

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 040106

This is to certify that Hrt Properties/n/a
has permission to Interior renovation
AT 1281 Congress St 187 D008001

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 when permission procured before this building or part thereof is altered or 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 2/17/09
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: 04-0106	Issue Date:	CBL: 187 D008001
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Location of Construction: 1281 Congress St	Owner Name: Hrt Properties	Owner Address: 1283 Congress St	Phone:
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type:	Zone: R5

Past Use: Commercial / Retail & Office (Pharmacy) <i>Assembly</i>	Proposed Use: <i>Assembly</i> Retail & Office / Interior renovations	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 3
<p><i>presently legal nonconforming use</i></p> <p>Proposed Project Description: 0 Interior renovation</p>		<p>FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>INSPECTION: Use Group: B Type: SB</p> <p>Signature: <i>[Signature]</i> Date: 2/17/04</p>		<p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>

Permit Taken By: gg	Date Applied For: 02/06/2004	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>2/9/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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: 04-0106	Date Applied For: 02/06/2004	CBL: 187 D008001
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Location of Construction: 1281 Congress St	Owner Name: Hrt Properties	Owner Address: 1283 Congress St	Phone:
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Retail & Office / Interior renovations	Proposed Project Description: Interior renovation
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/09/2004

Note: 2/9/04 The current pharmacy is a legal nonconforming use in this R-5 zone. There is some retail and offices and a large area of assembly and "compounding" and mixing of drugs. The new use is very similar in that there is a little retail, offices, and repair and assembly of computer components. This would be a continued legal nonconforming use **Ok to Issue:**

- 1) Separate permits shall be required for any new signage. Please note that because this legal nonconforming business is located within a residential zone, there are restrictions on signage. Any new signage may not be increase from the existing on site.
- 2) This permit is being approved on the basis of plans and cover letter submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/17/2004

Note: **Ok to Issue:**

- 1) No construction approved, a change in tanancy

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 02/09/2004

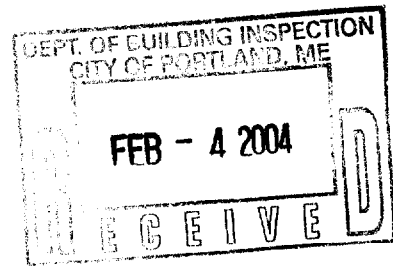
Note: **Ok to Issue:**

Comments:

2/6/2004-gg: Applicant wants a c of o. /gg



February 3, 2004



Marge Schmuckal
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 1283 Congress Street, Portland

Dear Marge:

As a follow-up to our meeting of January 29, enclosed is the building permit application you requested for the above referenced property. As you know, I currently have the property under contract and intend to close on it as soon as possible. As part of your review, I understand you need an explanation of my business which I have identified below.

My business, Maine Networks, is involved in the design, installation, and maintenance of computer networks. We also repair and assemble computers and have a walk-in component whereby we sell hardware and software to retail customers. This will comprise up to 25% of our business. Much of our work is also done off-site at the offices of our customers, when we are servicing their equipment.

Some different use Product

According to Portland Professional Pharmacy, the current tenant in the building, they use the space to assemble/manufacture drugs in a process known as compounding whereby different drugs are mixed together for specialty use. They have a retail component of the property where some customers come in for their prescriptions, although the majority of their orders are mail orders which are sent "out the back door."

Marge, Dan Greenstein and I enjoyed meeting with you the other day to explain this business. I appreciate anything you could do to expedite the acknowledgement of our use, as it is my understanding that it is not considered a "change of use."

15 Pleasant Hill Road • P.O. Box 6306 • Scarborough, Maine 04070-6306

• Voice (207)883-6510 • Fax (207)883-5899

www.MaineNetworks.com • email: info@MaineNetworks.com

February 3, 2004

Page 2

As requested, enclosed is the existing floor plan and the floor plan I intend to use. The partitions shown are office systems and are not "hard walls." Please call me if you have any questions regarding Maine Network's business.

Sincerely,

A handwritten signature in black ink, appearing to read 'JK' or 'Jeff Kinney', written in a cursive style.

