

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

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

Permit No: 04-0615	Issue Date: MAY 24 2004 PERMIT ISSUED	CBL: 032 P004001
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Location of Construction: 8 City Ctr	Owner Name: City Center Properties Llc	Owner Address: 6 City Center Ste 201	Phone:
Business Name:	Contractor Name: Daigle Construction	Contractor Address: 234 Church Rd. Brunswick	Phone: 2077251452
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B3

Past Use: Day Care	Proposed Use: Change of Use to Men's Hair Salon plus tenant fit-up	Permit Fee: \$219.00	Cost of Work: \$22,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Type: 3B 5/20/04	

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) within	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: <i>[Signature]</i> Date: 5/18/04	

Permit Taken By: kwd	Date Applied For: 05/14/2004	<b>Zoning Approval</b>
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<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><b>Special Zone or Reviews</b></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>ok with conditions Date: 5/18/04</p>	<p><b>Zoning Appeal</b></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>late: 5/18/04</p>	<p><b>Historic Preservation</b></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 &amp; approval Date: 5/18/04</p>
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**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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040JJ5

PERMIT ISSUED

MAY 24 2004

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that City Center Properties Llc / D le Cons  
has permission to Change of Use to Men's Hair on plus ant fit-  
AT 8 City Ctr 032 P004001

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 altered or occupied closed-in. HOURS 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 \_\_\_\_\_

[Signature] 5/20/04  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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<b>Permit No:</b> 04-0615	<b>Date Applied For:</b> 05/14/2004	<b>CBL:</b> 032 P004001
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<b>Location of Construction:</b> 8 City Ctr	<b>Owner Name:</b> City Center Properties Llc	<b>Owner Address:</b> 6 City Center Ste 201	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Daigle Construction	<b>Contractor Address:</b> 234 Church Rd. Brunswick	<b>Phone</b> (207) 725-1452
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Change of Use to Men's Hair Salon plus tenant fit-up	<b>Proposed Project Description:</b> Change of Use to Men's Hair Salon plus tenant fit-up
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/18/2004

**Note:** **Ok to Issue:**

- 1) This property is located with in the Pedestrian Activities District (PAD) which limits first floor uses. Your proposed use for a personal service business is a listed permitted use in this zone. No sidewalk windows should be blocked or closed in from sidewalk viewing.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** 05/20/2004

**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 05/19/2004

**Note:** **Ok to Issue:**

- 1) the sprinkler system shall be maintain to NFPA 13 standards

# BIRMINGHAM MANAGEMENT CORP.

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6 CITY CENTER, SUITE 201, PORTLAND, ME 04101 • 207 761-0195 VOICE • 207 761-0196 FAX • MBIRMS@MAINE.RR.COM

May 14,2004

City Of Portland  
Building Code Enforcement

**RE: Building permit request for 8 City Center**

Project Description:

Permit requested is for interior **only** construction. Non-load bearing walls will be built to enclosed: a new **8x8** bathroom, break room, and vestibule at the entrance

- Six hair **cutting** stations, and three sinks will be installed.
- Wood frame, 3/4" sheet rock on both sides of framed walls
- Vestibule will have a vinyl tile floor.

