

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 050821

PERMIT ISSUED
JUN 30 2005
CITY OF PORTLAND

This is to certify that Island Acquisiton Llc /Fred Wesley

has permission to build roofing/cover over patio heating area

AT 33 Island Ave, P.I.

084 L007001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Cheryl...
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

(7) 874-8703, Fax: (207) 874-8716

Permit No: 05-0821 Issue Date: JUN 30 2005 CBL: 084 L007001

Location of Construction: 33 Island Ave, P.I. Owner Name: Island Acquisiton Llc Owner Address: 2 Market St Ste 500 Phone: 329-2440 Business Name: Contractor Name: Fred Forsley Contractor Address: 86 Newbury Street Portland Phone: 2074501104 Lessee/Buyer's Name: Phone: Permit Type: Alterations - Commercial Zone: E-B

Past Use: restaurant Proposed Use: restaurant with roofing/cover over existing patio seating Permit Fee: \$129.00 Cost of Work: \$12,000.00 CEO District: 2

Proposed Project Description: build roofing/cover over patio seating at restaurant FIRE DEPT: [] Approved [] Denied INSPECTION: Use Group: A02 Type 6/30/05 SB Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: [] Approved [] Approved w/Conditions [] Denied Signature: Date:

Permit Taken By: jharris Date Applied For: 06/22/2005 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 [] Wetland [] Flood Zone [] Subdivision [] Site Plan Zoning Appeal: [] Variance [] Miscellaneous [] Conditional Use [] Interpretation [] Approved [] Denied Historic Preservation: [x] Not in District or Landmark [] Does Not Require Review [] Requires Review Approved [] Approved w/Conditions [] Denied Date: 6/29/05

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: 05-0821	Date Applied For: 06/22/2005	CBL: 084 L007001
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Location of Construction: 33 Island Ave	Owner Name: Island Acquisiton Llc	Owner Address: 2 Market St Ste 500	Phone: () 329-2440
Business Name:	Contractor Name: Fred Forslev	Contractor Address: 86 Newburv Street Portland	Phone: (207) 450-1104
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

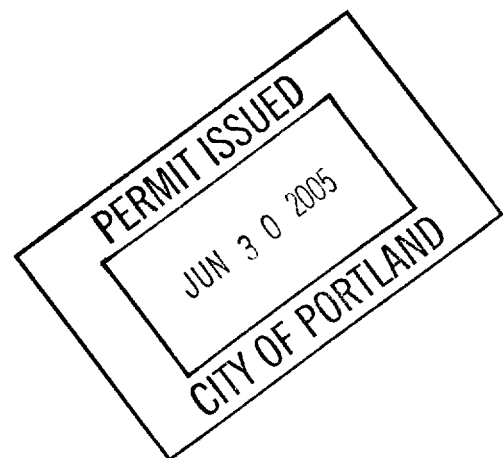
Proposed Use: restaurant with roofing/cover over existing patio/porch seating	Proposed Project Description: build roofing/cover over existing patio/porch seating at restaurant
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/29/2005**Note:** 6/29/05 spoke with Dave concerning the work - this is only over existing porch.**Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) Please note that there are noise regulations within this I-B Zone which will be reigorously enforced. Between 7:00 am and 9:00 pm the volume of sound SHALL NOT exceed sixty (60) decibels. Between 9:00 pm and 7:00 am the volume of sound SHALL NOT exceed fifty-five (55) decibels. All sound requirements are to be met at the lot boundaries.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/30/2005**Note:****Ok to Issue:**

- 1) This permit approves a roof system over an existing outside seating only without any expansions. Any food, alcohol or entertainment in this space requires licensing approvals from the City Clerk (Amanda Berube 875-8557).