Jeff Kinney

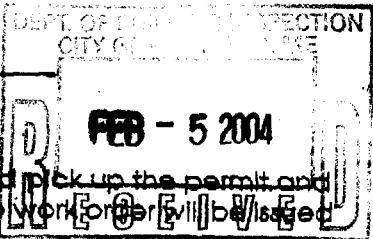
15 Pleasant Hill Road • P.O. Box 6306 • Scarborough, Maine 04070-6306

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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>1283 Congress Street, Portland Maine</u>		
Total Square Footage of Proposed Structure <u>2236</u>	Square Footage of Lot <u>.19 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>187</u> Block# <u>D</u> Lot# <u>8</u>	Owner:	Telephone:
Lessee/Buyer's Name (if Applicable) <u>Maine Networks</u>	Applicant name, address & telephone: <u>15 Pleasant Hill Road Scarborough, ME 04074 207-283-6510</u>	Cost Of Work: \$ Fee: \$ <u>3109 Fee</u> <u>30.00</u>
Current use: <u>Office / Retail</u>		
If the location is currently vacant, what was prior use: <u>NOT VACANT</u>		<u>COYU 75.00</u>
Approximately how long has it been vacant: <u>NOT APPLICABLE</u>		<u>105.00</u>
Proposed use: <u>Maine Networks</u>		
Project description: <u>Office / Retail / alterations</u>		<u>+ COYU</u> <u>wants</u>
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JEFF KINNEY</u>		
Mailing address:		
<p>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:</p>		