Mark Birmingham  
Manager

04-0615

# 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.

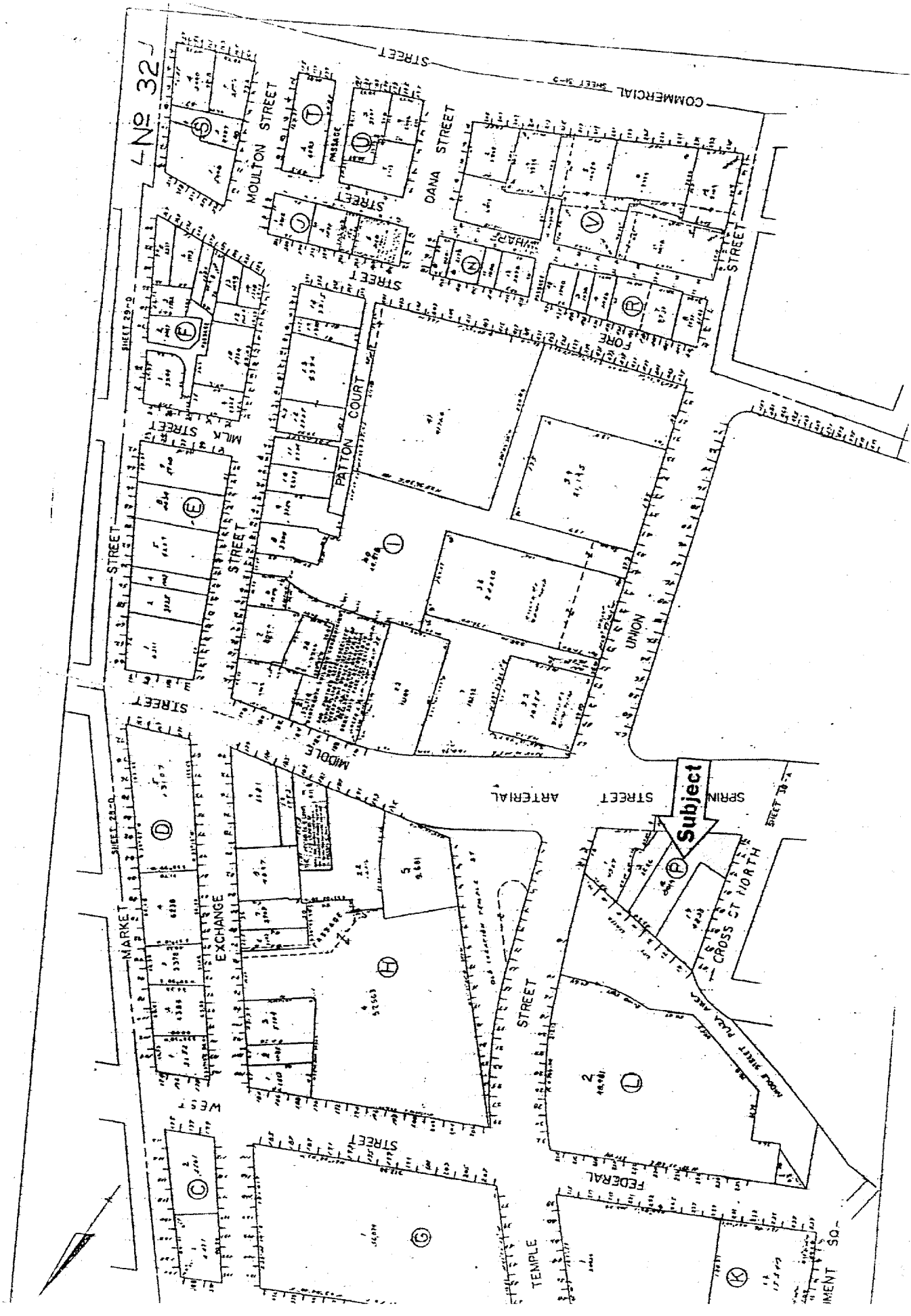
Location/Address of Construction: <u>8 CITY CENTER</u>		
Total Square Footage of Proposed Structure <u>158a</u>	Square Footage of Lot <u>5200</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>P004</u> Lot# <u>001</u>	Owner: <u>CITY CENTER PROPERTIES LLC</u>	Telephone: <u>761-0195</u>
Lessee/Buyer's Name (If Applicable) <u>THE MEN'S ROOM</u>	Applicant name, address & telephone: <u>MARK BIRMINGHAM</u> <u>6 CITY CENTER, PORTLAND</u>	Cost Of Work: \$ <u>22,000</u> Fee: \$ <u>219.00</u>
Current use: <u>NONE</u> <u>Commer</u>		
If the location is currently vacant, what was prior use: <u>DAY CARE</u>		
Approximately how long has it been vacant: <u>6 MOS.</u>		
Proposed use: <u>MEN'S HAIR SALON</u>		
Project description: <u>Constructing entrance vestibule, bathroom and break room</u>		
Contractor's name, address & telephone: <u>DAIGLE CONSTRUCTION</u> <u>725-1452</u> <u>234 CHURCH ST, BRUNSWICK, ME 04011</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <b>MAY 14 2004</b>
Who should we contact when the permit is ready: <u>MARK BIRMINGHAM</u> Mailing address: <u>6 CITY CENTER, STE 201, PORTLAND, ME 04101</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>761-0195</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: <u>Mark Birmingham</u>	Date: <u>5/14/04</u>
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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



