

SCANNED

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 100316

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that 16 Casco Street Llc /n/a  
has permission to Requiring Certificate of Occupancy for existing office space. (following through from permit #071519)  
AT 16 Casco St CBL 037 C010001

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 lathed or otherwise closed-in. 24 HOUR 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. CAPT. R. Gauthier  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
CITY OF PORTLAND  
Department Name

*Jeannie Burke* 4/12/10  
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: 10-0316	Issue Date:	CBL: 037 C010001
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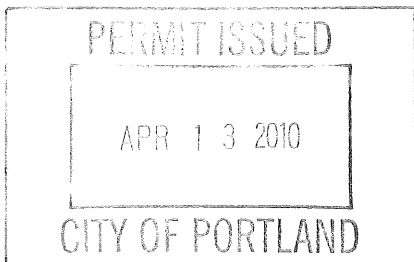
Location of Construction: 16 Casco St	Owner Name: 16 Casco Street Llc	Owner Address: 808 Berry St # 488	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Office Building	Proposed Use: Offices / Requiring Certificate of Occupancy for existing office space. (following through from permit #071519) <i>hdg</i>	Permit Fee: \$75.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>3B</i>	

Proposed Project Description: Requiring Certificate of Occupancy for existing office space. (following through from permit #071519)	Signature: <i>KG</i>	Signature: <i>JMB 4/12/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 04/01/2010	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>4/1/10</i>	Date: _____	Date: _____



**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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Sept 10 2010

Received from Home Depot

Location of Work 111 Commercial St.

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** 100

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 025-010

Check #: 1773 **Total Collected \$** 100

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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

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

<b>Permit No:</b> 10-0316	<b>Date Applied For:</b> 04/01/2010	<b>CBL:</b> 037 C010001
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<b>Location of Construction:</b> 16 Casco St	<b>Owner Name:</b> 16 Casco Street Llc	<b>Owner Address:</b> 808 Berry St # 488	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Offices / Requiring Certificate of Occupancy for existing office space. (following through from permit #071519)	<b>Proposed Project Description:</b> Requiring Certificate of Occupancy for existing office space. (following through from permit #071519)
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/01/2010**Note:**      **Ok to Issue:** 

- 1) Separate permits are required for future interior and exterior work. Separate permits are required for changes of use.
- 2) This property shall remain an office building. Any change of use shall require a separate permit application for review and approval.
- 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 with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/12/2010**Note:**      **Ok to Issue:** 

- 1) This permit does NOT authorize any construction activities.
- 2) 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.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) This permit approves the use of the building (Business) ONLY per compliance with lifesafety and egress requirements. The new owner will be submitting an application for alterations, at that time the plans will be reviewed to comply with other applicable codes.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 04/09/2010**Note:**      **Ok to Issue:** 

- 1) Certificate of Occupancy requires an inspection for code compliance with Life Safety 101.

**Comments:**

4/1/2010-gg: waiting for a fax purchase and sales agreement. /gg

4/12/2010-jmb: Spoke to Jim, they need a CO for the purchase of the building from the bank. It is questionable how much work was done from the previous permit, but it looks like 2 bathrooms were removed. The plan is for the existing 3rd floor tenant to move to the 1st floor and the 2nd and 3rd floors will be one tenant. They will be applying for an alteration permit after the closing, at that time they may need to add some fixtures. This permit is to verify the use only.



# 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>16 CASCO Street</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>37      C 01 000 1</u>	Applicant * <u>must</u> be owner, Lessee or <u>Buyer*</u> Name <u>Somaluzo LLC</u> Address <u>c/o Spinglars Management</u> <u>482 Congress # 4</u> City, State & Zip <u>Portland 04101</u>	Telephone: <u>Jim</u> <del>653-7873</del> <u>653-7873</u>
Lessee/DBA (If Applicable)  <u>N/A</u>	Owner (if different from Applicant) Name <u>Branch Backins</u> Address <u>E Trout</u> City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ _____ Total Fee: \$ <u>75.00</u>
Current legal use (i.e. single family) <u>OFFICE Building</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>OFFICE - 1st &amp; 2nd Floor Uncond only</u> Proposed Specific use: <u>OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>looking for O. Permit for existing space.</u> <u>THIRD FLOOR MAY have been recently remodeled</u>		
Contractor's name: <u>NONE</u>		<b>RECEIVED</b> <b>APR - 1 2010</b> Dept. of Building Inspections City of Portland Maine
Address: _____		
City, State & Zip: _____		
Who should we contact when the permit is ready: _____		
Mailing address: _____		Telephone: _____