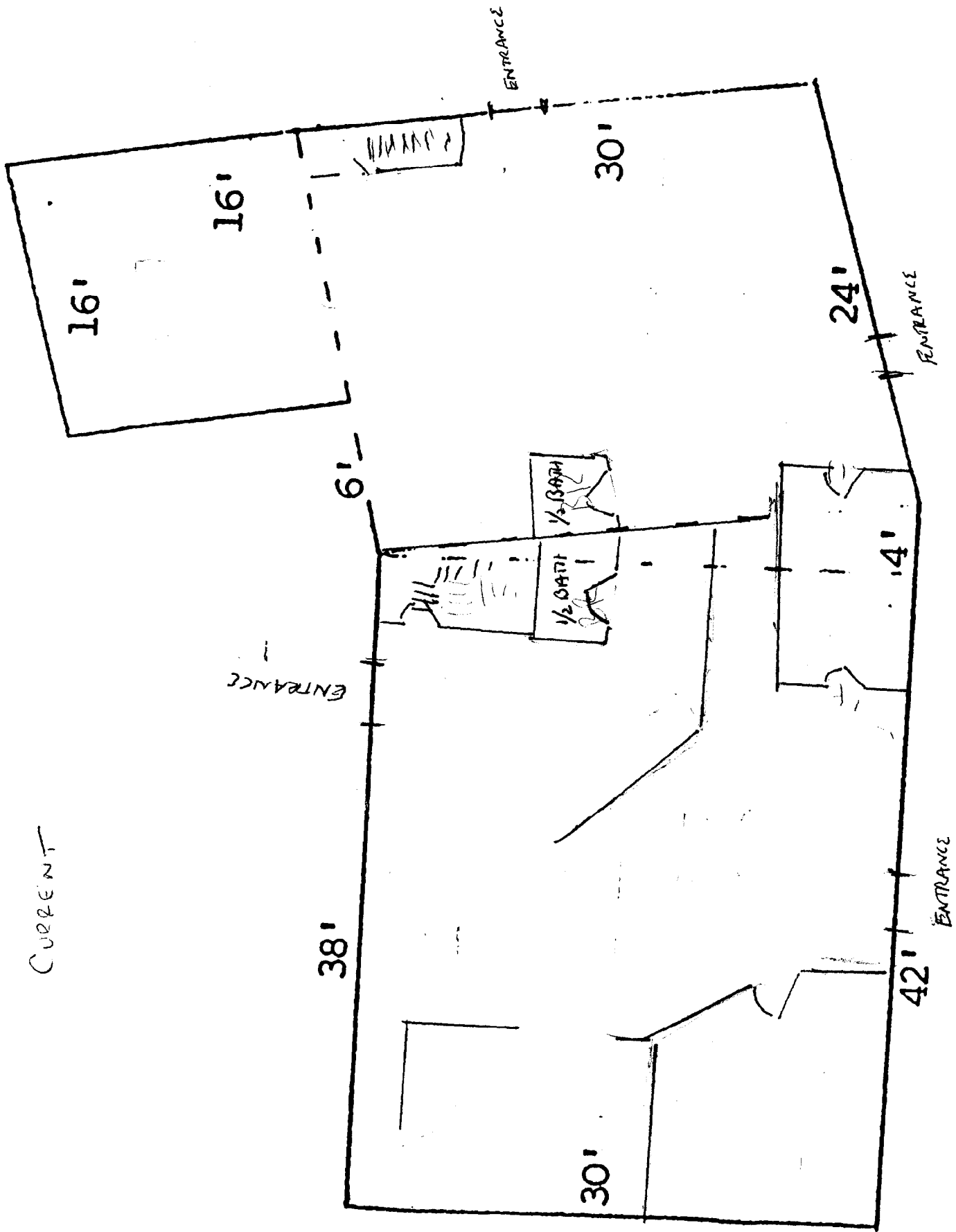
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:
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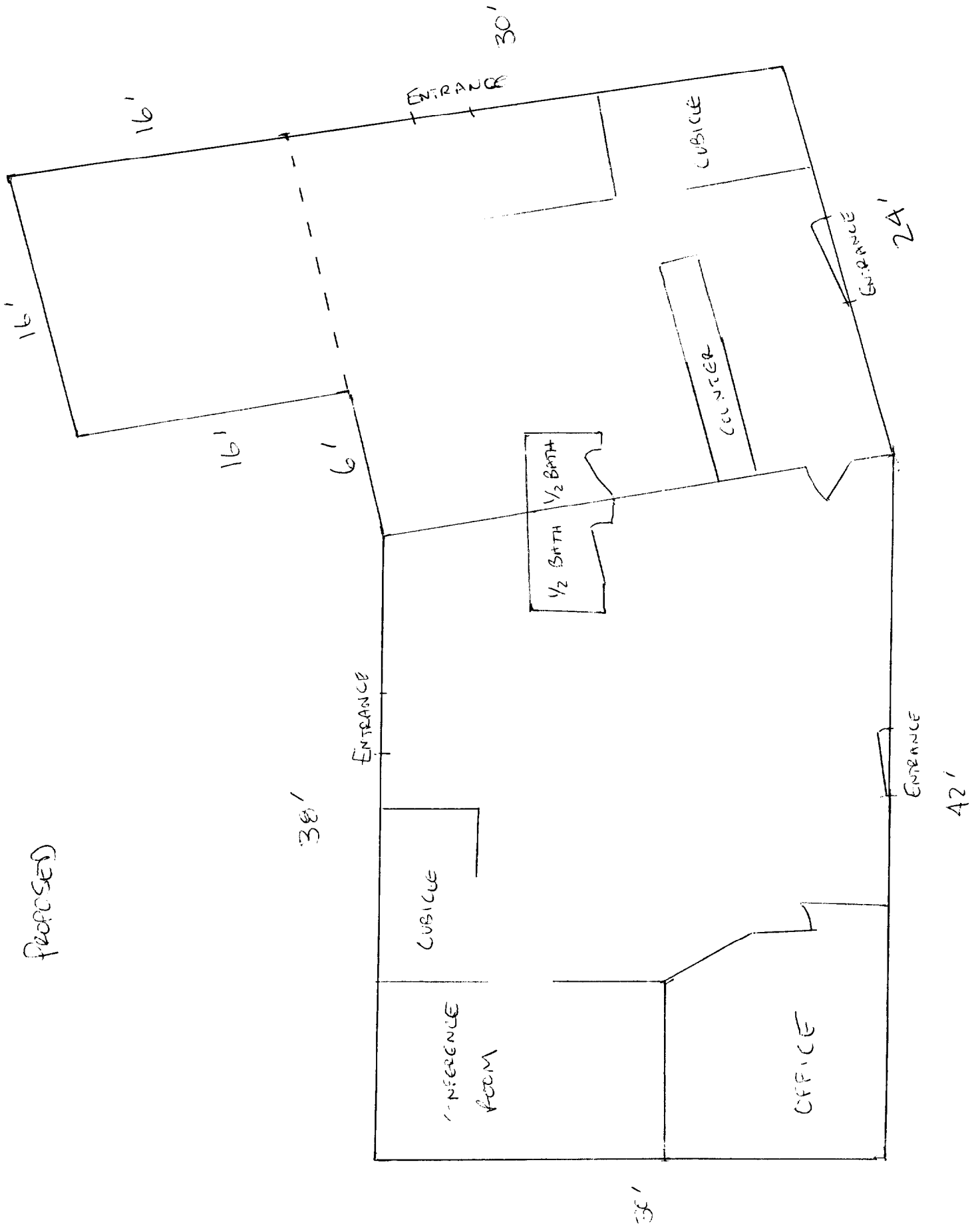
**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

CURRENT



Congress Street

PROPOSED



1283 Congress Street

Portland, Maine



2,236+/- Sf Office Building

CBRE/The Boulos Company is pleased to offer for sale this 2,236+/- SF free standing building (plus full basement) on .19+/- acres prominently located on Congress Street. The subject property, although built-out as office/service space, is suitable for a variety of office and retail uses. The building is subdivided to accommodate two separate businesses. The location of the property benefits from high visibility and exposure to an average daily traffic count of 33,810 along Congress Street, proximity to both Maine Medical Center and Mercy Hospital, and has direct access to I-295.

