

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PEAK 5 EQUITIES, LLC/ FEINBERG

Located At 99 SILVER ST UNIT 502

Job ID: 2012-10-5175-ALTCOMM

CBL: 029- O-001-502

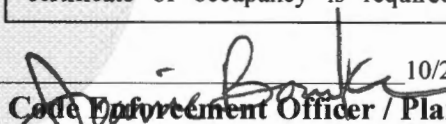
has permission to remove walls / remove shelf

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 10/26/2012
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Final Inspection

Close In Elec/Plmb/Frame prior to insulate or gyp

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5175-ALTCOMM

Located At: 99 SILVER ST UNIT
502

CBL: 029- O-001-502

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5175-ALTCOMM	Date Applied: 10/15/2012	CBL: 029- O-001-502	
Location of Construction: 99 SILVER ST UNIT 502 (154 Middle St.)	Owner Name: PEAK 5 EQUITIES, LLC (Jennifer Feinberg)	Owner Address: 29 DANN FARM RD POUND RIDGE, NY 10576	Phone: 914-260-9172
Business Name:	Contractor Name: Rodney Baxter, RGB Remodeling	Contractor Address: PO Box 221, Raymond, ME 04071	Phone: 207-650-8953
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: One commercial condo (two retail spaces) & 37 residential condos	Proposed Use: Same – One commercial condo (two retail spaces) & 37 residential units – retail space on right (was Phone Source) - remove 3 walls & shelf in front of store	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>M</i> Type: <i>3B</i> <i>TBC 09</i>
Proposed Project Description: retail space on right - remove 3 walls & front shelf		Pedestrian Activities District (P.A.D.) <i>[Signature]</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</p> <p>Date: <i>Ok w/condition 10/16/12 ABK</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</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>Date: <i>Any exterior work requires a separate review supervised thru historic preservation</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 appication 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

5-3
hibric.

2012 10 5/75 Gayle



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: <u>154 Middle Street</u> / <u>99 Silver units #502</u>		
Total Square Footage of Proposed Structure/Area <u>1300 sf</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>00</u> Lot# <u>1502</u> <u>029</u> <u>0</u> <u>001 502</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Jennifer Reinberg, MFR</u> <u>Peak 5 Equities LLC</u> Address <u>29 Dann Farm Rd.</u> City, State & Zip <u>Pound Ridge, NY 10576</u>	Telephone: <u>914.260.9172</u>
Lessee/DBA (If Applicable) <u>OCT 15 2012</u> <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,600.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Retail - Commercial - Jewels</u> If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>Retail</u> Is property part of a subdivision? <u>No.</u> If yes, please name _____ Project description: <u>Remove walls, remove shelf in front of store - schil space</u> <u>brick - was the Propane</u>		
Contractor's name: <u>Rodney Baxter, RGB Remodeling</u> <u>Call first</u> Address: <u>P.O. Box 221</u> City, State & Zip: <u>Raymond, ME 04071</u> <u>207.650.8953</u> Telephone: Who should we contact when the permit is ready: <u>Rodney Baxter</u> Telephone: Mailing address: _____		

