

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that **DICTAR ASSOCIATES II**

Located At **468 FORE ST**

Job ID: **2012-07-4512-ALTCOMM**

CBL: **038-F-009-002**

has permission to Remove elevated walk way that runs between the parking garage & MEMIC building at 19 Cross Street 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

 **Code Enforcement Officer / Plan Reviewer**
8.2.12

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4512-ALTCOMM

Located At: 468 FORE ST

CBL: 038- F-009-002

Conditions of Approval:

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC 2003.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. Demolition shall comply with City Code Chapter 10.
2. No required means of egress shall be affected by this renovation

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4512-ALTCOMM	Date Applied: 7/23/2012	CBL: 038- F-009-002	
Location of Construction: 468 FORE ST	Owner Name: DICTAR ASSOCIATES II (Nathan Bateman)	Owner Address: PO BOX 3572 PORTLAND, ME 04104	Phone: 207-772-2992
Business Name:	Contractor Name: Nate Libby's Masonry	Contractor Address: 5 Stone Pony Cir., Saco ME 04072	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Parking Garage	Proposed Use: Same - Parking Garage - remove the elevated walk way that runs between the parking garage and the MEMIC building at 19 Cross Street	Cost of Work: 40000.00	CEO District:
		Fire Dept: 8/1/12 Signature: <i>[Signature]</i> (50)	Inspection: Use Group: N/A Type: N/A IPL-2009 Signature: <i>[Signature]</i> 7/30/12
Proposed Project Description: Demo of elevated walk way between garage and MEMIC		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK 7/25/12</i> <i>ABU</i>	<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 Date:	<input checked="" type="checkbox"/> Not in Dist 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>ABU</i>

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

B-3

Can it be done by 8/6?

Casco View Holdings II LLC
19 Cross St - 3rd Fl - 19
MEMIC



Demolition of a Structure 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.

468 Fore

Location/Address of Construction: <u>Fore St 456-474 Union St Union St 10-20</u>		
Total Square Footage of Proposed Structure <u>600 SF</u>	Square Footage of Lot: <u>1.159 Acres</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>038</u> Block# <u>F-009</u> Lot# <u>002</u>	Owner: <u>Dictar Associates II</u> <u>P.O. Box 3572</u> <u>Portland ME 04104</u>	Telephone: <u>207-772-2992</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Dictar Associates II</u> <u>P.O. Box 3572</u> <u>Portland, ME 04104</u> <u>772-2992</u>	Cost Of Work: \$ <u>40,000.00</u> Fee: \$ <u>420.00</u>
Current legal use: (i.e. garage, warehouse) <u>walk way connecting parking garage to building</u> If vacant, what was the previous use? _____ How long has it been vacant? _____ Project description: <u>We will be removing the elevated walk way from parking garage and repairing fence on both sides</u>		
Contractor's name, address & telephone: <u>Nate Libby's Masonry</u> <u>5 Stone Pony Circle, Saco ME 04072</u>		
Who should we contact when the permit is ready: <u>Nathan Bademan</u>		
Mailing address: <u>P.O. Box 3572 Portland ME 04104</u> Telephone: <u>207-772-2992</u>		

Do not

RECEIVED

JUL 23 2012

Electronic files in pdf format are also required

Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined in the Demolition call list. 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 of applicant:	Date: <u>7/20/12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



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Receipts Details:

Tender Information: Check , Check Number: 2200

Tender Amount: 420.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/23/2012

Receipt Number: 46231

Receipt Details:

Referance ID:	7349	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	420.00	Charge Amount:	420.00
Job ID: Job ID: 2012-07-4512-ALTCOMM - Demo of elevated cat walk between garage and MEMIC			
Additional Comments: 468 Fore			

Thank You for your Payment!



July 24, 2012

To Whom It May Concern;

Casco View Holdings authorizes "skywalk" to be removed.