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](http://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: 4/1/10

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

Thanks Arthur. I will forward this list to the appropriate people at the Inspections Division.  
Keith

Keith Gautreau, Fire Captain  
Fire Prevention Bureau  
Portland Fire Department  
380 Congress Street  
Portland, ME 04101  
(207)874-8405  
kng@portlandmaine.gov

>>> "Arthur D. Bibeau" <art@bibeauandcompany.com> 4/9/2010 4:29 PM >>>  
All:

Based Captain Keith Gautreau's findings on April 9, 2009, the following items were noted as deficient and will need to be addressed/corrected prior to issuance of a Certificate of Occupancy:

1. Compliance letter for fire panel in accordance with NFPA #72
2. Compliance letter for sprinkler system in accordance with NFPA #13
3. Test report from Dean & Allyn for fire detection system
4. Repair all EXIT lights
5. Repair all emergency lights
6. Remove air conditioning unit vented to rear stairwell
7. Remove or repair three unit heaters in stairwells and lobby
8. Change smoke detectors to heat detectors in basement (or provide evidence that existing devices are heats not smokes)
9. Cap exposed wires in rear stairwell
10. Repair handrail in rear stairwell
11. Adjust hinges on rear door (third floor) so door closes and latches
12. Install "**NOT** an Exit" sign on rear stairwell roof access door

---

**Arthur D. Bibeau**

Bibeau & Company, Inc.  
340 Fore Street  
Portland, ME 04101

207.772.5161 direct  
207.772.5161 facsimile

[art@bibeauandcompany.com](mailto:art@bibeauandcompany.com)  
[www.bibeauandcompany.com](http://www.bibeauandcompany.com)

RECEIVED

APR 12 2010

Dept. of Building Inspections  
City of Portland Maine

# BB&T

200 W. Second Street  
Winston-Salem, NC 27101

## ADDENDUM TO CONTRACT FOR SALE

THIS ADDENDUM TO THE CONTRACT FOR SALE DATE 2/10/2010 BETWEEN BB&T (SELLER) AND THE UNDERSIGNED PARTIES (BUYERS) CONCERNS THE PROPERTY LOCATED AT:

Buyer's Name: Mark Beckman Buyer's Name: \_\_\_\_\_  
Street Address: 482 Congress Street County: USA  
City: Portland State: ME Zip: 04101

IN THE EVENT ANY PROVISION OF THIS ADDENDUM CONFLICTS IN WHOLE OR IN PART WITH THE TERMS OF THE CONTRACT FOR SALE TO WHICH IS ATTACHED, OR ANY ADDENDA TO THE CONTRACT, THE PROVISIONS OF THIS ADDENDUM WILL PREVAIL, UNLESS SUCH PROVISIONS ARE CONTRARY TO ANY LAWS OR OTHER APPLICABLE LEGAL PROHIBITIONS, IN WHICH CASE THE CONTRACT FOR SALE SHALL GOVERN ONLY TO THE LIMITED EXTENT NECESSARY FOR COMPLIANCE WITH THE SAME.

Hereafter the Contract for Sale and the Addendum shall be referred to together as the contract

1. Closing: It is agreed that TIME IS OF THE ESSENCE with respect to all dates specified in the agreement and any addenda or amendments thereto. All deadlines are intended to be strict and absolute.

