

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 050181

MAR - 8 2005

CITY OF PORTLAND

This is to certify that Olympia Equity Investors V- /Ledge

has permission to 5000 sf tenant fit-up office spaces

AT 280 Fore St

029 K005001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **HEAVY 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]
Health Dept. _____
Appeal Board _____
Other _____ Department Name

5/2/05
[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0181	Issue Date: MAR 8 2005	CBL: 029 E005001
Owner Address: 50 Monument St		Phone:
Contractor Address: PO Box 8107 Portland		Phone: 2077671866
Permit Type: Alterations - Commercial		Zone: B-3

Location of Construction: 280 Fore St	Owner Name: Olympia Equity Investors V-p Llc
Business Name:	Contractor Name: Ledgewood Inc.
Lessee/Buyer's Name	Phone:

Past Use: Commercial	Proposed Use: Commercial 5000 sf tenant fit-up office spaces - 4th floor
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Permit Fee: \$1,923.00	Cost of Work: \$202,761.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B 3/07/05 Signature: [Signature]
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Proposed Project Description:

Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 0211712005
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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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 9/2/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>any exterior work requires a separate review & approval</p> <p>Date: _____</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

03/31/05 Final inspection
OK to issue
C/O



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 280 Fore St

CBL 029 K005001

to Olympia Equity Investors V-p Llc Ledgewood Inc.

Date of Issue 03/31/2005

This is to certify that the building, premises, or part thereof, at the above location, built — altered
regarded as to use under Building Permit No. 05-0181 , has had final inspection, has been found to conform
entirely 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

Tenant fit-up
5000 sq. ft.
4th floor

Commercial office space
Use Group B
Type 2B
IBC 2003

Special Conditions:

none

This certificate supersedes
any certificate issued

dated:

[Signature]
Inspector

[Signature] 4/14/05
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.

1-65

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0181	Date Applied For: 02/17/2005	CBL: 029 K005001
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Location of Construction: 280 Fore St	Owner Name: Olympia Equity Investors V-p Llc	Owner Address: 50 Monument Sq	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial 5000sf tenant fit-up office spaces on 4th floor	Proposed Project Description: 5000sf tenant fit-up office spaces
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/22/2005
Note: **Ok to Issue:**
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.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 03/07/2005
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 02/24/2005
Note: **Ok to Issue:**
1) the fire alarm system shall be maintained to NFPA 72
2) the sprinkler system shall be maintained to NFPA 13

Dept: Zoning **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**
Note:

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**
Note:



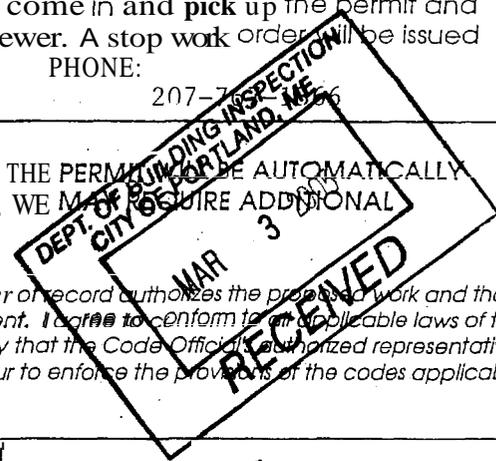
All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure 5,000 s.f. of Tenant Fit-Up		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# 29 Block# K Lot# 3	Owner: Olympia Equity Investors 280 Fore Street, Suite 202 Portland, ME 04104	Telephone: 207-874-9990
Lessee/Buyer's Name (If Applicable) N/A-Future Tenant Space	Applicant name, address & telephone: LedgeWood Construction P.O. Box 8107 207-767-1866	Cost Of Work: \$ 202,761.00
Current use: <u>Unoccupied Open Tenant Space</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>New Building Shell Recently Completed</u>		
Proposed use: <u>Office Spaces</u>		
Project description: <u>5,000 s.f. tenant fit-up office spaces.</u>		
Contractor's name, address & telephone: <u>LedgeWood Construction-P.O. Box 8107, Portland, ME 207-767-1866</u>		
Who should we contact when the permit is ready: <u>Marc C. Gagnon</u>		
Mailing address: <u>Same as Above</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-767-1866</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

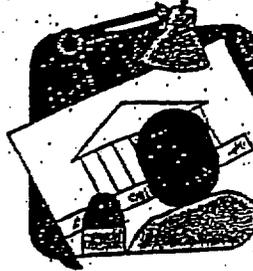
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.