Jerome Dabrowsky for Catherine Lamson SVP

RECEIVED

JUL 24 2012

Dept. of Building Inspection
City of Portland Maine

Nathan Bateman

From: Bill Southworth [BSouthworth@phoenixmanagementcompany.com]
Sent: Sunday, July 22, 2012 9:26 AM
To: natelibbysmasonry@yahoo.com
Cc: Aaron Bateman; Nathan Bateman
Subject: Harbor Plaza walkway

Nate,
This email is to confirm our discussion on Friday. I spoke to Jerry Dobransky at Memic. He is going to present the plan to the Memic Director first thing Monday Morning. He is 99.99% Shure this plan will be approved. After our previous discussions this is what I proposed;

July 2-3 Electricians will remove lights and conduits from under bridge.

August 4, Shoring will be erected. **Walkway will be closed**

August 5, Cat walk will be cut in preparation for removal. **Walkway will be closed.**

August 6, Crane will remove catwalk in sections. **Parking lot and Walkway will be closed.**

August 7- completion, Fix building facade and parking garage wall. Walkway to remain open. If you leave shoring in place you can use upper deck of parking garage to access work area.

We all feel this would be the quickest and safest way to perform this project with minimum interruption to all involved. I look forward to working with you and your crew on this project.

Nate Bateman will sign the contract Monday morning and we will get it to you.

If you have any questions feel free to contact me
Bill

Bill Southworth
Project Manager / Safety Manager
Phoenix Property Services
(207)571-3061 office
(207)391-9477 cell
BSouthworth@phoenixmanagementcompany.com

PURCHASE AND SALE AGREEMENT

AGREEMENT made and entered into as of this 30 day of September, 2010 (the "Effective Date"), by and among HARBOR PLAZA ASSOCIATES, a Maine limited partnership with a place of business in Portland, Maine ("HPA"), DICTAR ASSOCIATES II, a Maine general partnership with a place of business in Portland, Maine ("DA II") (HPA and DA II hereinafter collectively referred to as "Sellers") and CASCO VIEW HOLDINGS, LLC, a Maine limited liability company with a place of business in Portland, Maine ("Buyer").

1. **PURCHASE AND SALE.** Sellers agree to sell and Buyer agrees to buy, on the terms and conditions hereinafter set forth certain real estate, together with any improvements thereon, commonly known as 261 Commercial Street, Portland, Maine, which includes the commercial office building occupied by MEMIC ("Building Lot"), together with the surface parking lot adjacent thereto ("Parking Lot") and together with all air space located above those parcels, all appurtenant rights and easements and subject to any agreements or rights of record which do not materially impair the value of said real estate ("Premises"). HPA is the owner of the office building and appurtenant structures, and is the ground lessee of the Ground Lease with DA II. DA II is the owner of the fee interest of the land and the Air Rights located above the existing Building. The precise description of the real estate shall be agreed to between Sellers and Buyer within ten (10) business days from the date of this Agreement or the date of delivery by Sellers of the updated survey of the Premises, whichever is later, which description shall include the various support easements and appurtenant rights reasonably required for the continuing function of the Premises. If the parties are unable to agree to a final description of the Premises, including the easements and appurtenant rights within said ten day period, either party may terminate this Agreement and the Deposit hereinafter referenced shall be returned to Buyer. The perimeter boundary of the Premises is generally depicted on the plan attached hereto as Exhibit A.

2. **PURCHASE PRICE.** Subject to any adjustments and prorations hereinafter described, Buyer agrees to pay for the Premises, [REDACTED] Thousand Dollars [REDACTED] payable as follows:

