

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 041737
PERMIT ISSUED
DEC 03 2004
CITY OF PORTLAND

This is to certify that Simas George L Iii & /Owner
has permission to Paint interior of commercial space
AT 129 Spring St 039 A031001

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 closed-in. **48 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____ Department Name

[Signature] 12/2/04
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: 04-1737	Issue Date:	CBL: 039 A031001
--------------------	-------------	------------------

Location of Construction: 129 Spring St	Owner Name: Simas George L Iii &	Owner Address: 20 Greensport Rd	Phone: 978-412-7792
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: 0000000000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial - change of use	Zone: B-3

Past Use: commercial space Gallery retail	Proposed Use: commercial space with cosmetic alterations change of use	\$105.00 \$1,000.00 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group A2 Type 3B 12/2/04

Proposed Project Description: Paint interior of commercial space - changed use to food service restaurant pizza/sub shop.	Signature: <i>W. King</i>	Signature: <i>[Signature]</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: jharris	Date Applied For: 11/23/2004	Zoning Approval	
------------------------------------	--	------------------------	--

<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>Special Zone or Reviews</p> <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"/> Date: <i>ms 11/29/04</i>	<p>Zoning Appeal</p> <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: <i>4</i>	<p>Historic Preservation</p> <input 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>Requires A</i> <i>Any exterior work</i> <i>Separate reviews and approvals</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1737	Date Applied For: 11/23/2004	CBL: 039 A031001
------------------------------	--	----------------------------

Location of Construction: 129 Spring St	Owner Name: Simas George L Iii &	Owner Address: 20 Greensport Rd	Phone: 978-412-7792
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: commercial space change of use to restaurant- pizza/sub shop - w/cosmetic alterations	Proposed Project Description: paint interior of commercial space to a restaurant - pizza/sub shop
---	---

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 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 with Conditions Reviewer: Mike Nugent Approval Date: 12/02/2004

Note: Ok to Issue:

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire Status: - Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 11/29/2004

Note: Ok to Issue:

- 1) fire extinguishers shall be installed in accordance with NFPA 10 standards

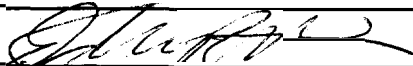
All Purpose Building Permit Application

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>129 Spring Street Portland Me. 04101</u>		
Total Square Footage of Proposed Structure <u>950 SF</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>39</u> Block# <u>A</u> Lot# <u>31</u>	Owner: <u>+ James Simas</u>	Telephone: <u>978-412-7792</u>
Lessee/Buyer's Name (If Applicable) <u>Maguire</u>	Applicant name, address & telephone: <u>19 Winter St. Apt 3, Saco Me 04072</u>	cost Of Work: <u>\$650-1000</u> Fee:
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>ART Gallery</u>		
Approximately how long has it been vacant: <u>Couple of months</u>		
Proposed use: <u>Pizza + Sub shop.</u> Project description: NOI ? ?		
Contractor's name, address & telephone: <u>Ed Maguire 19 winter St. f 3 Saco Me. 04072</u>		
Who should we contact when the permits ready: <u>Ed Maguire</u>		
Mailing address: <u>19 winter St. Apt 3. Saco Me 04072</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 permits picked up. PHONE: <u>707-939-0954</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: 	Date: <u>11/18/04</u>
---	-----------------------

**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**

Nov 21 04 09:14P

ATTN.

Ed Maquire

3 Pages - Total

MORRIS & PHILLIPS
ATTORNEYS AT LAW
400 LAFAYETTE ROAD
PO SOX 804

HAMPTON, NEW HAMPSHIRE 03843-0804

EDWARD F. MORRIS
PETER C. PHILLIPS*
EUGENE R. GEARY*

*Admitted to practice in NH & MA

TELEPHONE 603/929-1700
FACSIMILE 603/929-5049

April 1, 2003

George L. Simas III
James L. Simas
20 Greensport Road
Ipswich, MA 01938

RE: PURCHASE OF 129 Spring Street, Portland, ME 04102

Dear Mr. George Simas and Mr. James L. Simas:

Enclosed please find your original Deed as recorded at the Cumberland County Registry of Deeds at Book 18949, Page 14. It is suggested that you keep this document in a safe place for future reference.