Signature of applicant: Marc C. Gagnon Date: 2.8.05

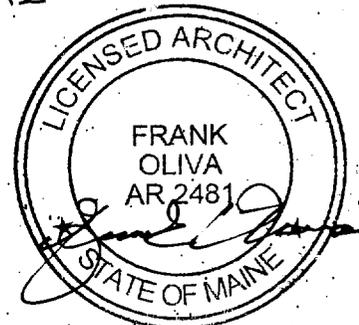
Marc C. Gagnon / 2/8/05

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



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716



TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Frank Oliva, Architect
19 Commercial St Portland, ME

DATE: MARCH 1st 2005

Job Name: SPATIUM TECHNOLIS

Address of Construction: 280 Fore St, 4th Floor Portland

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year	<u>1999</u>	Use Group Classification(s)	<u>B</u>
Type of Construction	<u>3A</u>	Bldg. Height	<u>H/A</u>
Seismic Zone	<u>N/A</u>	Bldg. Sq. Footage	<u>N/A (112,000)</u>
Roof Snow Load Per Sq. Ft.	<u>N/A</u>	Group Class	<u>H/A</u>
Basic Wind Speed (mph)	<u>N/A</u>	Dead Load Per Sq. Ft.	<u>N/A</u>
Floor Live Load Per Sq. Ft.	<u>20 PSF</u>	Effective Velocity Pressure Per Sq. Ft.	<u>N/A</u>

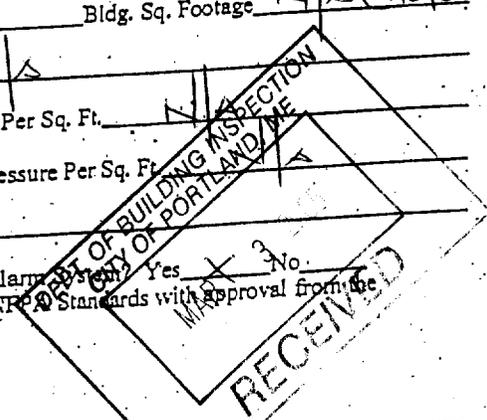
Structure has full sprinkler system? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered 313.1

List Occupant loading for each room or space, designed into this Project. SpatiUM Tech. 2,500 SF
25 occup.

Empty Tenant 1500 SF
15 occup.
(Designers Stamp & Signature)





CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: Frank Oliva

Address of Project 280 FOREST ST 4TH FLOOR

Nature of Project TENANT FIT OUT IN
EXISTING BUILDING.

Date MARCH 1 2005

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

Signature: Frank Oliva

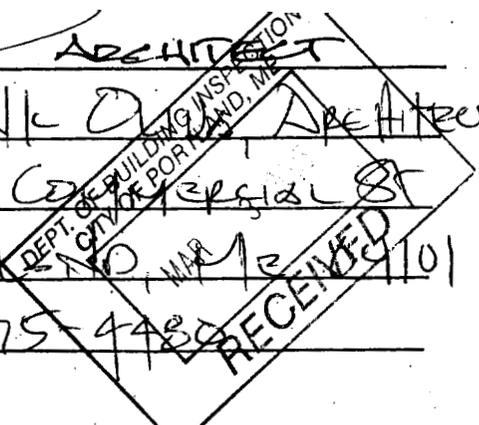
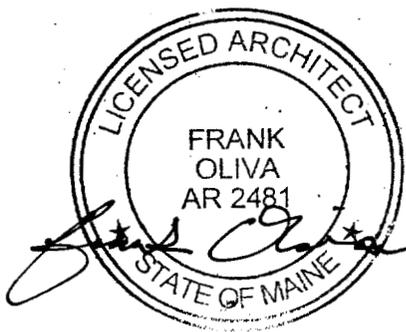
Title ARCHITECT

Firm FRANK OLIVA ARCHITECT

Address 19 COMMERCIAL ST

PORTLAND, ME 04101

Telephone 775-9480





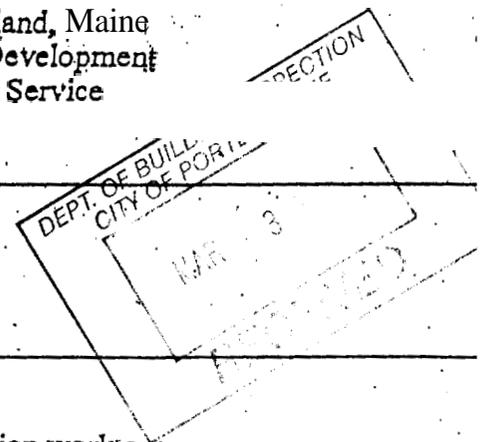
**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Frank Oliva