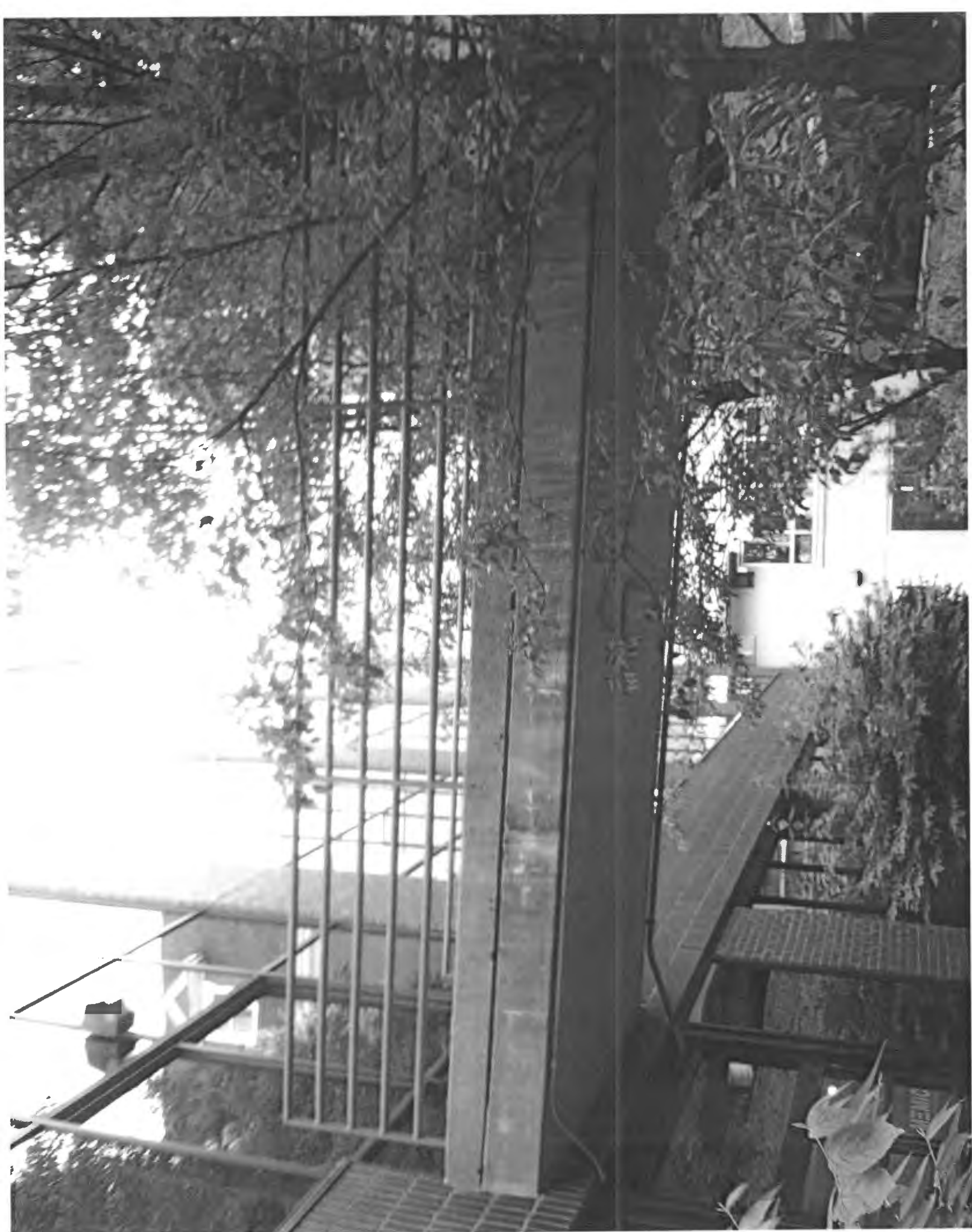
(a) Seventy-Five Thousand Dollars (\$75,000) as a deposit ("Deposit") herewith, to be held by a third party agent mutually agreeable to Sellers and Buyer and held pursuant to a commercial escrow agreement. The Deposit shall become non-refundable after the 45-day title examination period referenced in Section 3, except for any defaults by Sellers in the performance of its obligations hereunder, except as otherwise specifically provided hereunder.