Very truly yours,

MORRIS & PHILLIPS


Dawnmarie Greenman

Dmg
Enclosures

Doc#: 21635 Bk:18949 Pg: 15

IN WITNESS WHEREOF, the said Webber Enterprises, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Sarah C. Webber, its President, thereunto duly authorized this 27th day of February, 2003.

WEBBER ENTERPRISES, INC.



By: Sarah C. Webber
Sarah C. Webber, Its President

NEW HAMPSHIRE
STATE OF MAINE
CUMBERLAND, SS.
ROCKINGHAM

Date: February 27, 2003

Then personally appeared the above-named Sarah C. Webber, President of Webber Enterprises, Inc., as aforesaid and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Said corporation.

Before me,



Attorney at Law
Commission Expires: MY



Received
Recorded Register of Deeds
Feb 28, 2003 03:07:35P
Cumberland County
John B. O'Brien

STATUTORY WARRANTY DEED

Webber Enterprises, Inc., a Maine corporation with a principal place of business and mailing address of 7 Ram Island Farm, Cape Elizabeth, Maine 04107,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

George L. Simas, III, with a mailing address of 20 Greensport Road, Ipswich, Massachusetts 01938, and James L. Sirnas, with a mailing address of 125 Main Avenue, South Hampton, New Hampshire 03827, as TENANTS IN COMMON AND NOT AS JOINT TENANTS,

A certain lot or parcel of land with the buildings and improvements thereon, situated on Spring Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing on the northerly side of Spring Street seventy (70) feet and one (1) inch northeasterly from the northerly corner of Park Street; running thence at nearly right angles with Spring Street northwesterly to a brick partition wall between the third and fourth house of the block on Spring Street; thence continuing the same direction through the middle of the wall and on until it reaches the gangway of fourteen (14) feet in the rear; thence northeasterly until it reaches the angle of the two gangways of fourteen (14) and fifteen (15) feet; thence southeasterly about eighty-six (86) feet by the gangway of fifteen (15) feet to Spring Street; thence about twenty-four and one-half (24 1/2) feet to the first named bounds; hereby intending to convey the fourth house of the block on Spring Street from Park Street, together with the privilege of the use of the above mentioned gangways.

Being the same premises conveyed to Grantor herein by deed of Onex Co. dated June 22, 2000, and recorded at the Cumberland County Registry of Deeds in Book 15553, Page 275.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland, subject to proration at the closing, which the Grantees herein by their acceptance of this deed hereby assume and agree to pay.

MAINE REAL ESTATE TAX PAID

November 17, 2004

Ed Maguire
129 Spring Street
Portland, ME 04101
207-939-0954

West End Pizza Gallery
129 Spring Street

To Whom it May Concern:

I, Ed Maguire, would like to turn 129 Spring street in to a pizza and sub shop, which will not include any construction. It will, however, include some painting and the bringing in of some restaurant equipment.

The improvements will include painting the entire inside of the property, Introducing pre-made counters and stainless steel counters to hold the equipment. I will reinstall two sinks- a two bay sink followed by a hand cleaning sink near the food prep area. (Both sinks require no plumbing, just reinstallation.) These sinks will be up to code set by both the city and state requirements. I will also be bringing in a stove, refrigerator, chest freezer, pizza oven and two sandwich prep units, 5 tables and 10 bar stools for a local sitting area. (all equipment is electric, no gas units are being utilized)

There will also be some equipment brought in by outside vendors. Seltzer and Rydholm will be bringing in two soda coolers. Winslow coffee will be setting up my coffee bar, which will include a coffee maker and 4 to 6 air pumps. Frito-Lay will be setting up chip racks. All this is shown in the floor plans following.

The end result will be a pizzeria and sub shop open daily from 7 **am** to 10 pm .

Thank you,

Ed Maguire

November 17,2004

Ed Maguire
129 Spring Street
Portland,ME 04101
207-939-0954

West End Pizza Gallery/Construction Detail
129 Spring Street

To Whom it May Concern:

The West End Pizza Gallery located at 129 Spring St. Portland, ME will not be performing any on site construction. All equipment and furnishings have been built off site. (example: tables and counter.)

Thank you,

Ed Maguire

129 Spring St
Approx 950 Sq Ft