RE: Certificate of Design

DATE: MARCH 1, 2005

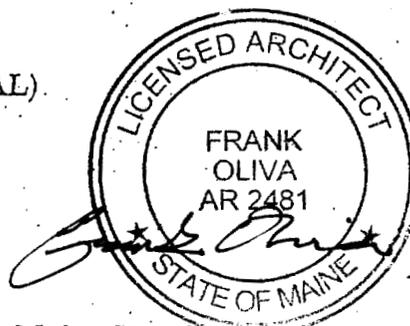


These plans and/or specifications covering construction work on:

5000 SQ FIT OUT OF TENANT SPACE ON
110 4TH ST

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the **BOCA National Building Code/1999 Fourteenth Edition**; and local amendments.

(SEAL)



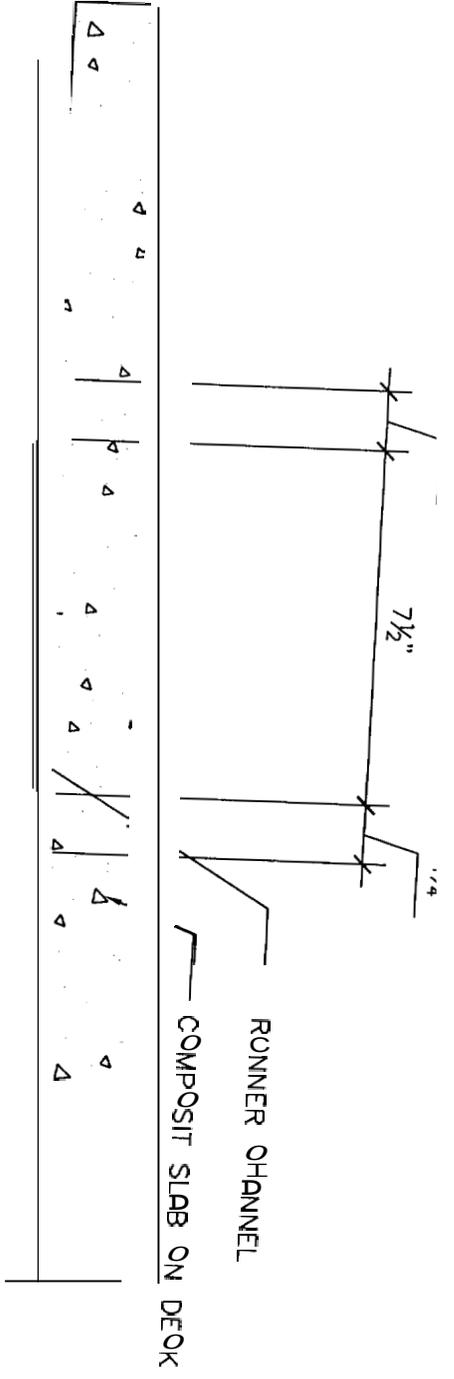
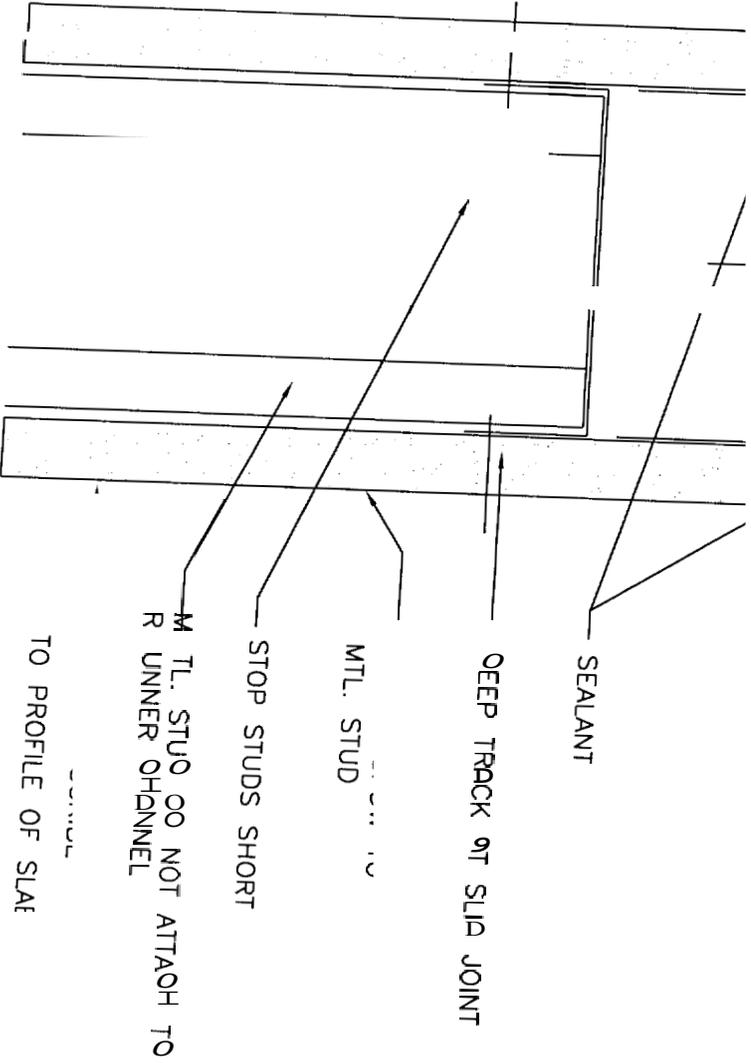
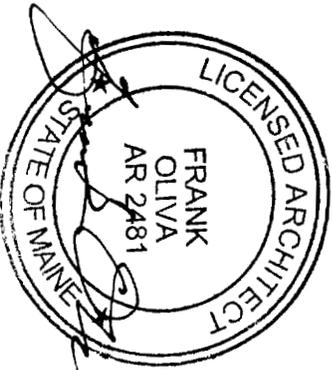
Signature Frank Oliva