With paved parking for 12-14 cars, this one-story corner location is ideal for a physician's practice or medical-related business. The existing business, Portland Professional Pharmacy, is relocating to a larger facility.

CONTACT INFORMATION



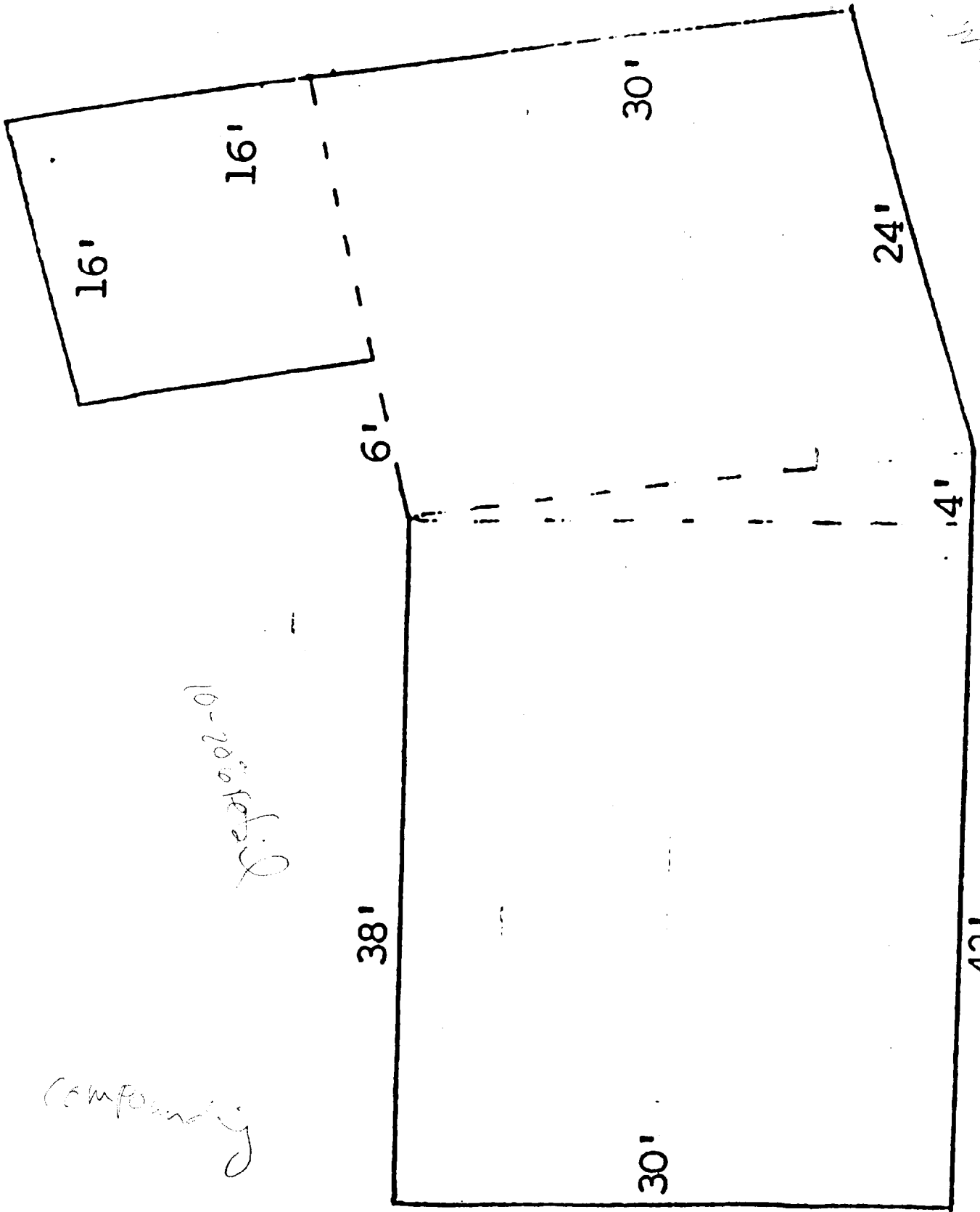
Dan Greenstein
One Canal Plaza
Portland, ME
207.772.1333

282 Corporate Dr.
Suite #2
Portsmouth, NH
603.427.1333

2 Wall Street
Manchester, NH
603.626.0036

www.boulos.com

CBRE | The Boulos Company
CB RICHARD ELLIS



Compounding

10-20-02-01

Design
10-20-02-01

Compound