

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RGT ASSOCIATES /John Sampson

Located at

106 HIGH ST

PERMIT ID: 2012-65594

CBL: 039 A037001

has permission to **Removing then replacing current bar inside 1st floor restaruant**
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 clsoed-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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

closed

SCANNED

PERMIT ID: 2012-65594

Located at: 106 HIGH ST

CBL: 039 A037001

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
2012-65594		039 A037001

Location of Construction: 106 HIGH ST	Owner Name: RGT ASSOCIATES	Owner Address: 44 OAK ST	Phone:
Business Name: Little Tap House LLC	Contractor Name: John Sampson	Contractor Address: 73 Merrill Street, #1 Portland	Phone: (207) 712-9147
Lessee/Buyer's Name Lee Goyette	Phone: (207) 590-1802	Permit Type: Alterations - Commercial	Zone: B3
Past Use: 1st floor restaurant/bar, 2nd floor all artist studios, 3rd floor secured for storage only	Proposed Use: Same: 1st floor restaurant/bar, 2nd floor artist studios, 3rd floor storage	Permit Fee: \$80.00	Cost of Work: \$6,000.00
Proposed Project Description: Removing then replacing current bar inside 1st floor restaurant		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 2/20/13 INSPECTION: Use Group: A-2 Type: 3B MUBEC 2009 Signature: [Signature] Date: 4/16/13	
		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: bjs	Date Applied For: 12/11/2012	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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.		Special Zone or Reviews <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: 12/13/12	Zoning Appeal <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:	Historic Preservation <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:

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

3-25-13 DWM/BKL/capt Pirone Final OK

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Final - Commercial

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.

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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>106 High St. Portland Maine 04101</u>		
Total Square Footage of Proposed Structure/Area <u>500 sq feet</u>		Square Footage of Lot <u>3,200 of entire space</u>
Tax Assessor's Chart, Block & Lot Chart# _____ Block# _____ Lot# _____	Applicant *must be owner, Lessee or Buyer* Name <u>Lee Goyette</u> Address <u>41 Barberry Creek Rd</u> City, State & Zip <u>South Portland ME 04106</u>	Telephone: <u>207-590-1802</u>
Lessee/DBA (If Applicable) <u>Little Tap House LLC</u> <u>41 Barberry Creek Rd</u> <u>South Portland ME</u> <u>04106</u>	Owner (if different from Applicant) Name <u>RGT associates</u> Address <u>44 Oak St.</u> City, State & Zip <u>Portland ME 04106</u>	Cost of Work: \$ <u>16,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) <u>Restaurant</u> If vacant, what was the previous use? <u>Restaurant</u> Proposed Specific use: <u>Restaurant</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Removing existing concrete bar and replacing it with a new bar in same location.</u>		
Contractor's name: <u>John Sampson</u> Address: <u>73 Merrill Street #1</u> City, State & Zip <u>Portland ME 04101</u> Telephone: <u>207-712-9147</u> Who should we contact when the permit is ready: <u>Lee Goyette</u> Telephone: <u>590-1802</u> Mailing address: <u>41 Barberry Creek Rd South Portland ME 04106</u>		

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: Lee Goyette

Date: Dec 10, 2012

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

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-02-3326-ALTCOMM	Date Applied: 2/21/2012	CBL: 039- A-037-001	
Location of Construction: 106 HIGH ST	Owner Name: RGT ASSOCIATES	Owner Address: 44 OAK ST PORTLAND, ME 04101	Phone: 771-5461
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG CHANGE OF USE/ALTERATIONS	Zone: B-3
Past Use: 1st floor restaurant, 2 nd floor offices and artist studios, 3 rd floor storage	Proposed Use: To change the use to: 1 st floor restaurant, 2 nd floor all artist studios, 3 rd floor secured for storage only also improving means of egress	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: Capt. Perone 3/4/12	Inspection: Use Group: A/B Type: 3b DBI 2009 Signature: [Signature] 3/8/12
Proposed Project Description: Improving means of egress		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad

Zoning Approval

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation

- ☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: 2/23/12
 [Signature]
 CERTIFICATION

Date: [Signature]
 Requires A Separate Review & Approval

I hereby certify that I am the owner or representative of the named property, or that the proposed work is authorized by the owner or representative 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 same contractor's authorized representative shall have the authority to enter all work covered by such permit in any subsequent deed 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

ARTICLE I
REFERENCE

Subjects Referred To. Each reference in this Lease to any of the following subjects shall be construed to incorporate the data for that subject in this Article.