(b) Assumption of HPA's outstanding financing with Bangor Savings Bank for the full balance due at the time of Closing, if Bangor Savings Bank shall consent to said assumption and, if not, HPA will pay the principal balance due at the time of Closing, and Buyer shall pay all prepayment penalties and associated costs.

Premises or Sellers' retained land. Buyer shall affirm that conclusion in writing within the 45-day title review period. If so requested, Sellers and Buyer shall negotiate a mutually acceptable allocation of the Purchase Price attributable to the separate conveyances. All of Sellers' out-of-pocket expenses attributable to the assignment and separate conveyancing shall be borne by Buyer.

14. **SKYWALK DEMOLITION.** The building on the Building Lot is connected by a concrete skywalk (the "Skywalk") to a parking garage on adjacent land. HPA agrees to contract for the removal of the Skywalk, and complete such removal, by insured, reputable contractors within nine months following the Closing, provided Buyer shall commit to repaying HPA for one-half of the total costs of such removal. HPA shall indemnify Buyer for any damage or injury occurring on Buyer's property as a result of such work, and HPA shall remove any mechanics liens placed on the Premises as a result of such work. The conveyance by Sellers to Buyer shall include an easement to place and maintain an awning between the existing commercial office building and the parking garage, subject to the preapproval of the design and location by HPA, such approval not to be unreasonably withheld.

15. **LEASES.** At the Closing, HPA shall lease to Buyer for a term of 25 years a total of 118 parking spaces in the parking garage adjacent to the Premises owned by HPA, such parking spaces to be leased at prevailing market rates, determined annually, and consistent with the parking lease with Portland Harbor Hotel. Such lease shall provide that HPA may use the spaces leased to Buyer for other users on nights and weekends. Concurrent with the execution of this new lease, the existing lease between HPA and MEMIC for 100 spaces and the lease between HPA and Buyer for 40 spaces, shall be terminated. At the Closing, Sellers and Buyer shall also enter into an agreement to provide Buyer the right to use a dumpster owned and maintained by HPA on remaining property of Sellers for 20 years at prevailing market rates, subject to the terms of a shared usage agreement with surrounding property owners.