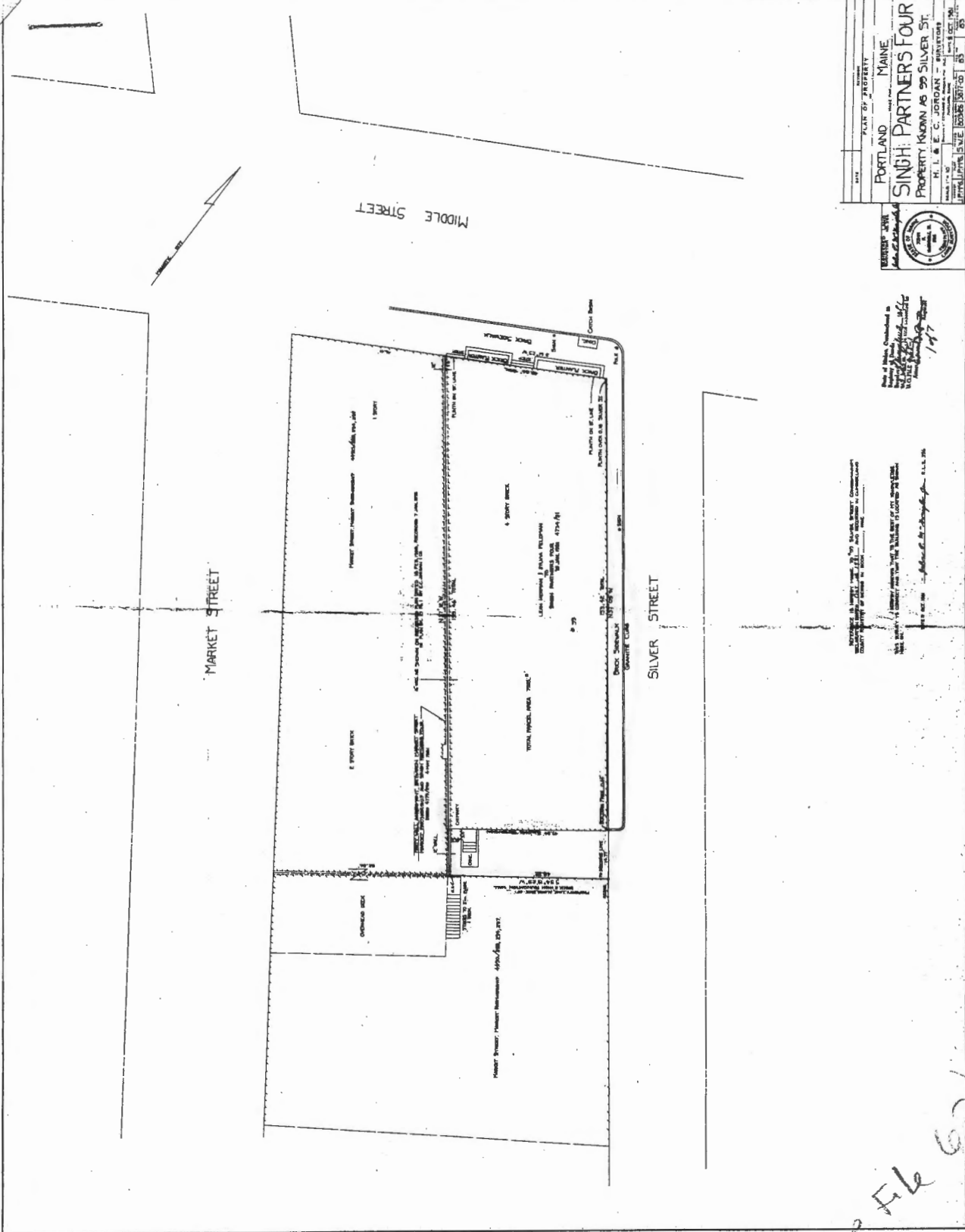
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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, 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: [Signature] Date: 10/12/12

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



PLANNING DEPARTMENT
 PORTLAND, MAINE
SINGH: PARTNERS FOUR
 PROPERTY KNOWN AS 99 SILVER ST.
 H. L. & C. JORDAN - PREVIOUS OWNERS
 1987

RECORDED IN MAPS & PERMITS SECTION
 1987

RECORDED IN MAPS & PERMITS SECTION
 1987

NO. 10-1-1

Ownership File 68

*11-2-1981
 #289*

Middle Street

remove shelf

3'x10'

13'

Ceiling Height 16ft

Wall to be removed 12 ft tall
2x6 wall

3'
Entry way to Corridor

gypsum board

new wall

remove wall, non-bearing
20 linear feet

66'

New Wall

Frame 16" ON CENTER

7'

2x4

38'

1/2 Sheet Rock

10'

1/2 Sheet Rock

2x4

3'x6'8"

Door

2x4

20'

ARC

customizable system



12RETTD

RETTD

00

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

BOOK/PAGE—REGISTRY USE ONLY

1. County

CUMBERLAND

2. Municipality/Township

PORTLAND

3. GRANTEE/
PURCHASER

3a) Name LAST or BUSINESS, FIRST, MI

PEAK 5 EQUITIES, LLC

3b) SSN or Federal ID

46-1039203

3c) Name LAST or BUSINESS, FIRST, MI

3d) SSN or Federal ID

3e) Mailing Address

29 DANN FARM ROAD

3f) City

POUND RIDGE

3g) State

NY

3h) Zip Code

10576

4. GRANTOR/
SELLER

4a) Name LAST or BUSINESS, FIRST, MI

GROSS, DAVID F.

4b) SSN or Federal ID

196-38-6068

4c) Name LAST or BUSINESS, FIRST, MI

4d) SSN or Federal ID

4e) Mailing Address

36 CONCORD PLACE

4f) City

CAPE ELIZABETH

4g) State

ME

4h) Zip Code

04107

5. PROPERTY

5a) Map

29

Block

0

Lot

1502

Sub-Lot

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) →

502

5c) Physical Location

154 MIDDLE STREET

Check any that apply:

No tax maps exist

Multiple parcels

Portion of parcel

5d) Acreage

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0")

6a

407500.00

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)

6b

.00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

N/A

7. DATE OF TRANSFER (MM-DD-YYYY)

10-12-2012

MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

NONE

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

Foreclosure Sale

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee [Signature] Date 10/12/2012

Grantor [Signature] Date 10/12/2012

Grantee _____ Date _____

Grantor _____ Date _____

12. PREPARER

Name of Preparer PAUL S. BULGER, ESQ.