PARTIES:

LANDLORD: RGT ASSOCIATES

LANDLORD'S ADDRESS: 44 OAK STREET
PORTLAND, MAINE 04101

TENANT: LITTLE TAP HOUSE LLC

TENANT'S ADDRESS: 41 BARBERRY CREEK ROAD
SOUTH PORTLAND, MAINE 04106

GUARANTOR: LEE A. GOYETTE

BUILDING AND LEASE PREMISES: (i) Approximately 3200 square feet of floor space at 106 HIGH STREET , Portland, Maine (collectively referred to as the "Premises"). See Article II. The Premises are part of Landlord's building located at 106 HIGH STREET (the "Building"). The basement occupancy is subject to Landlord's reasonable access and use for Building purposes.

LEASE TERM: FIVE (5) YEARS until NOVEMBER 30, 2017, with one (1) subsequent three-year option period to be exercised at Tenant's sole option.

LEASE COMMENCEMENT DATE: DECEMBER 1, 2012

Option: One (1) three (3) year option at then fair current market rate as determined by the average of estimates provided by three realtors familiar with this type of business. One realtor shall be chosen by the tenant, one shall be chosen by the landlord, and the third shall be mutually chosen.

BASE RENT: The base rent for the lease term shall be as follows:

LEASE YEAR	ANNUAL BASE RENT	MONTHLY RENT
1	\$36,000.00	\$3,000.00
2	\$37,080.00	\$3,090.00
3	\$38,192.40	\$3,182.70
4	\$39,338.17	\$3,278.18
5	\$40,518.32	\$3,376.53

be established, Tenant shall pay to Landlord all fees and expenses, including attorney's fees, incurred therefor.

Notice of Lease. Tenant shall not record this Lease without the prior written consent of Landlord. However, upon the request of either party hereto, the other party shall join in execution of a memorandum, notice or so-called "short form" of this Lease for the purpose of recordation at the appropriate Registry of Deeds.

11.21 Signage. After first obtaining Landlord's consent in writing, Tenant may, at its expense and in conformity with applicable laws and ordinances, erect signs within the premises or on a portion of the Building as approved by Landlord. Such signs must be of reasonable size and in conformity of all other signs of similar nature, and receive Landlord's approval, which shall not be unreasonably withheld. All signs shall be by and at the expense of Tenant, including connection, installation, repair and maintenance thereof.

11.22 Unconditional Guaranty. Guarantor unconditionally guarantees all of Tenant's lease obligations, as set forth at length below.

ARTICLE XII

12.1 Option to Extend. Landlord grants to Tenant the right and option set forth in Article I hereof to extend the Term of this Lease by the period(s) of time, if any, set forth in Article I, by giving written notice to Landlord at least six (6) months before the expiration of the Lease Term or any option period, as the case may be.

12.2 Conditions of Option. As conditions of the exercise of the foregoing option to extend, Tenant shall not have been given written notice of default by Landlord on more than two (2) occasions during the original term or extension thereof under this Lease, and this Lease shall be in full force and effect at the time of the exercise of said Option(s).

Tenants, if more than one, shall be jointly and severally liable for all obligations herein.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of this
1 day of December, 2012.

LANDLORD: RGT ASSOCIATES

S. THOMAS PARTNER

TENANT: LITTLE TAP HOUSE LLC

By: Geet Goyalt
Its sole Member