All Purpose Building Permit Application

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>33 Island Avenue Peaks Island ME</u>		
Total Square Footage of Proposed Structure <u>410 sq ft</u>	Square Footage of Lot <u>20,288</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>084</u> Block# <u>L</u> Lot# <u>007</u>	Owner: <u>Island Acquisition LLC</u>	Telephone: <u>329-2440</u>
Lessee/Buyer's Name (if Applicable) <u>Island Operators LLC</u>	Applicant name, address & telephone: <u>Island Acquisition 86 Newbury St Portland ME 3292440</u>	Cost Of Work: \$ <u>12,000</u> Fee: \$ <u>129</u>
long has it been vacant: <u>N/A</u> Proposed use: <u>Restaurant + seating - no change</u> Project description: <u>roofing/cover over patio seating</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME JUN 22 2005 RECEIVED
Contractor's name, address & telephone: <u>Fred Forsley 86 Newbury St Portland 450 1104</u> Who should we contact when the permit is ready: <u>Fred Forsley 450 1104</u> Mailing address: <u>86 Newbury St 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>450-1104</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: [Signature] Date: 6-22-05

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

1523



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: _____

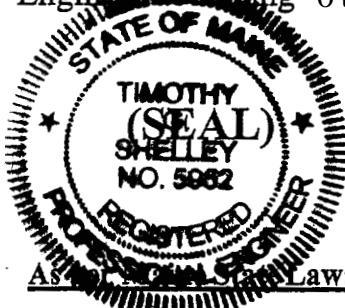
RE: Certificate of Design

DATE: 06/22/05

These plans and/ or specifications covering construction work on:

KAIS ISLAND INN PATIO ROSE

Have been designed and drawn up by the undersigned, a Maine registered Architect/
Engineer, in accordance with the 2003 International Building Code and local amendments.



Signature: Timothy Shelley

Title: PRESIDENT

Firm: SHELLEY ENGINEERING

Address: 70 BRIDGE STREET
WESTBROOK, ME 04092

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: _____

DATE: _____

Job Name: _____

Address of Construction: _____

2003 International Building Code

Construction project ~~was~~ designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) _____

Type of Construction WOOD FRAME

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members
(106.7, 108.1.1)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)**

Uniformly distributed floor live loads (7603.12, 1607)

Floor Area Use	Loads Shown
_____	N/A
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

100 Basic wind speed (1609.3)

1.0 Building category and wind importance factor, I_w (Table 1604.6, 1609.5)

C Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category") (Table 1604.5, 1616.2)

_____ Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

_____ Site class (1615.1.5)

_____ Live load reduction (1603.1.1, 1607.9, 1607.10)

_____ Roof live loads (1603.1.2, 1607.11)

_____ Roof snow loads (7603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

_____ If > 10 psf, snow exposure factor, C_e (1608.3.1)

1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

1.0 Roof thermal factor, C_t (Table 1608.3.2)

42 Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic-force-resisting system (Table 1617.8.2)

_____ Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2)

_____ Analysis procedure (1616.8, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

_____ Flood hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Impact loads (1607.8)

_____ Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

WARRANTY DEED


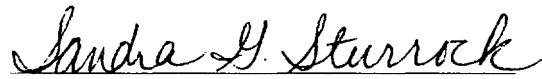
THE PEAKS ISLAND COMPANY, LLC, a Maine Limited Liability Company with a mailing address of 33 Island Avenue, Peaks Island, Maine, for consideration paid, grants to **ISLAND ACQUISITION, LLC**, a Maine Limited Liability Company with a mailing address of 50 Monument Square, Portland, Maine 04101, with Warranty Covenants, the land and buildings in Cumberland County, Maine, bounded and described as follows:

SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, the said **THE PEAKS ISLAND COMPANY, LLC** has caused this instrument to be executed by Sandra Sturrock, its Manager, thereunto duly authorized, this 1st day of July 2004.

Witness

THE PEAKS ISLAND COMPANY, LLC


_____
By: Sandra G. Sturrock, Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

July 1, 2004

Personally-appeared before me the above-named Sandra Sturrock, Manager of said Limited Liability Company, 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 Limited Liability Company.