The closing shall be held at a place designated and approved by the Seller. The closing shall take place on or before 2010-1-20. The Seller or Seller's representative is to be notified immediately if Buyer wishes to delay the closing for ANY reason. The closing date may be extended only if (1) Buyer submits a written request for extension to Seller and Seller agrees to such extension in writing; and (2) Buyer pays an extension fee of \$ 1000 per business day to Seller through and including the closing date specified in the written extension request. The full amount of the closing extension fee must be deposited with the closing agent at the time any request for extension is made. The closing extension fee is consideration for any mutually agreed upon extension of the closing date and shall not be applied as a credit to the purchase price. If the closing does not occur by the date set forth above or as extended by mutual written agreement (the "Closing Date"), the Contract is automatically terminated and the seller shall retain any earnest money deposit and extension fee as liquidated damages and the Seller is automatically released from the obligation to sell the property to the Buyer. Neither the Seller nor its representatives shall be liable to the Buyer for any damages of any kind as a result of the Seller's failure to sell and convey the property to Buyer after the Closing Date.

In the event of Seller's default under the terms of the Contract or if the Seller terminates the Contract as provided under the provisions of the Contract, the Buyer shall be entitled to the return of the earnest money deposit as Buyer's sole and exclusive remedy at law and acknowledges and agrees that the return of the earnest money deposit to Buyer adequately and fairly compensates the Buyer. Buyer and Seller shall be released from any further obligation each to the other in connection with the Contract.

2. Title Covenants: Seller shall convey title to the Buyer by Special or Limited Warranty Deed or Quitclaim Deed, as appropriate for the jurisdiction where the property is located and without General Warranty covenants.

Buyer initials: MB \_\_\_\_\_

BS  
April  
12<sup>th</sup>  
2010

376

**DOMESTIC  
LIMITED LIABILITY COMPANY**

**STATE OF MAINE**

**ARTICLES OF ORGANIZATION**

**Filing Fee \$175.00**

<p>_____ Deputy Secretary of State</p> <hr/> <p><b>A True Copy When Attested By Signature</b></p> <hr/> <p>_____ Deputy Secretary of State</p>
--

Pursuant to 31 MRSA §622, the undersigned executes and delivers the following Articles of Organization:

**FIRST:** The name of the limited liability company is

SOMALUZO, LLC

(The name must contain one of the following: "Limited Liability Company", "L.L.C." or "LLC" - see 31 MRSA §603-A.1)

**SECOND:** (Check only if applicable)

This is a professional limited liability company\* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

\_\_\_\_\_  
\_\_\_\_\_  
(Type of professional services)

**THIRD:** The Registered Agent is a: (select **either** a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent

CRA Public Number: \_\_\_\_\_

\_\_\_\_\_  
(name of commercial registered agent)

Noncommercial Registered Agent

Thomas G. Leahy, Esq.

(name of noncommercial registered agent)

95 Exchange Street, Portland, Maine 04112

(physical location, not P.O. Box - street, city, state and zip code)

P.O. Box 7046, Portland, Maine 04112

(mailing address if different from above)

**FOURTH:** Pursuant to 5 MRSA §108.3, the registered agent as listed above has consented to serve as the registered agent for this limited liability company.



FIFTH: (Check one box only)

A. The management of the company is vested in a member or members.

B. 1. The management of the company is vested in a manager or managers.  
The minimum number shall be 1 managers and the maximum number shall be 3 managers.  
2. If the initial managers have been selected, the name and business, residence or mailing address of each manager is:

\* Do not complete this list of Managers if Item A (member managed) is selected above\*

<u>Names of Managers</u>	<u>Address</u>
Mark Stickney	c/o Spinglass Management Group, LLC
	482 Congress Street, Suite 402
	Portland, ME 04101

Names and addresses of additional managers are attached as Exhibit \_\_\_\_\_, and made a part hereof.

SIXTH: Other provisions of these Articles, if any, that the members determine to include are set forth in the attached Exhibit \_\_\_\_\_ and made a part hereof.

