



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 284 Fore St

CBL 029 K005001

Issued to Olympia Equity Investors V-p Llc /Ledgewood Inc.

Date of Issue 12/22/2004

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. 04-0954, 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

2nd floor right - West side

APPROVED OCCUPANCY

Office Space
Use Group B Type 2B
BOCA 1999

Limiting Conditions:

The above space is for tenant use only.

TEMPORARY : Sidewalk improvements and survey monumentation must be completed by 06/01/2005

This certificate supersedes
certificate issued

Approved:

12/22/04
(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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 284 Fore St

CBL 029 K005001

Issued to Olympia Equity Investors V-p Llc /Ledgewood Inc.

Date of Issue 11/19/2004

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. 04-0954 , 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

1. First floor garage & Fore St. lobby
2. Lower level garage & egress for hotel/office
3. 4th & 5th floor offices

APPROVED OCCUPANCY

Office
Use Group B
Type 2B
BOCA 1999

Limiting Conditions:

This is conditional to occupy the space listed above for tenant use. The 2nd & 3rd floors will be unoccupied & the south side of the 4th floor.

Temporary C/O--Sidewalk Improvements Deadline 6/1/05

This certificate supersedes certificate issued

Approved:

11/19/04 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

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

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: November 19, 2004

RE: C. of O. for 280 Fore Street Office Building
Lead CBL (374A023); Id# (2003-0165)

After visiting the site, I have the following comments:

Miscellaneous site and right-of-way work incomplete.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

I anticipate this work can be completed by **June 1, 2005.**

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File: Urban Insight

File: O:\plan\drc\fore280a.doc



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 040954

This is to certify that Olympia Equity Investors V LLC / Ledgev
has permission to tenant fit-up of 28,000 sq ft of office space
AT 57 Commercial St 28th Prec St 029 K003001

ISSUED
APR 2 2004

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 work on permit on procedure before this building or part thereof is closed 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. 4/1/04
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

*4/2/04 - Monuments -
2nd flr - right*

12/02/04 Framing okay Olympia Equity (2nd) Floor
~~AND~~

12/02/04 Ceiling close-in common areas (2nd) Floor
not ready (Fire penetrations) ~~AND~~

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 10/6/04
 Permit # 2004-5079
 CBL# 29 K 005

LOCATION: 280 FORE ST METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER OLYMPIA EQUITY
 TENANT BANK OF SAVINGS BANK PHONE # 874-9990

					TOTAL EACH FEE	
OUTLETS	Receptacles	Switches	Smoke Detector		.20	
FIXTURES	Incandescent	Fluorescent	Strips		.20	
SERVICES	Overhead	Underground	TTL AMPS <800		15.00	
	Overhead	Underground	>800		25.00	
Temporary Service	Overhead	Underground	TTL AMPS		25.00	
					25.00	
METERS	(number of)				1.00	
MOTORS	(number of)				2.00	
RESID/COM	Electric units				1.00	
HEATING	oil/gas units	Interior	Exterior		5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens		2.00	
	Insta-Hot	Water heaters	Fans		2.00	
	Dryers	Disposals	Dishwasher		2.00	
	Compactors	Spa	Washing Machine		2.00	
	Others (denote)				2.00	
	MISC. (number of)	Air Cond/win				3.00
		Air Cond/cent		Pools		10.00
	HVAC	EMS	Thermostat		5.00	
<u>3</u>	Signs				10.00	
	Alarms/res				5.00	
	Alarms/com				15.00	
	Heavy Duty(CRKT)				2.00	
	Circus/Carnv				25.00	
	Alterations				5.00	
	Fire Repairs				15.00	
	E Lights				1.00	
	E Generators				20.00	
PANELS	Service	Remote	Main		4.00	
TRANSFORMER	0-25 Kva				5.00	
	25-200 Kva				8.00	
	Over 200 Kva				10.00	
TOTAL AMOUNT DUE						
MINIMUM FEE/COMMERCIAL 45.00					35.00	
					<u>30.00</u>	
					<u>45.00</u>	

CONTRACTORS NAME Neokraft Signs MASTER LIC. # _____
 ADDRESS 686 MAIN ST. LEWISTON LIMITED LIC. # LM 50016669
 TELEPHONE 207/782-9654

SIGNATURE OF CONTRACTOR _____

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date Sept 13, 04
 Permit # 04-4870
 CBL# 29 K 005

LOCATION: 280 Fore St. METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT _____ PHONE # _____

TOTAL EACH FEE

OUTLETS	Receptacles	Switches	Smoke Detector	.20	
FIXTURES	Incandescent	Fluorescent	Strips	.20	
SERVICES	Overhead	Underground	TTL AMPS <800	15.00	
	Overhead	Underground	>800	25.00	
Temporary Service	Overhead	Underground	TTL AMPS	25.00	
				25.00	
METERS	(number of)			1.00	
MOTORS	(number of)			2.00	
RESID/COM	Electric units			1.00	
HEATING	oil/gas units	Interior	Exterior	5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens	2.00	
	Insta-Hot	Water heaters	Fans	2.00	
	Dryers	Disposals	Dishwasher	2.00	
	Compactors	Spa	Washing Machine	2.00	
	Others (denote)			2.00	
	MISC. (number of)	Air Cond/win			3.00
		Air Cond/cent		Pools	10.00
	HVAC	EMS	Thermostat	5.00	
	Signs			10.00	
	Alarms/res			5.00	
	Alarms/com			15.00	
	Heavy Duty(CRKT)			2.00	
	Circus/Carnv			25.00	
	Alterations			5.00	
	Fire Repairs			15.00	
	E Lights			1.00	
	E Generators			20.00	
PANELS	Service	Remote	Main	4.00	
TRANSFORMER	0-25 Kva			5.00	
	25-200 Kva			8.00	
	Over 200 Kva			10.00	
			TOTAL AMOUNT DUE		
<u>Contractors</u>	MINIMUM FEE/COMMERCIAL 45.00		MINIMUM FEE	35.00	

