
Portland Planning Board

I am writing today regarding marketing of ground floor space at 123 Middle Street, Portland, Maine. Attached is a summary of brokerage activities associated with marketing the space for lease. I have been the listing broker for this space since October 2006. The attached report includes activities from October 2006 through November 6, 2007.

The summary itemizes advertising and other marketing activities as well as showings at the space to illustrate our efforts for the past 12 months to secure a tenant. Copies of ads and marketing materials are included with the report.

Overview

The property was occupied by "The Clown," (antique, wine, gallery, book retailer) at the time we began our initial marketing in mid-October. The Clown vacated the space at the end of March 2007. The landlord provided us with new drawings of the space for our marketing brochure. We advertised the property in local, regional and national venues:

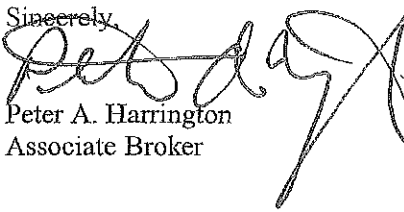
Maine Sunday Telegram	Portland Press Herald
Portland Forecaster	MaineBiz Newspaper
New England Real Estate Journal	Maine CPE Commercial Real Estate Database
Loopnet Commercial Real Estate Database	Malone Commercial Brokers Website

In addition to the published ad and internet exposure on the commercial databases, we contacted individual businesses through a letter writing campaign and sent out electronic notices via email to the Greater Portland brokerage community.

The size and location of the space has made marketing somewhat difficult. My firm has expended hundreds of dollars in advertising, graphics and mailing costs as well. I believe the space has been marketed appropriately and advertised extensively for the past 12 months and that efforts to secure a retail tenant have been exhausted.

The landlord would have preferred the space be used by a retail tenant, however, the architectural and engineering firm Harriman Associates would make use of the large windows for project displays and an open, inviting floor plan.

Sincerely,


Peter A. Harrington
Associate Broker



SERVING CLIENTS IN NORTHERN NEW ENGLAND SINCE 1970



123 Middle Street, Portland, Maine

Timeframe and/or Dates	Activities	Remarks
October 24, 2006	Marketing work started for space. Space will be available end of March 2007. Landlord orders new drawings of space. Current tenant allows interior photos taken of space.	
November 2006	Marketing brochure is developed. New plans drawn by architect. Incorporated into brochure. Lease rate or range to be established. Interim brochure used for inquiries.	Draft attached
December 2006	Property appears in company's inaugural "banner ad" with the Portland Press Herald Business Friday (12/01/2007). Letters to banking and home furnishing leads sent.	Copy attached
January 2007	Follow up calls to mailing.	
February 2007	Sure Sell Ad Package in Portland Press Herald 2/11 to 4/11/2007	Copy attached
February 2-5, 2007	Lease rate range established and brochure revised. Electrical spec verified.	Brochure attached
February 8, 2007	Property description, plans, photos and brochure uploaded to the Maine CPE and LoopNet Commercial Real Estate databases and the Malone Commercial Brokers website and intranet.	Database ID#s: www.loopnet.com (14992368) www.mainecepe.com (12087-1) www.malonecb.com
February 20, 2007	Greater Portland area brokers email goes out with brochure attachment.	Copy attached
February 22, 2007	Showing	
March 2, 2007	Quarter page ad in New England Real Estate Journal, Spring Review issue	Copy attached
March 19, 2007	Back cover ad in MaineBiz	Copy attached
March 21, 2007	Showing (2)	
March 22, 2007	Showing	
March 23, 2007	Showing	
March 25, 2007	Featured Property on front page of Maine Commercial Real Estate section of the Maine Sunday Telegram	Copy attached
March 27, 2007	Showing	
March 30, 2007	Showing	
April 1, 2007	Space is now vacant	
April 2007	Custom lease signs ordered for space.	



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life [®] www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

November 20, 2007

Tim Soley
123 LLC, 100 Commercial Street
Portland, ME 04104

RE: 121 Middle Street, Portland, ME

Dear Mr. Soley:

A Conditional Use Application was received from 123 LLC for the property at 121 Middle Street. The property is in the Pedestrian Activities District. The proposed use of this property is for the offices of Harriman Architects and Engineers.

Peter Harrington of Malone Commercial Brokers indicated that his company had listed the property from October 2006 to November 6, 2007 to try to secure a retail tenant (letter dated November 7, 2007). This marketing effort was not successful, and a request is being made to allow a non-retail use in the storefront.

Section 14-218 of the Code of Ordinances notes the following:

The planning authority may impose reasonable conditions concerning the design, appearance, use and extent of use of the space along the street frontage to ensure maximum pedestrian compatibility and interest.

Judy Johnson of Harriman Architects and Engineers notes that the goal of having a visible street presence is a main reason for the choice of the property (letter dated November 13, 2007). The design studio will be "on display" to pedestrians. There will not be any drapes or blinds which would block views into the space. There will be views in to the space of open conference areas, work stations, and waiting areas with images or three dimensional models of projects.

Given this explanation, it is determined that the proposed use is in compliance with the Conditional Use requirements in the Pedestrian Activities District. The determination is based on the condition that there not be any curtains or drapes to obscure the views in to the office.