Title ARCHITECT

Firm Frank Oliva, Architect

Address 19 Commercial St

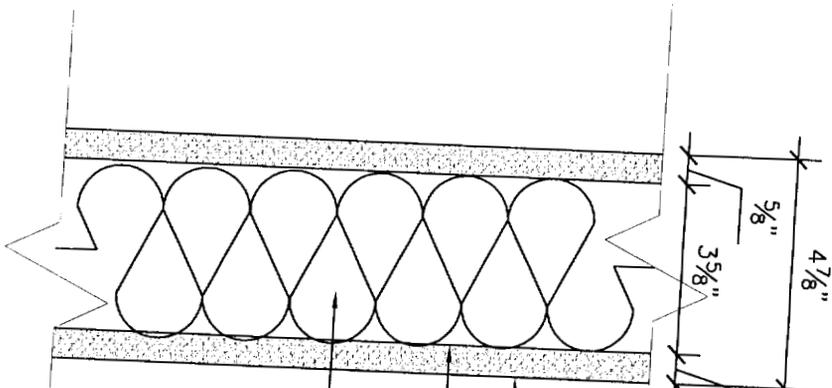
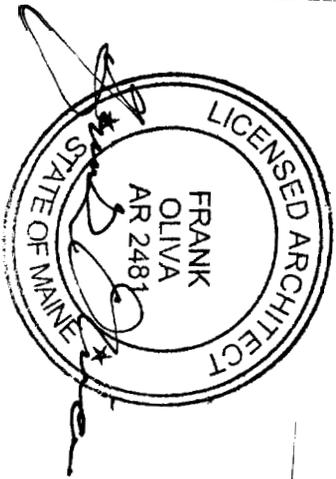
\$50,000:00 or more in new construction; repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design



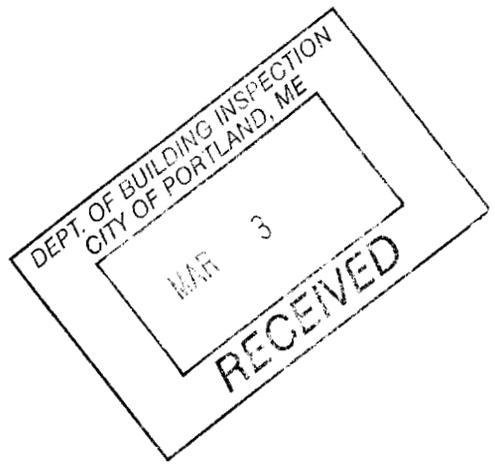
10 CLOSURE AT DECK

	TITLE PARTITION CLOSURE		PROJECT SAPPHIRE			NO DATE REVISIONS		
	DATE 3/1/15	DRAWN BY MGW	CHECKED BY MGW	SCALE 3"=1'-0"		[]	[]	[]