LN No 32J

Subject

MENT SO-

4. **Memorandum of Lease by and between Six City Center Associates as landlord and diversity, Inc. as Tenant dated July 28, 1995 and recorded in said Registry of Deeds in Book 12035, Page 1.**
5. **Cable Television Installation Agreement between Public Cable d/b/a Time Warner Cable of Maine and Six City Center Associates dated September 14, 1998 and September 23, 1998 and recorded January 3, 2001 in said Registry of Deeds in Book 15936, Page 262.**

## EXHIBIT A

A certain lot or parcel of land with the buildings thereon located in the City of Portland, Cumberland County, Maine situated on the Southerly side of Middle Street, numbered 236 to 240 on said Middle Street and the Easterly side of Cross Street, numbered 89 to 93 on said Cross Street in said Portland and extending from said Middle Street to land now or formerly known as the "Thaxter Block" so-called, on said Cross Street now stands, together with all rights of way, all drainage rights and all other rights of Grantor in the said premises and appurtenant thereto; said lot hereby being conveyed being the lot shown on a Plan made by E.C. Jordan in the year 1874, and recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 56, to which reference is hereby made and covers the tot on said Middle Street marked H.J. Libby & Co., on said Plan, and having frontage on said Middle Street according to said Plan of forty-two and 64/100 (42.64) feet, and also the lot included within lines drawn from the points on said Plan marked respectively "A", "B", "C", "D", "E", "F", "G", "H", and "I"; said lot having frontage on Cross Street of sixty-seven and 32/100 (67.32) feet according to said Plan; the whole containing about eight thousand five hundred seventy-two (8,572) square feet; a strip ten (10) feet in width from said Cross Street parallel with the line between the points marked "F" and "G" on said Plan, being included in a passageway established in the rear of said street in conjunction with the heirs of St. John Smith and the former owners of the adjoining store, for the use in common of the owners of the properties for the benefit of which the said passageway was established as more particularly described in a deed from James H. Smith et al. to Harrison J. Libby et al., dated July 10, 1882 and recorded in said Cumberland County Registry of Deeds in Book 491, Page 111.

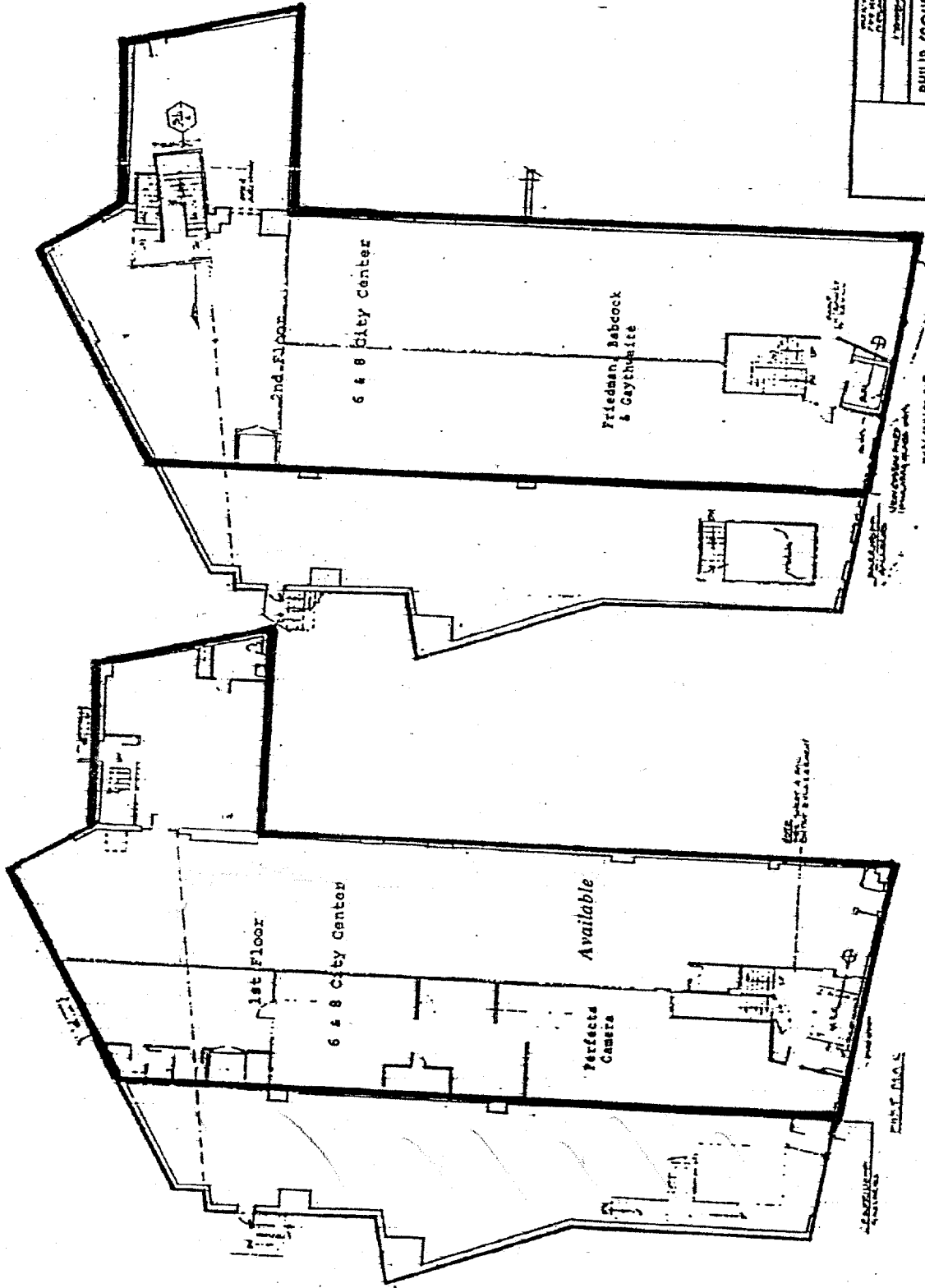
ALSO CONVEYING all rights retained by Harry Matluck and Jack Vinick in their deed to Storage Realty Co. dated September 8, 1975 and recorded in said Registry of Deeds in Book 3739, Page 268.