Phone Number 207-541-9060

Mailing Address 477 CONGRESS ST., STE 1104, PORTLAND, ME 04101

E-Mail Address PBULGER@BULGERESQ.COM

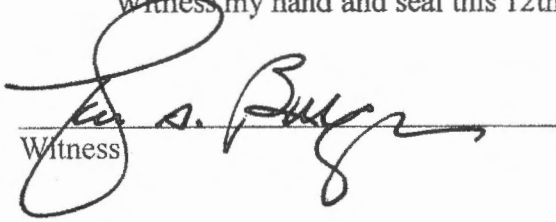
Fax Number _____

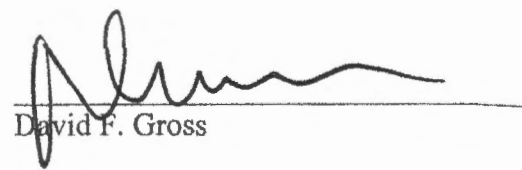
WARRANTY DEED

David F. Gross of 36 Concord Place, Cape Elizabeth, Maine 04107 for consideration paid grants to Peak 5 Equities, LLC, a Maine Limited Liability Company having an address of 29 Dann Farm Road, Pound Ridge, NY 10576 with Warranty covenants, the land in Portland, Cumberland County, State of Maine, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 12th day of October, 2012.


Witness


David F. Gross

STATE OF MAINE
CUMBERLAND, SS

October 12, 2012

Then personally appeared the above-named David F. Gross and acknowledged the foregoing instrument to be his free act and deed.

Before me,

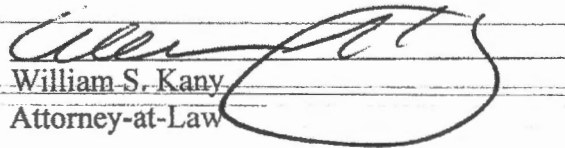

William S. Kany
Attorney-at-Law

Exhibit A

Certain real estate in the City of Portland, County of Cumberland and State of Maine, being the Commercial Space Unit as described in the Declaration of Condominium dated October 15, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4877, Page 210 as amended by Amendment dated November 5, 1988 and recorded in said Registry of Deeds in Book 8593, Page 338 and by Second Amendment dated December 16, 1988 and recorded in said Registry of Deeds in Book 8600, Page 29 ("Declaration"), Third Amendment to Declaration dated December 28, 1994 and recorded at Cumberland County Registry of Deeds in Book 11780, Page 3, Fourth Amendment to Declaration dated June 28, 2001 and recorded at Cumberland County Registry of Deeds in Book 16489, Page 72, and Fifth Amendment to Declaration dated October 31, 2007 and recorded at Cumberland County Registry of Deeds in Book 25597, Page 347; created by the laws of the State of Maine, in the related By-Laws; shown on the related Site Plans and Floor Plans recorded in Condominium Unit Ownership File #68 and in Plan Book 176, Page 26, as may be amended, and in any instrument creating the estate or interest herein and as shown on the Floor Plans recorded in said Registry of Deeds in Unit Ownership File 68 and in Plan Book 176, Page 26, together with all appurtenant rights to easements, common elements and limited common elements as described in the Declaration.

This conveyance is made subject to the following:

1. Terms and conditions of a Party Wall Agreement between Singh Partners Four and Market Street Market Partnership, dated May 4, 1981 and recorded at said Registry of Deeds in Book 4779, Page 240.
2. Terms and conditions of 99 Silver Street Condominium Declaration, Amendment to Declaration and By-Laws pursuant to Title 33, Chapter 10, Sec. 560, et seq., known as the Unit Ownership Act, dated November 5, 1988, recorded at said Registry of Deeds in Book 8593, Page 338.
3. Terms and conditions of 99 Silver Street Condominium Declaration, dated October 15, 1981, recorded in said Registry of Deeds in Book 4577, Page 218.
4. Terms and conditions of 99 Silver Street Condominium Declaration, Second Amendment to Declaration, pursuant to Title 33, Chapter 10, Sec. 560, et seq., ("Unit Ownership Act") and pursuant to Title 33, Chapter 31, Sec. 1601-101, et seq., ("Maine Condominium Act") dated December 16, 1988 and recorded at said Registry of Deeds in Book 8600, Page 29.
5. Plat and Plans of 99 Silver Street, plat by H.I. & E.C. Jordan dated October 9, 1981 and floor plans by John W. Whipple, dated October 23, 1981, both recorded at said Registry of Deeds in Unit Ownership File No. 68.
6. Rights of 99 Silver Street Condominium Association as tenant under Lease by and between Daniel G. Dostie and 99 Silver Street Condominium Association dated June 28, 2001, as evidenced by Memorandum of Lease recorded at Cumberland County Registry of Deeds in Book 16489, Page 76, as affected by Memorandum of Amended Lease by and between Daniel



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Receipts Details:

Tender Information: Check , BusinessName: Rodney Baxter, Check Number: 1249
Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 10/15/2012
Receipt Number: 49235

Receipt Details:

Referance ID:	8359	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-10-5175-ALTCOMM - remove walls & shelves in front of store			
Additional Comments: Rodney Baxter			

Thank You for your Payment!