SKA-02



— PAINT
 — 1 LAYER 5/8" TYPE X
 GYP. EACH SIDE
 — SOUND ATTENUATION BLANKET



10) **TYPICAL PARTITION**
 See SKA-02 for Closure at Metal Deck

SKA-01



DATE
3/15

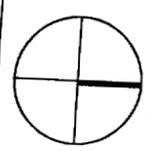
DRAWN BY
MGW

TITLE
**PARTITION
TYPE**

CHECKED BY
MGW

PROJECT
SAPPHIRE

SCALE
3"=1'-0"



PROJECT NORTH

NO	DATE	REVISIONS

FEB 17 2005

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City of Portland, Maine, payment arrangements must be made before permits of any kind are accepted,

RECEIVED

Location/Address of Construction: 280 Fore Street Office Building-4th Floor	
Total Square Footage of Proposed Structure 5,000 s.f. of Tenant Fit-Up	Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# 29 Block# Lot#	Owner: Olympia Equity Investors 280 Fore Street, Suite 202 Portland, ME 04104 Telephone: 207-874-9990
Lessee/Buyer's Name (If Applicable) N/A-Future Tenant Space	Applicant name, address & telephone: Ledgewood Construction P.O. Box 8107 Portland, ME 04104 207-767-1866 Cost Of Work: \$ 202,761.00 Fee: \$ 1,921.00
Current use: Unoccupied Open Tenant Space	
If the location is currently vacant, what was prior use: N/A	
Approximately how long has it been vacant: New Building Shell Recently Completed	
Proposed use: Office Spaces	
Project description: 5,000 s.f. tenant fit-up office spaces. 4th floor	
Contractor's name, address & telephone: Ledgewood Construction-P.O. Box 8107, Portland, ME 207-767-1866	
Who should we contact when the permit is ready: Marc C. Gagnon	
Mailing address: Same as Above	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-767-1866	

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Marc C. Gagnon Date: 2.8.05

Marc C. Gagnon 2/8/05
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If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

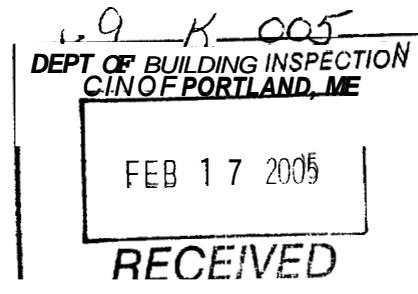


February 8, 2005

280 Fore Street Office Building
4' Floor Tenant Fit-Up
Portland, ME **04101**
L.C. Job # 05493

RE: Building Permit Fee Breakdown
4th Floor Tenant Fit-Up

Cost of Construction:	\$202,761.00
Basic Permit Fee:	\$30.00
Deduct first \$1,000.00 of Cost	
\$9.00/Thousand:	\$1,816.00
Certificate of Occupancy Fee:	\$75.00
Total Building Permit Fee:	\$1,921.00

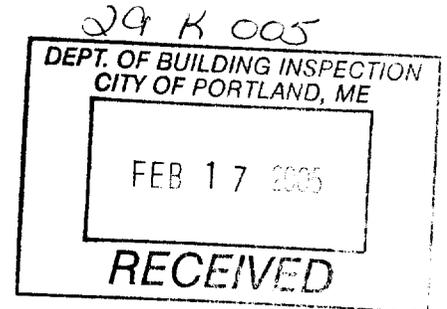




cc: file 03087/15, JLS, SSK

CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716



TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: SMBT, INC.
Architect
Judy L. Johnson, AIA & Scott S. Kibler, P.E. Structural Engineer

DATE: 31 OCT 2001

Job Name: 280 FORE STREET

Address of Construction: 280 FORE STREET, PORTLAND, ME.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) B / S-2

Type of Construction 3A Bldg. Height 65' above avg. grade Bldg. Sq. Footage 112,000

Seismic Zone A₁ = .12 A₂ = .12 Group Class. Seismic Hazard Exposure Group I

Roof Snow Load Per Sq. Ft. 35 Dead Load Per Sq. Ft. 15

Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 18.5 psf

Floor Live Load Per Sq. Ft. (see attached memo)