CONTRACTORS NAME Thayer Corp MASTER LIC. # ME 60017872
 ADDRESS 1400 Hotel Rd Auburn ME LIMITED LIC. # _____
 TELEPHONE 207-782-4197

SIGNATURE OF CONTRACTOR [Signature] 10081

ELECTRICAL PERMIT

City of Portland, Me.



FORE03-102

To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 8-11-07
 Permit # 2004-4870
 CBL# 29K5

LOCATION: 280 FOREST, 4th & 5th floors METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER OLYMPIA EQUITY INVESTORS
 TENANT BAKER, NEWMAN, NOYES PHONE # _____

							TOTAL EACH FEE		
OUTLETS	374	Receptacles	104	Switches		Smoke Detector	476	.20	95.20
FIXTURES		Incandescent	408	Fluorescent		Strips	408	.20	81.60
SERVICES		Overhead		Underground		TTL AMPS <800		15.00	
		Overhead		Underground		>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
								25.00	
METERS		(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00	
		Insta-Hot		Water heaters		Fans		2.00	
		Dryers		Disposals		Dishwasher		2.00	
		Compactors		Spa		Washing Machine		2.00	
		Others (denote)						2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS		Service		Remote		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
							TOTAL AMOUNT DUE		768.00
							MINIMUM FEE/COMMERCIAL 45.00		35.00
							MINIMUM FEE		1

INSPECTION: Will be ready _____ or will call

CONTRACTORS NAME ES BOULOS CO. MASTER LIC. # MC60016185
 ADDRESS 45 BRADLEY DRIVE, WESTBORO, MA 04092 LIMITED LIC. # _____
 TELEPHONE 464-3706 EXT 33

SIGNATURE OF CONTRACTOR [Signature] Project Mgr

CK# 7M

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation	
Street Subdivision Lot #	280 Fore St.

PROPERTY OWNERS NAME

Last:	Olson	First:	
Applicant Name:	Jeff Waite		
Mailing Address of Owner/Applicant (If Different)	Thayer Corp 1400 ...		

2004-8321

Date Permit Issued: 8/13/04 \$ 1438.00 If Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 360

29 K 5

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 8-3-04

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER — SPECIFY <u>... ..</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>1091179</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	10	Hosebibb / Sillcock	10	Bathtub (and Shower)
	11	Floor Drain	10	Shower (Separate)
OR	14	Urinal	10	Sink
	10	Drinking Fountain	16	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.	10	Indirect Waste	12	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	10	Water Treatment Softener, Filter, etc.	10	Clothes Washer
	10	Grease / Oil Separator	10	Dish Washer
Number of Hook-Ups & Relocations	10	Dental Cuspidor	1	Garbage Disposal
OR	10	Bidet	10	Laundry Tub
	14	Other: <u>... ..</u>	14	Water Heater
Hook-Up & Relocation Fee	10	Fixtures (Subtotal) Column 2	416	Fixtures (Subtotal) Column 1
TRANSFER FEE [\$6.00]			216	Fixtures (Subtotal) Column 2
			72	Total Fixtures
			\$438	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$438	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE



State of Maine
 Department of Public Safety
Construction Permit



Reviewed
 for Barrier
 Free

14240

Sprinkled
 Sprinkler Supervised

BAKER NEWMAN & NOYES
 Located at: 280 FORE STREET
PORTLAND
 Occupancy/Use: BUSINESS

Permission is hereby given to:

OLYMPIA EQUITY PARTNERS
 JIM BRADY
 50 MONUMENT SQUARE FLOOR
 PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 16th of February 2005

Dated the 17th day of August A.D. 2004

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
 PORTLAND, ME

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation	Brunswick
Street Subdivision Lot #	200 FORD ST.

PROPERTY OWNERS NAME

BAILEY, NEWMAN, NOYES OFFICE	
Last:	First:
Applicant Name:	SHERMAN WALTER PLUMBING & HEATING INC
Mailing Address of Owner/Applicant (If Different)	100 BEE HIVE PLAZA ST BRUNSWICK, ME 04003

9046 TOWN COPY If Double Fee Charged

DATE Permit issued: 12/12/04 \$ 16000 FEE

L.P.I. # 360

Local Plumbing Inspector Signature: [Signature]

29 K 005

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>OFFICE</u></p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>02238</u></p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
	0 1	Floor Drain		Shower (Separate)
OR		Urinal	0 3	Sink
		Drinking Fountain		Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste		Water Closet (Toilet)
OR		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
OR	0 2	Other: <u>WATER</u>	0 3	Water Heater
	0 3	Fixtures (Subtotal) Column 2	0 6	Fixtures (Subtotal) Column 1
OR			0 3	Fixtures (Subtotal) Column 2
			0 9	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

29 K 11265