Organizer(s) \*\*

Dated February 18, 2010

\_\_\_\_\_  
(Signature)

Thomas G. Leahy, Esq.  
\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Type or print name)

# Spinglass Management Group, LLC

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P.O. Box 7211  
Portland, Maine 04112-7211

Phone: 207-774-7234  
Fax: 207-772-1907

## Fax

<b>To:</b> Gail	<b>From:</b> Gary Wardwell
<b>Fax:</b>	<b>Pages:</b> 4 (Including Cover)
<b>Phone:</b>	<b>Date:</b>
<b>Re:</b> 16 Casco St. P&S	<b>CC:</b>

Urgent     For Review     Please Comment     Please Reply     Please Recycle

---

Attached please see the P&S for the purchase of 16 Casco Street.

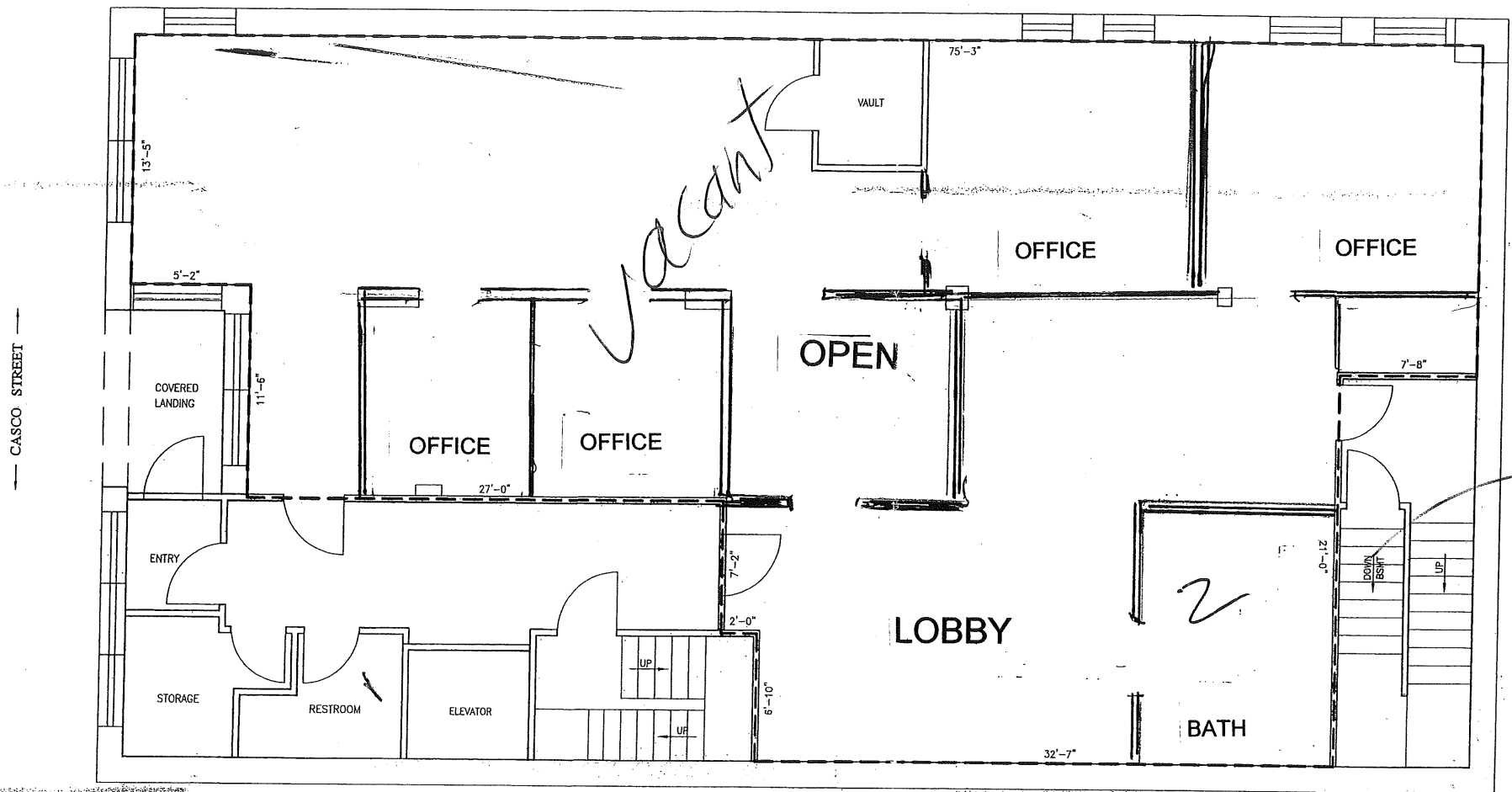
Please note that the P&S was originally signed by Mark Stickney who subsequently set up SOMALUZO LLC to complete the transaction.