EXCEPTING the premises described in a deed from Harry Matluck and Jack Vinick to the City of Portland dated June 30, 1972 and recorded in said Registry of Deeds in Book 3262, Page 171, adjacent to the Spring Street Extension, so-called.

### THE PREMISES HEREIN CONVEYED IS SUBJECT TO:

1. Rights conveyed by Harry Matluck and Jack Vinick to Storage Realty Corp. by deed dated September 8, 1975 and recorded in said Registry of Deeds in Book 3739, Page 268.
2. Rights of others in a passageway adjacent to the rear of the block of buildings fronting on Middle Street as excepted on a deed from Richard G. Morse to Wilmar Associates dated May 4, 1981 and recorded in said Registry of Deeds in Book 4477, Page 76.
3. Memorandum of Lease by and between Six City Center Associates as landlord and Ritz Camera Centers, Inc., f/k/a Perfecta Maine, Inc., as Tenant dated April 14, 1994 and recorded in said Registry of Deeds in Book 11489, Page 89.





PHILIP SNOW ASSOCIATES ARCHITECTS - ENGINEERS - PLANNERS 400 West 11th St. Portland, OR, 97201		1
DATE: 11/18/88	SCALE: 1/8" = 1'-0"	1

END OF DRAWING



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Dept: Fire      Status: Pending      Reviewer: \_\_\_\_\_      Approval Date: \_\_\_\_\_  
 Note: \_\_\_\_\_      Ok to Issue:

16520/6  
12<sup>th</sup>

SHORT FORM WARRANTY DEED

SIX CITY CENTER ASSOCIATES, a Maine General Partnership with a place of business at Portland, Maine, FOR CONSIDERATION PAID, grants to CITY CENTER PROPERTIES, LLC, a Maine limited liability company with a mailing address of 89 Auburn Street, #1173, Portland, Maine 04103, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located at Portland, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the grantor herein by deed from Wilmar Associates dated December 19, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7544, Page 182.

IN WITNESS WHEREOF, SIX CITY CENTER ASSOCIATES has caused this instrument to be executed by Laurence H. Leavitt, its General Partner thereunto duly authorized, this 12<sup>th</sup> day of July, 2001.

WITNESS:

SIX CITY CENTER ASSOCIATES

Timothy H. Norton  
Name:

By: [Signature]  
Name:  
Its General Partner

State of Maine  
County of Cumberland, ss.

July 12, 2001

PERSONALLY APPEARED the above-named Laurence H. Leavitt, General Partner, of SIX CITY CENTER ASSOCIATES as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said General Partnership.

Before me,

Timothy H. Norton  
Name: Timothy H. Norton  
Notary Public/Attorney at Law