Before me,



Notary Public/Attorney at Law

Benjamin Marcus

Printed Name

My Commission Expires:

EXHIBIT A

33 Island Avenue, Peaks Island, Portland, Maine

Certain lots or parcels of land, together with the buildings and improvements thereon, situated on Peaks Island in the City of Portland, County of Cumberland and State of Maine being bounded and described as follows:

Five (5) certain lots or parcels of land situated on said Peaks Island, and being Lots No. 43, 44, 45, 46, 47 as shown on Plan of Land of the Welch and Hilbourn Heirs, which said plan is recorded in the Cumberland County Registry of Deeds in Book 13, Page 1 17. Together with a right of way in common with others over all streets, avenues and ways as shown on said Plan.

Being the same premises as conveyed to The Peaks Island Company, LLC by deed from Jackson's Service Center, Inc., a/k/a Jacksons Service Center, Inc. dated December 4, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15211, Page 98.



1. MUNICIPALITY OR TOWNSHIP ▶ Peaks Island	COUNTY Cumberland									
BOOWPAGE (REGISTRY USE ONLY)										
GRANTEE (BUYER)										
2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) ▶ Island Acquisition, LLC		▶ 20-1232139								
3. NUMBER AND STREET 86 Newbury Street	CITY OR TOWN Portland	STATE AND ZIP CODE ME 04101								
GRANTOR (SELLER)										
4. IDENTITY NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) ▶ The Peaks Island Company, LLC		▶ 01-0531566								
5. NUMBER AND STREET 33 Island Ave	CITY OR TOWN Peaks Island	STATE AND ZIP CODE ME 04108								
PROPERTY	6. TAX MAP & LOT NUMBER (If municipality does not have maps, describe property)									
	Tax Map 84	Plan L Lot 7								
7. DATE OF TRANSFER ▶		<table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="text-align: center;">MO 7</td> <td style="text-align: center;">DAY 01</td> <td style="text-align: center;">YR. 04</td> </tr> </table>	MO 7	DAY 01	YR. 04					
MO 7	DAY 01	YR. 04								
		WARNING TO BUYER! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.								
CONSIDERATION		<input type="checkbox"/> Classified <input checked="" type="checkbox"/> Not Classified								
8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) If exempt, complete line 9										
FULL VALUE		\$ 1,050,000.00								
TAXABLE CONSIDERATION ▶		\$ 1,050,000.00								
EXEMPTION	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)									
SPECIAL CIRCUMSTANCES	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange or transfer tax was based on estimated value.) PLEASE EXPLAIN.									
INCOME TAX WITHHELD		<input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by 55250-A and will remit to Maine Revenue Services within 30 days after date of transfer <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor. <input type="checkbox"/> consideration for the property is less than \$50,000.00, <input type="checkbox"/> foreclosure sale; exempt per 36 MRSA §5250-A, sub §3-A								
12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.										
OATH		<table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width:33%;">GRANTEE(S) or AUTHORIZED AGENT</td> <td style="width:16%;">DATE</td> <td style="width:33%;">GRANTOR(S) or AUTHORIZED AGENT</td> <td style="width:18%;">DATE</td> </tr> <tr> <td>ISLAND ACQUISITION, LLC By: <i>[Signature]</i></td> <td>7/1/04</td> <td>The Peaks Island Company <i>[Signature]</i> manager</td> <td>7/1/04</td> </tr> </table>	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE	ISLAND ACQUISITION, LLC By: <i>[Signature]</i>	7/1/04	The Peaks Island Company <i>[Signature]</i> manager	7/1/04
GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE							
ISLAND ACQUISITION, LLC By: <i>[Signature]</i>	7/1/04	The Peaks Island Company <i>[Signature]</i> manager	7/1/04							
PREPARER	13. Name and address of person or firm preparing this form. Drummond & Drummond, LLP, One Monument Way, Portland, Maine 04101									

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA Footing/Building Location Inspection; Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA ~~Foundation Inspection:~~ Prior to placing ANY backfill
- NA ~~Framing/Rough Plumbing/Electrical:~~ Prior to any insulating or drywalling
- NA Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

7-1-05
Date

[Signature]
Signature of Inspections Official

7.1.05
Date

CBL: 8447

Building Permit #: 05082