Please call me with questions

Gary Wardwell 774-7234 x 103

This fax transmission is intended only for the use of the individual or entity to which it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this fax is not the intended recipient or the employee or agent responsible for delivering this fax to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this fax is strictly prohibited. If you receive this fax transmission in error, please notify us immediately.

Thank you



*continues to basement Exit level per Jim 4/12/10*

# 16 Casco Street/ First Floor

STATE OF MAINE  
 CUMBERLAND ss. REGISTRY OF DEEDS  
 Received AUG 14, 20 07  
 at 3 hr. 32 m. PM and recorded in  
 Plan Book 307, Page 452  
 Attest Carole E. Loring Registrar

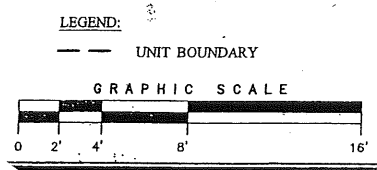
**CONDOMINIUM PLAN**  
**FIRST FLOOR**  
**"16 CASCO STREET CONDOMINIUM"**  
 16 CASCO STREET, PORTLAND, MAINE  
 DECLARANT & OWNER OF RECORD:  
**16 CASCO STREET LLC**  
 477 CONGRESS STREET, PORTLAND, MAINE 04101

**OWEN HASKELL, INC.**  
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

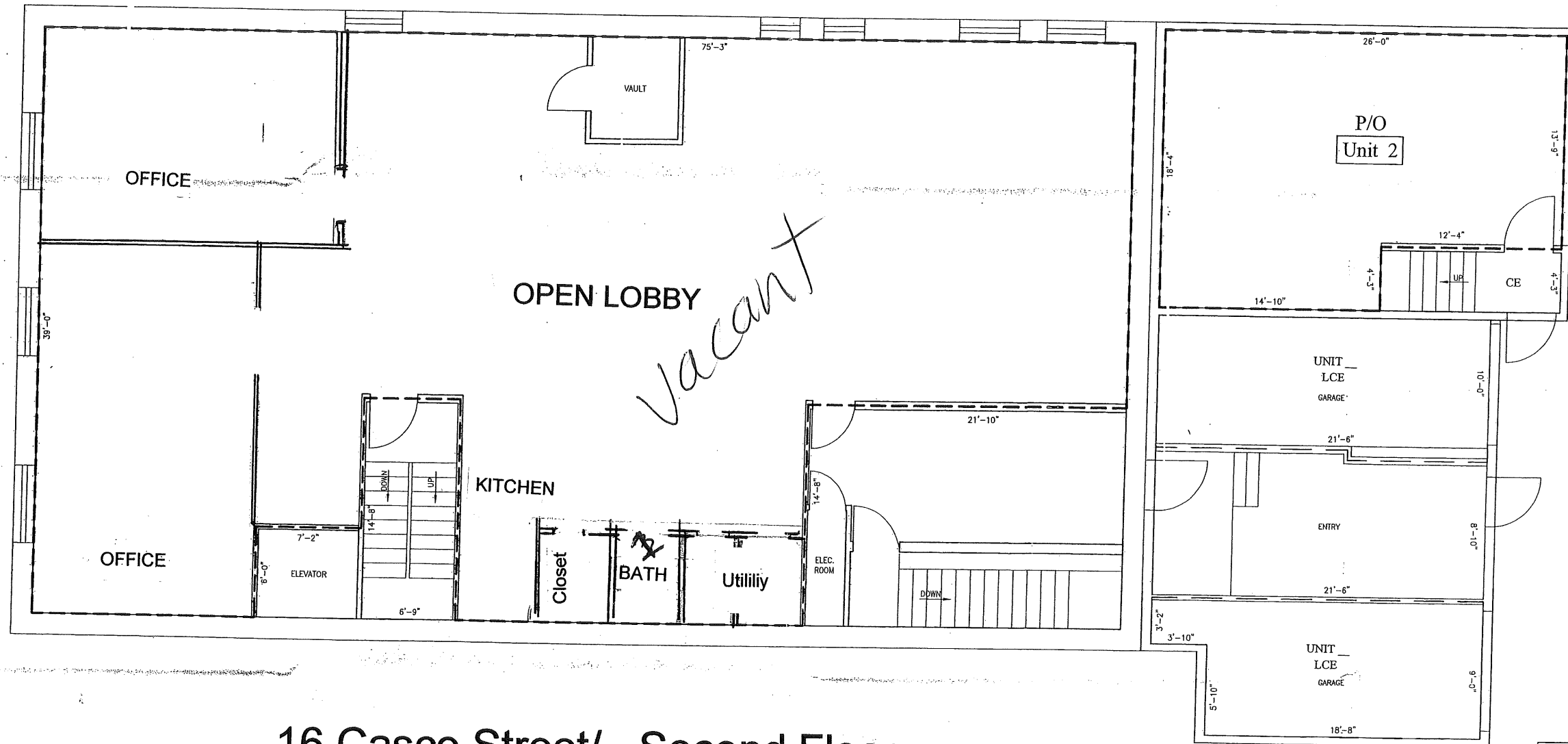
Drwn By OHI	Date	Job No.
Trace By JLW	JUNE 25, 2007	93225P
Check By JWS/RJC	Scale	Drwg. No.
Book No. FILE	1/4" = 1'	1 OF 4



