



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

**LOCATION** 113 MIDDLE ST **CBL 028 N009001**

**Issued to** Brothers Three Llc/Monaghan Woodworks, Inc. **Date of Issue** 03/06/2009

**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. 07-1159, 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

Aging Excellence

APPROVED OCCUPANCY

Commercial Office/Retail  
Use Group B/M  
Type 4

**Limiting Conditions:** This is a change of use only permit and is not intended to certify building code compliance.

**This certificate supersedes  
certificate issued**

**Approved:**

\_\_\_\_\_  
(Date) **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.

P.F.V.  
A.S. 2009

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 071159

Please Read Application And Notes, If Any, Attached

This is to certify that BROTHERS THREE LLC / McLaughan Woodworks, Inc.

has permission to Change of use from office to office w/ re

AT 113 MIDDLE ST

028 N009001

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 when permission procured before this building or part thereof is altered or closed-in. HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. [Signature] 9/27/2007  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 4/27/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# SCANNED

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1159	Issue Date:	CBL: 028 N009001
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Location of Construction: 113 MIDDLE ST	Owner Name: BROTHERS THREE LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name: Aging Excellence	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial - Office	Proposed Use: Commercial - Office / Retail - Aging Excellence - Change of use from office to office w/ retail	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>PS/maintenance</i> Type: <i>4</i>	

Proposed Project Description: Change of use from office to office w/ retail	Signature: <i>M Shustis 9/27/07</i>	Signature: <i>AMB 1/27/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>3/2/08</i> Date: <i>3/2/08</i>		

Permit Taken By: Idobson	Date Applied For: 09/19/2007	Zoning Approval <i>emergency vote</i>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Denied Date: <i>9/20/07</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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: <i>Review, Approval</i>
	<i>Condition: must meet NFPA 101 LSC</i> <i>Council took this out of the PAD District on an emergency vote</i> <i>any exterior work requires a separate review, 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



# General 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: <b>115 MIDDLE ST. - 1<sup>ST</sup> FLOOR</b>		
Total Square Footage of Proposed Structure/Area <b>N/A</b>		Square Footage of Lot <b>N/A</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>028      N009      001</b>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <b>BROTHERS THREE LLC</b> Address <b>100 COMMERCIAL ST. - SUITE 305</b> City, State & Zip <b>PORTLAND, ME 04101</b>	Telephone: <b>775-2252</b>
Lessee/DBA (If Applicable) <b>LUCAS ENTERPRISES, INC. DBA: AGING EXCELLENCE 115 MIDDLE ST - SUITE 100 PORTLAND, ME 04105</b>	Owner (if different from Applicant) Name Address <b>Fox 771-0958</b> City, State & Zip	Cost Of Work: \$ <b>0.00</b> C of O Fee: \$ <b>105.00</b> Total Fee: \$ <b>105.00</b>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <b>N/A office</b> Proposed Specific use: _____ Is property part of a subdivision? <b>NO</b> If yes, please name _____ Project description: <b>CHANGE OF USE ONLY. office Retail</b>		
Contractor's name: <b>MONAGHAN WOODWORKS</b>		
Address: <b>100 COMMERCIAL ST. - SUITE 311</b>		
City, State & Zip <b>PORTLAND, ME 04101</b>		Telephone: <b>775-2683</b>
Who should we contact when the permit is ready: <b>BRAD FINLAY</b>		Telephone: <b>775-2683</b>
Mailing address: <b>100 COMMERCIAL ST. - SUITE 311, PORTLAND, ME 04101</b>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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:  Date: **SEPTEMBER 04, 2007**

This is not a permit; you may not commence ANY work until the permit is issue

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-1159	<b>Date Applied For:</b> 09/19/2007	<b>CBL:</b> 028 N009001
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<b>Location of Construction:</b> 113 MIDDLE ST	<b>Owner Name:</b> BROTHERS THREE LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b> Aging Excellence	<b>Contractor Name:</b> Monaghan Woodworks, Inc.	<b>Contractor Address:</b> 100 Commercial St Suite 311 Portland	<b>Phone:</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Office / Retail - Aging Excellence - Change of use from office to office w/ retail	<b>Proposed Project Description:</b> Change of use from office to office w/ retail
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/20/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> <li>2) Separate permits shall be required for any new signage.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 01/27/2009
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</li> <li>2) Retail area shall be 10% or less of the first floor business area in order to be considered accessory per Sec. 302.2 of IBC 2003</li> <li>3) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.</li> <li>4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ben Wallace Jr.	<b>Approval Date:</b> 09/27/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) All construction shall comply with NFPA 101</li> </ol>			

<b>Comments:</b>
9/20/2007-mes: There is a 1998 permit with the information that the City Council took this property OUT of the PAD district on an emergency vote. It was not just an exemption, the property has been removed from the district.
10/18/2007-jmb: left voicemail w/Brad F. For more details on the sq.ft. And what area is retail and office and possible separations,?sprinkler.
10/23/2007-jmb: Returned call to Mark M., he will submit detail on the location of the retail area within the office space to show it is accessory.

