

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2003-0170

Application I. D. Number

8/12/2003

Application Date

Office Building

Project Name/Description

Olympia Equity Investors V Llc

Applicant

50 Monument Sq 2nd Floor , Portland , ME 04101

Applicant's Mailing Address

280 - 280 Fore Street, Portland, Maine

Address of Proposed Site

029 K003001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt Condo Other (specify) _____

90,975 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

B3

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$2,000.00 Subdivision _____ Engineer Review \$3,750.44 Date 3/22/2004

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	11/13/2003 date	\$174,072.00 amount	10/28/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	11/18/2003 date	\$3,481.44 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	12/20/2004 date	\$37,810.00 remaining balance	Jay Reynolds signature
<input checked="" type="checkbox"/> Temporary Certificate of Occupancy	11/19/2004 date	<input type="checkbox"/> Conditions (See Attached)	6/1/2005 expiration date
<input checked="" type="checkbox"/> Final Inspection	7/1/2005 date	Jay Reynolds signature	
<input checked="" type="checkbox"/> Certificate Of Occupancy	7/1/2005 date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM

2003-0170

Application I. D. Number

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Olympia Equity Investors V Llc

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Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Conditions of Temporary Certificate Of Occupancy

- 1 Misc. Site and right of way improvements are incomplete.



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
(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.

Handwritten notes:
12/20/04
[Signature]



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

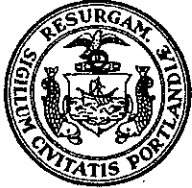
(Date)

Inspector

Inspector of Buildings

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Handwritten notes:
MADO
12/22/04
[Signature]



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 01/14/2005

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 left - East side
First floor left - east side

APPROVED OCCUPANCY

Office Space
Bank
Use Group B Type 2B
BOCA 1999

Limiting Conditions:

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

This certificate supersedes
certificate issued

Approved:

1/14/05

(Date)

Inspector

[Handwritten Signature]
Inspector of Buildings

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[Handwritten Signature]
01/18/05



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 280 Fore St

CBL 029 K005001

Issued 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 — changed as to use under Building Permit No. 05-0181 , 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

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

APPROVED OCCUPANCY

Commercial office space
Use Group B
Type 2B
IBC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

03/31/05 *[Signature]*

(Date) Inspector

[Signature]

Inspector of Buildings

*JJK
P.F.D.
4-1-05*

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 280 Fore St

CBL 029 K005001

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

Date of Issue 01/09/2006

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. 05-1482, 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 Tenant Fit-up
3rd floor

APPROVED OCCUPANCY

Office Space
Use group B
Type 2B
IBC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

[Signature]

(Date) Inspector MIKE COLEMAN

[Signature]

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 280 FORE ST

CBL 029 K005001

Issued to OLYMPIA EQUITY INVESTORS V-P LLC /TBD

Date of Issue 04/04/2006

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. 05-1048, 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 Use

APPROVED OCCUPANCY

Luggage Storage
Use Group S2
Type 2A
IBC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

04/25/06 *Millene A. Colby*

(Date) Inspector

[Signature]

Inspector of Buildings

N-25-06
Greg Case PFD

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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 03/13/2007

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. 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.

This certificate supersedes 12/22/2004
certificate issued

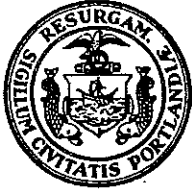
Approved:

3/12/07
(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 284 Fore St

CBL 029 K005001

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Date of Issue 03/13/2007

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PORTION OF BUILDING OR PREMISES

2nd floor left - East side
1st floor left - East side

APPROVED OCCUPANCY

Office Space
Bank
Use Group B Type 2B
BOCA 1999

Limiting Conditions:

This certificate supersedes 01/14/2005
certificate issued

Approved:

3/13/07
(Date)

Jaime Bonke
Inspector

Jaime Bonke
Inspector of Buildings

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