JOHN W. SWAN, PLS #1038  
 DATE: 8-06-07



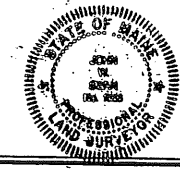
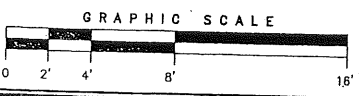
Drawn by: [unclear]  
 Traced by: [unclear]  
 Checked by: [unclear]  
 Date: 8/12/07



16 Casco Street/ Second Floor

STATE OF MAINE  
 CUMBERLAND ss. REGISTRY OF DEEDS  
 Received AUG 14, 2007  
 at 3 hr. 36 m. PM and recorded in  
 Plan Book 207, Page 453  
 Attest John D. E. Kelly  
 Registrar

LEGEND:  
 LCE LIMITED COMMON ELEMENT  
 --- LIMITED COMMON ELEMENT BOUNDARY  
 --- UNIT BOUNDARY

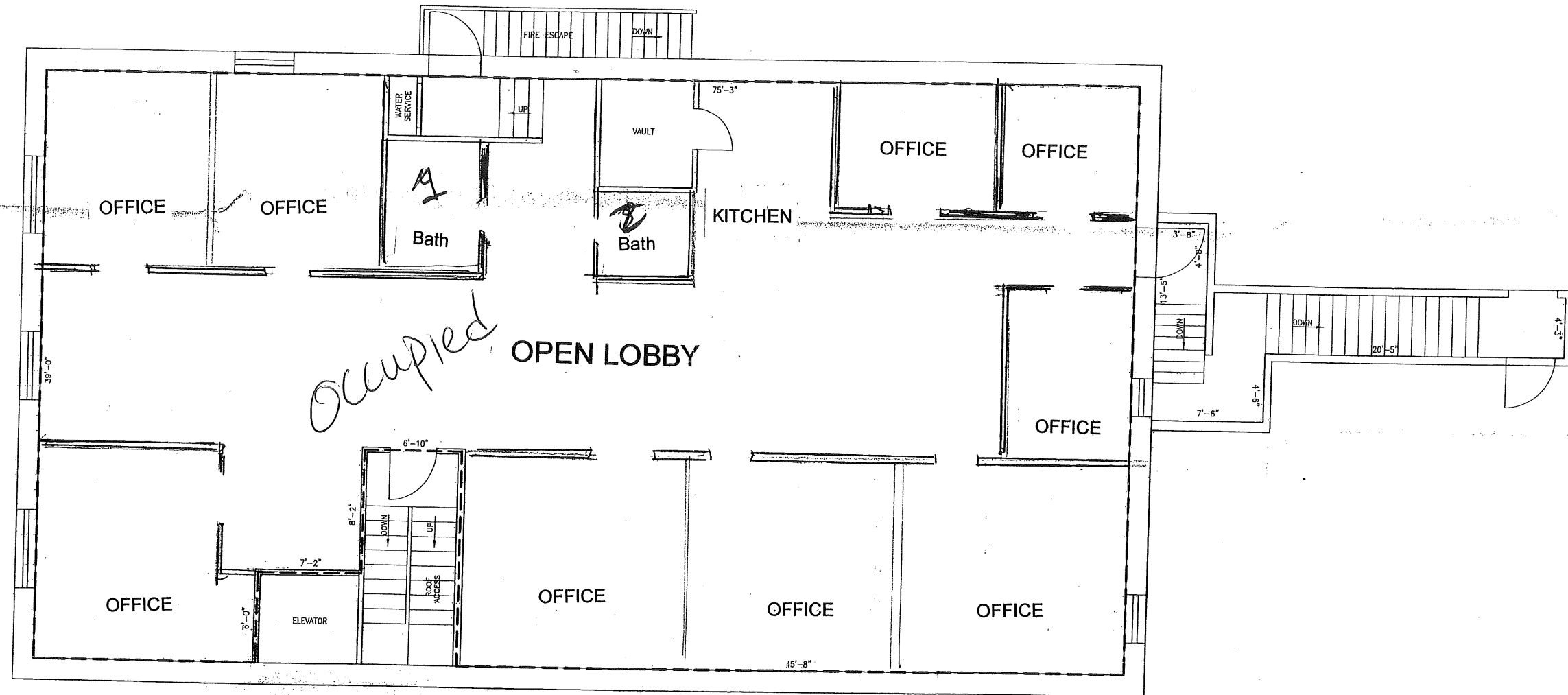


JOHN W. SWAN, PLS #1038  
 DATE: 8/16/07

CONDOMINIUM PLAN  
 SECOND FLOOR  
 "16 CASCO STREET CONDOMINIUM"  
 16 CASCO STREET, PORTLAND, MAINE  
 DECLARANT & OWNER OF RECORD:  
 16 CASCO STREET LLC  
 477 CONGRESS STREET, PORTLAND, MAINE 04101

**OWEN HASKELL, INC.**  
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