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

Location of Construction: 105 Middle St		Owner: Pres. 3 LLC		Phone: 775-2352		Permit No: <b>980178</b>
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: Architect Bill Demery		Address: 424 Tol. St., Portland		Phone: 774-3683		Permit Issued: Zone: <b>CBL</b> Zoning Approval:
Past Use: Retail		Proposed Use: Office		COST OF WORK: \$ 65,000.00 PERMIT FEE: \$345.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:		
Proposed Project Description: Removal of work w/lat ramp						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: Vicki Dover		Date Applied For: <i>[Date]</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

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: *[Signature]* ADDRESS: ADDRESS DATE: 7/1/98 PHONE: 774-3683

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

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 N009001  
**Location** 113 MIDDLE ST  
**Land Use** RETAIL & PERSONAL SERVICE

**Owner Address** BROTHERS THREE LLC  
 100 COMMERCIAL ST  
 PORTLAND ME 04103

**Book/Page** 13549/124  
**Legal** 28-N-9  
 MIDDLE ST 113-115  
 GARDEN LANE 1-7  
 5062 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$244,700	\$403,600	\$648,300

### Building Information

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1900	1	8732	1

<b>Total Acres</b>	<b>Total Buildings Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.116	8732	DOWNTOWN ROW	SWEETSTER / CLEARPOINT

### Exterior/Interior Information

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	B1/B1	2183	SUPPORT AREA
1	01/01	2183	OFFICE BUILDING
1	02/03	2183	OFFICE BUILDING

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
7		NONE	NONE
12	BRICK/STONE	HW/STEAM	CENTRAL
9	BRICK/STONE	HW/STEAM	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

### Building Other Features

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	ELEVATOR - ELEC. PASSENGER	1

### Yard Improvements

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>
1985	ASPHALT PARKING	2700	1



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 115 Middle St 078-5-001

Issued to Brothens 3, LLC Date of Issue 11 June 2007

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. 980178, 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

Second floor

Office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6/11/07 [Signature] Inspector

[Signature] Inspector of Buildings

HMM

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 115 Middle St 078-5-001

Issued to Brothens 3, LLC Date of Issue 14 May 2007

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. 980178, 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 Only

Office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5/14/07 [Signature] Inspector

[Signature] Inspector of Buildings

HMM

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.



**AGING  
EXCELLENCE**



*Seniors On The Go* <sup>SM</sup>

Lucas Enterprises, Inc  
115 Middle Street, Portland, ME 04101  
207-771-0991 Fax 771-0958

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September 7, 2007

City of Portland  
City Hall  
Portland, Maine 04101

To Whom It May Concern,

Lucas Enterprises, Inc dba Aging Excellence provides non-medical care to the elderly. Although the office at 115 Middle Street, Portland is the administrative offices for Aging Excellence, it is also used to sell retail products. The retail products include mobility items, vision items and bath products.

The greater visibility on Middle Street will enable an increase in retail with pedestrian traffic.

Please feel free to contact me for further information,

Sincerely,

A handwritten signature in black ink that reads "Abbey Lucas". The signature is written in a cursive, flowing style.

Abbey Lucas  
Owner Lucas Enterprises, Inc

PO Box 8660, Portland, ME 04104  
Tel.(207) 771-0991 FAX (207) 771-0958



# Fax

To: Jeannie Bourke From: Abbey Lucas  
 Fax: 874-8716 Fax: (207) 771-0958  
 Phone: 874-8715 Phone: (207) 771-0991  
 Date: 2/12/09  
 Pages: 2

Urgent       For Review       Please Comment       Please Reply       Please Recycle

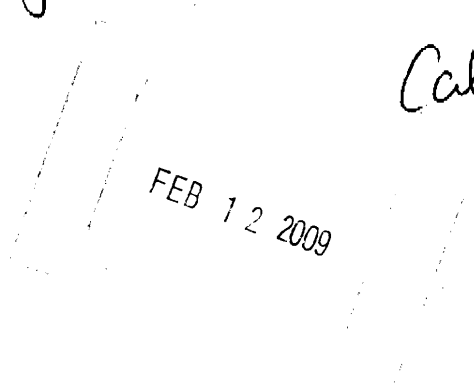
• Comments:

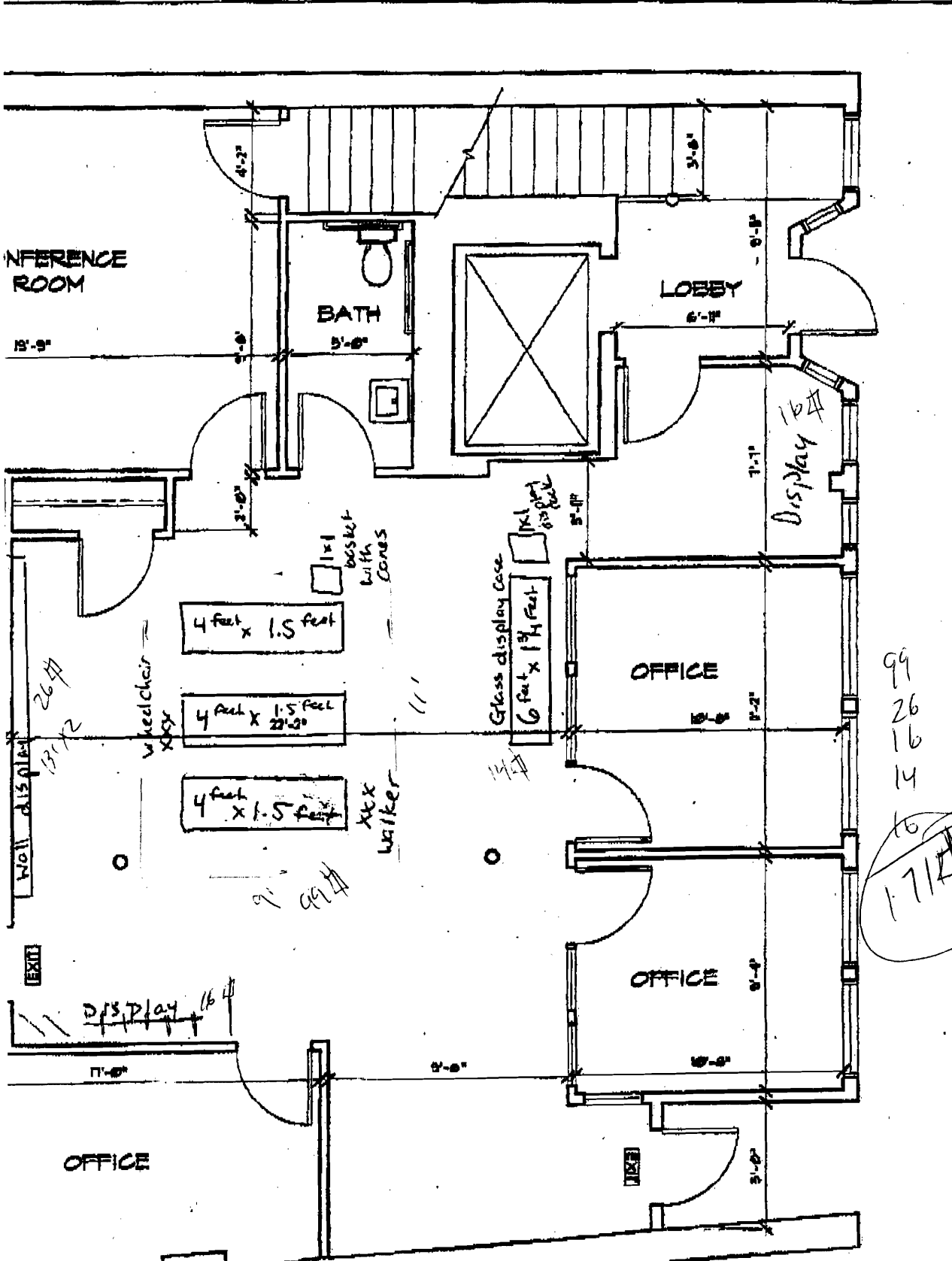
Thanks Jeannie for sending this outline.  
I hope this helps.

I do remember you stopping in @  
Maybe we can talk again in the future.

Call if you have questions,

Abbey:





**Aging Excellence**  
115 MIDDLE STREET - FIRST FLOOR  
DORCH AND MAINE

99  
26  
16  
14  
16  
1712

**1ST FLOOR PLAN**

8/16-10'

1,927 SF.

**SEPTEMBER 07, 2007**

FEB 2 2009

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

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

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

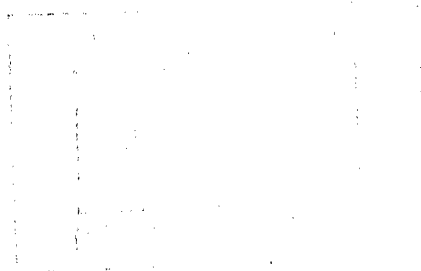
*Arnell...*

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*1/27/09*

\_\_\_\_\_  
Date





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 113 MIDDLE ST CBL 028 N009001

Issued to Brothers Three Llc/Monaghan Woodworks, Inc. Date of Issue 03/06/2009

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PORTION OF BUILDING OR PREMISES

Aging Excellence

APPROVED OCCUPANCY

Commercial Office/Retail  
Use Group B/M  
Type 4

Limiting Conditions: This is a change of use only permit and is not intended to certify building code compliance.

This certificate supersedes  
certificate issued

Approved:

*[Signature]*  
\_\_\_\_\_  
(Date) Inspector

*[Signature]*  
\_\_\_\_\_  
Inspector of Buildings

P.F.U  
B.S. [unclear]

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.

SCANNED