Sincerely,

Carrie M. Marsh, AICP
Urban Designer

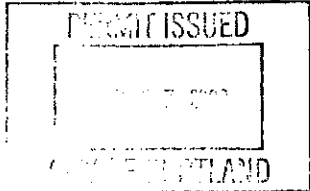
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0036	Issue Date:	CBL: 028 M005001
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Location of Construction: 121 MIDDLE ST	Owner Name: 123 LLC	Owner Address: 100 COMMERCIAL ST	Phone: 775-0053
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change of use - commercial Alterations - Commercial</i>	Zone: B-3

Past Use: Retail - The Clown	Proposed Use: Commercial - Design Firm ---- Tenant Fit-up.	Permit Fee: \$1,125.00	Cost of Work: \$100,000.00	CEO District: 1
Proposed Project Description: Interior tenant fit up for basement and first floor.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> <i>TBC 2003</i>	
		Signature: <i>Carla Curran</i>	Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>Y</i>		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 01/11/2008	Zoning Approval		
<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 <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: <i>1/11/08</i> <i>AM</i>	Zoning Appeal <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: _____	Historic Preservation <i>Y</i> <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 Any extension work requires separate review & approval Date: <i>1/11/08</i> <i>thru Historic Preservation</i>



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: 08-0036	Date Applied For: 01/11/2008	CBL: 028 M005001
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Location of Construction: 121 MIDDLE ST	Owner Name: 123 LLC	Owner Address: 100 COMMERCIAL ST	Phone: () 775-0053
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone: (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Design Firm ---- Tenant Fit-up	Proposed Project Description: Interior tenant fit up for basement and first floor.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 01/14/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 4) This property is located within the Pedestrian Activities District (PAD). The present use has been granted a conditional use by the Planning Division for a first floor use other than those restricted by ordinance. PLEASE NOTE that the conditional use allowance is ONLY for this tenant. If this tenant leaves, the space SHALL be returned to a PAD use as outlined in the conditional use standards. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 02/22/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) All penetrations between units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the required rating. 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 			
Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date: 01/15/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 121 MIDDLE ST

CBL 028 M005001

Issued to 123 LLC / Monaghan Woodworks Inc.

Date of Issue 06/16/2008

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. 08-0036, 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

Entire

APPROVED OCCUPANCY

Commercial Office Space
Use Group B
Type 3B
IBC 2003

Limiting Conditions: none

This certificate supersedes
certificate issued

Approved:

6-18-08
6-18-08
Inspector
Gregory Case

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.

OK JMB

City of Portland, Maine - Building or Use Permit Application

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

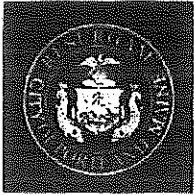
Job No: 2011-08-1865-ALICOMM	Date Applied: 8/3/2011	CBL: 028 - M - 005 - 001 -	
Location of Construction: 119 MIDDLE ST	Owner Name: * 123 LLC	Owner Address: 100 COMMERCIAL ST PORTLAND, ME - MAINE 04104	Phone:
Business Name: Phoenix Title	Contractor Name: owner - Denine Leman	Contractor Address: 100 Commercial St - #306	Phone: 775-2252
Lessee/Buyer's Name:	Phone:	Permit Type: Tenant fit-up in PAD	Zone: B-3
Past Use: Ram Harnden Real Estate	Proposed Use: Phoenix Title	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (SB)	Inspection: Use Group: B Type: 2 Signature: <i>[Signature]</i> TBC 09
Proposed Project Description: Change of Tenant to Phoenix Title		Pedestrian Activities District (P.A.D.) Within - Approved with conditions	

Permit Taken By: Lannie 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.	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> M1 <input type="checkbox"/> M2 <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>8/3/11</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date: <i>Denied</i>	Historic Preservation <i>within</i> <input type="checkbox"/> Not in Dist 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: <i>any exterior work requires a separate review and approval</i>

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



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1865-ALTCOMM

Located At: 121 MIDDLE

CBL: 028 - - M - 005 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property is located within a Pedestrian Activities District (PAD) which limits first floor uses to retail-like. The owner of the property has further detailed the new use of the property and I have determined that it can meet the requirements of the PAD district. It is further required that the window treatments shall not block out pedestrian interest. Further window displays are encouraged.
4. Because this specific use has been approved, it does not allow any future uses that cannot meet the PAD standards. Any future tenant shall be approved PRIOR to occupancy.

Fire

This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.

Building

This permit does not authorize any construction work. It only authorizes cosmetic work.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-3909-ALTCOMM	Date Applied: 5/3/2012	CBL: 028- M-005-001	
Location of Construction: 121 MIDDLE ST - 3 rd floor <i>Suite 203</i>	Owner Name: I23 LLC	Owner Address: 100 COMMERCIAL STREET, PORTLAND, ME 04101	Phone:
Business Name: The Bennett Law Firm, PA - 3 rd floor	Contractor Name: Monaghan Woodworks - Brad Finlay	Contractor Address: 100 Commercial St, suite 205, Portland, ME 04101	Phone: (207) 775-2683 ex 32
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: B-3
Past Use: 1 st floor PAD use (Phoenix Title) with offices above	Proposed Use: 1 st floor PAD use with offices above - to make interior renovations to 3rd floor as per plans	Cost of Work: \$10,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrone</i>	Inspection: Use Group: <i>B</i> Type: <i>3B</i> <i>IBC-2009</i> Signature: <i>JMB</i>
Proposed Project Description: Interior renovations, reduce space into two spaces		Pedestrian Activities District (P.A.D.) <i>6/13/12</i>	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin 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"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM Date: <i>5/10/12</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 <i>with</i></p> <p><input type="checkbox"/> Not in Dist 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 separate review: Approved</i></p>
	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