Drwn By: OHI	Date: JUNE 25, 2007	Job No.: 93225P
Trace By: JLW	Scale: 1/4" = 1'	Drwg. No.: 2 OF 4
Check By: JWS/RJC		
Book No.: FILE		



# 16 Casco Street/ Third Floor

STATE OF MAINE  
 CUMBERLAND ss. REGISTRY OF DEEDS  
 Received AUG 14, 2007  
 at 3 hr. 36 m. PM and recorded in  
 Plan Book 207, Page 454  
 Attest Barbara E. Joly  
 Registrar

**CONDOMINIUM PLAN**  
**THIRD FLOOR**  
**"16 CASCO STREET CONDOMINIUM"**  
 16 CASCO STREET, PORTLAND, MAINE  
 DECLARANT & OWNER OF RECORD:  
 16 CASCO STREET LLC  
 477 CONGRESS STREET, PORTLAND, MAINE 04101

**OWEN HASKELL, INC.**  
 18 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

Drawn By	OHI	Date	JUNE 25, 2007	Job No.	93225P
Trace By	JLW	Scale	1/4" = 1'	Draw. No.	3 OF 4
Check By	JWS/RJC	Book No.	FILE		



JOHN W. SWAN, PLS #1038  
 DATE: 8/06/07

read to determine whether  
 this is a correct and  
 correct and correct  
 of the plan