cut to here
leave Rail
+ cap

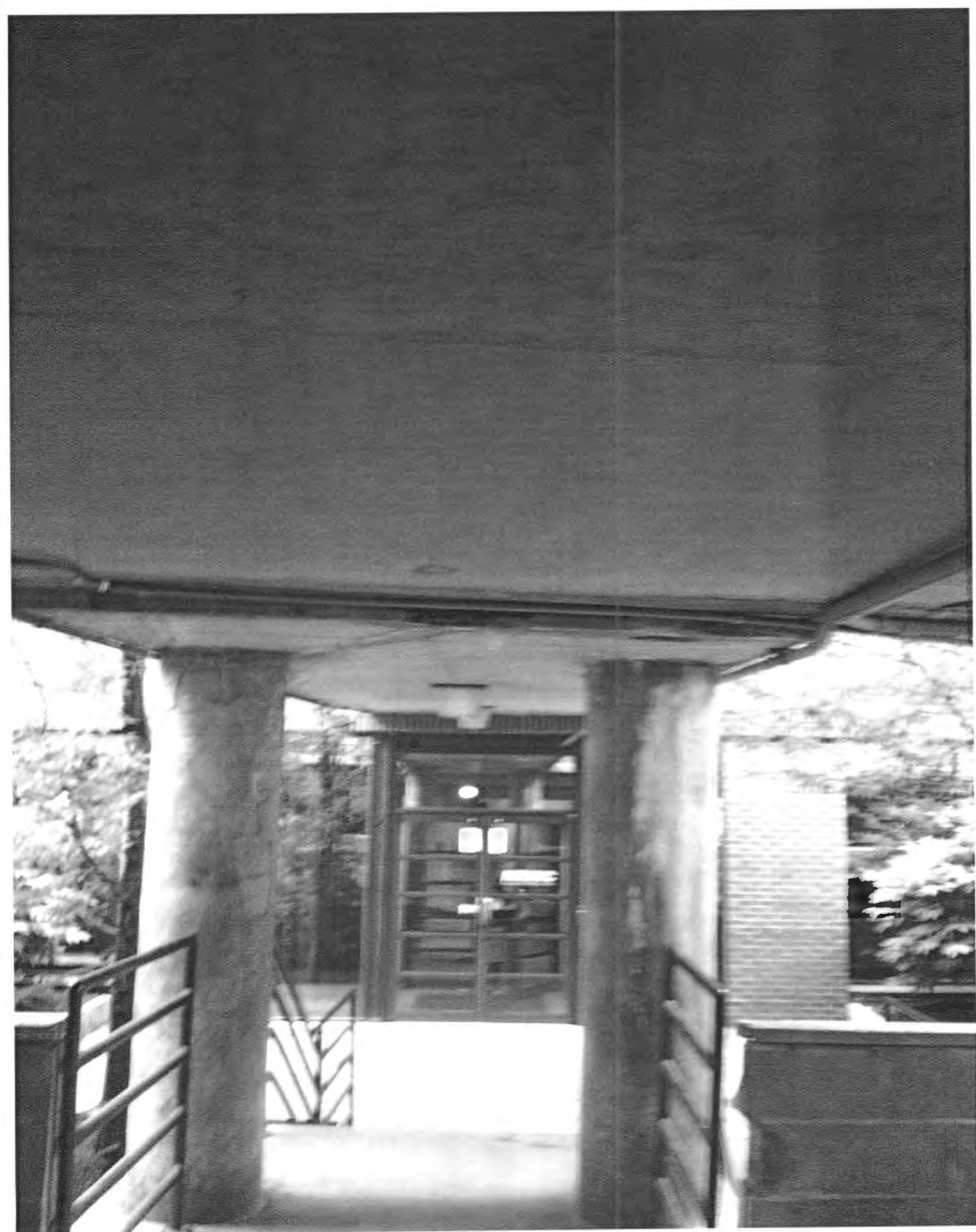
Per
Krum G.
7/30/12





Cantilevered
to Garage





Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

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[browse facts and links a-z](#)

CBL 038 F009002
Land Use Type OFFICE & BUSINESS SERVICE
Property Location 468 FORE ST
Owner Information DICTAR ASSOCIATES II
 PO BOX 3572
 PORTLAND ME 04104
Book and Page
Legal Description 38-F-9
 FORE ST 456-474
 UNION ST 10-20
 28337 SF
Acres 1.153

Current Assessed Valuation:

TAX ACCT NO. 5808 **OWNER OF RECORD AS OF APRIL 2012**
 DICTAR ASSOCIATES II
LAND VALUE \$953,400.00 **PO BOX 3572**
BUILDING VALUE \$1,468,100.00 **PORTLAND ME 04104**
NET TAXABLE - REAL ESTATE \$2,421,500.00
TAX AMOUNT \$45,572.64

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:



Best viewed at 800x600, with Internet Explorer

Building 2
Year Built 1983
Style/Structure Type PARKING GARAGE
Units 1
Building Num/Name 2 - PARKING DECK
Square Feet 61650

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Building 2
Levels 01/01
Size 20550
Use PARKING GARAGE
Height 8
Heating NONE
A/C NONE

Building 2
Levels 02/02
Size 20550
Use PARKING GARAGE
Height 8
Heating NONE
A/C NONE

Building 2
Levels 03/03
Size 19350
Use PARKING GARAGE
Height 8
Heating HW/STEAM
A/C NONE

Building 2
Levels 03/03
Size 1200

Use MULTI-USE SALES
Height 8
Heating HOT AIR
A/C UNIT

Other Features:

Building 2
Structure AERIAL WALK
Size 6X32

Outbuildings/Yard Improvements:

Building 1
Year Built 1950
Structure ASPHALT PARKING
Size 15000
Units 1
Grade C
Condition 3

New Search

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.**

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

Final Inspection

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.