Structure has full sprinkler system? Yes No Alarm System? Yes No

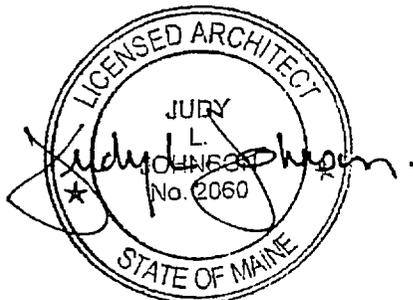
Sprinkler & Alarm systems must be installed according to DOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered 313.1

List Occupant loading for each room or space, designed into this Project. (see attached memo)

PSH 6/07/2K

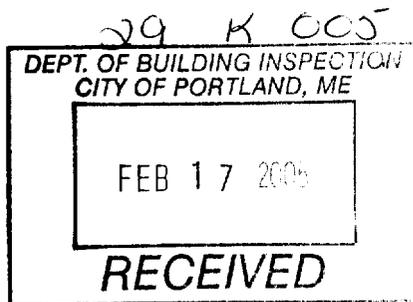


(Designers Stamp & Signature)





ARCHITECTURE
ENGINEERING
PLANNING



Memo

Date: 31 October 2003
To: Mike Nugent
From: Judy L. Johnsno, AIA
Job#: 03087
Job Name: 280 Fpre Street
Re: Foundation Permit

Floor Live Load Per Sq. Ft.

First Floor Offices, Lobbies and **Stairs:** 100 psf
 Other **Offices:** 80 psf
 Garages: 50 psf
 Mechanical **Room** and Storage: 125 psf

Occupant Loading

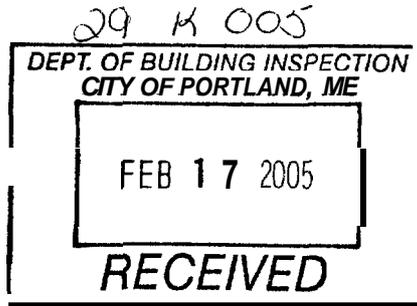
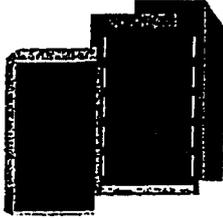
	Room NO. /Name	Classification	Area	SF / person	Total Occupancy
<i>Northeast</i>	108 Retail Bank	Business	2,386 sf	100	24
	20.3 Office	Business	13,500 sf	100	135
	303 Office	Business	16,000sf	100	160
<i>Mid-Atlantic</i>	40.3 Office	Business	16,000 sf	100	160
	50.3 Office	Business	16,000 sf	100	160
<i>Southeast</i>					

Status of State Fire Marshal's Review

I have met **with** Steve Dodge on several occasions to review **the** project. To **my** knowledge I have addressed all of his comments **and** concerns in the design. **I will submit** plans to the **Steve Dodge** for the construction Permit on November 26.2003.

cc:

144 Fore Street
 PO Box 618
 Portland, Maine 04104
 ☎ 207 772-3846
 📠 207 772-1070
 www.smrtnl.com



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: SMRT, Inc. - Judy L. Johnson, AIA

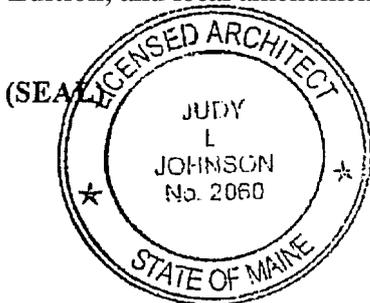
RE: Certificate of Design

DATE: 31 Oct 2003

These plans and/or specifications covering construction work on:

280 FORE STREET

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the **BOCA National Building Code/1999 Fourteenth Edition, and local** amendments.



Signature Judy L. Johnson

Title Project Architect

Firm SMRT, Inc.

Address 144 Fore Street

As per Maine State Law;

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

29 K 005

DEPT. OF BUILDING INSPECTION
CINOF PORTLAND, ME

FEB 17 2005

RECEIVED



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: SMRT, Inc. - Judy L. Johnson, AIA

RE: Certificate of Design, HANDICAP ACCESSIBILITY

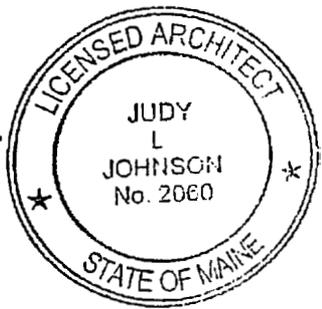
DATE: 31 OCT 2003

These plans and/or specifications covering construction work on:

280 FORE STREET

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature Judy L. Johnson.

Title Project Architect

Firm SMRT, Inc

Address 144 Fore Street

