

74-8716		Permit No: 05-1636	Issued Date: MAR 17 2006	Permit No: 189 A013001	
Location of Construction: 1200 CONGRESS ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone: 207-842-6260		
Business Name:	Contractor Name: Theriault/ Landmann Assoc, Inc	Contractor Address: 118 Congress Street	Phone: 207-842-6260		
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B2		
Past Use: Commercial	Proposed Use: Commercial/ Addition of Non-heated Vestibule 5'8" x 85'	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 3	
Addition of Non-heated Vestibule		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type:		
		Signature: <i>Carca, L...</i>	Signature: <i>JMB 3/14/06</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
Permit Taken By: Idobson		Date Applied For: 11/08/2005	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 <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"/> <i>exemption applied for</i> Date: <i>3/9/06</i>	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 checked="" 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 <i>ASB</i> 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1636	Date Applied For: 11/08/2005	CBL: 189 A013001
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Location of Construction: 1200 CONGRESS ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone:
Business Name:	Contractor Name: Theriault/ Landmann Assoc, Inc	Contractor Address: 118 Congress Street Portland	Phone (207) 842-6260
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial/ Addition of Non-heated Vestibule	Proposed Project Description: Addition of Non-heated Vestibule
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 0310812006
Note: 11/10/05 site plan exemption applied for. Called Ed Theriaut to let him know B-2 requires a 10' side setback - less than that is shown. Question as to whether the line shown is the actual property line - on hold in M's area
 11/18/05 Ed left a message that the owners are merging the property in question and he will get back to me when that is completed.
 3/8/06 received the quit claim deed showing that OEI III, llp is the owner of what used to be the state parcel, same owner as who owns the building in question. Gave to gayle to get the site plan exemption

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that



Comments:

11/8/2005-l Dobson: Applied for site exemption - brought application to Gina in planning
 3/14/2006-jmb: routed to fire for review

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
 Permit Number: 051636
 MAR 17 2006
CITY OF PORTLAND

This is to certify that OLYMPIA EQUITY INVESTORS III LP / Theriault / Landmark Ass

has permission to Addition of Non-heated Vestibule

AT 1200 CONGRESS ST

189 A013001

provided that the person or persons who obtain or 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 altered or enclosed-in-4 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. Corey Cross 3-1606

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jeanie Bourke 3/14/06
Director - Building & Inspection Services

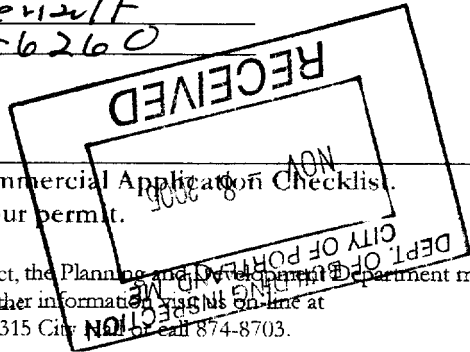
PENALTY FOR REMOVING THIS CARD



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.

Total Square Footage of Proposed Structure 1200 Congress 97 SQUARE FEET		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# MAP 189 A-013	Owner: OLYMPIA EQUITY INVESTORS III LLP	Telephone: (207) 874-9990
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: OLYMPIA EQUITY INVESTORS III LLP 280 FINE ST. PORTLAND, ME 874-9990	Cost Of Work: \$ 5,000 Fee: \$ 66 C of O Fee: \$ _____
Current Specific use: OFFICE Building / MEDICAL OFFICE	Proposed Specific use: "	
Project description: Addition of non-heated vestibule on the EAST side of the first floor		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: Ed Thernit		
Mailing address: _____ Phone: 842-6260		



Please submit all of the information outlined in the Commercial Application 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, visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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: **[Signature]** Date: **11/9/05**

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

ec. 14.417. Reserved.
Sec. 14-418. Reserved.
Sec. 14-419. Reserved.
Sec. 14-420. Reserved.

DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.

(Code 1968, § 602.19.A)

Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required' under this article.

(Code 1968, § 602-19.A)

Sec. 14-423. Joint occupancy.

When two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full.

(Code 1968, § 602.19.B)

Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building,

(Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

Not limited to Residential Zones only

Any yard may be occupied by a one-story entrances porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed six (6) feet. A basement bulkhead of similar size, but not more than twenty four (24) inches in height, is also permitted. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any

February 21, 2006

Richard D. Prentice

One Monument Square
Portland, ME 04101

207-791-1356 voice
207-791-1350 fax
rprentice@pierceatwood.com
pierceatwood.com

Admitted in: ME NJ NY

Marge Schnuckal
Zoning Administrator
Planning and Development Department
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: Olympia Equity Investors III, L.P.
Construction of Vestibule at 1230 Congress Street

Dear Ms. Schmuckal:

This firm represents Olympia Equity Investors, III, L.P. ("OEI").

*See
Quit Claim deed
dated 3/7/05*

OEI has asked us to submit this letter to you in connection with OEI's application for a building permit to construct a vestibule on the south side of the building at 1230 Congress Street. The vestibule is being constructed at the request of Norway Savings Bank, one of the tenants in the building at 1230 Congress Street, in order to have more direct access to and from its space and the parking located on the DOT Parcel (as defined below).

OEI is the fee owner of the property located at 1230 Congress Street and, by virtue of a Governor's Deed dated May 26, 2005, is the fee owner of the contiguous parcel of land located between the southern boundary of 1230 Congress Street and the 295 ramp (said parcel being referred to as the "DOT Parcel"). OEI acquired the DOT Parcel to provide parking for the tenants of the building at 1230 Congress Street.

Since the two (2) properties were acquired at different times, there are separate mortgages for each property. When the properties are refinanced in the future, it is OEI's intention to combine the mortgages into a single mortgage that encumbers both parcels and to take other steps reasonable necessary for the properties to be deemed merged. Until such time, OEI's intention is to treat the properties as a single lot.

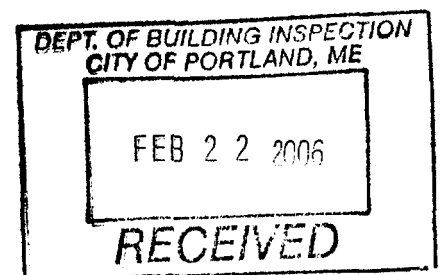
In the event you need any additional information, please contact the undersigned at your convenience.

Very truly yours,

Rich

Richard D. Prentice

RDP/bkr



SEWALL STREET

SHEET 190-C

SHEET 189-D

SHEET 190-C

SHEET 190-A

CONGRESS STREET

SHEET 190-C

STREET

CONGRESS ST. OFF RAMP

SOUTHBOUND ON RAMP

SOUTHBOUND

NORTHBOUND

CONGRESS ST. OFF RAMP

NORTHBOUND ON RAMP

No 189

SHEET 67-A

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'
REVISED 2/78 105

SHEET 190-A

BACK LANE WESTBANK AVE

NON ACCESS

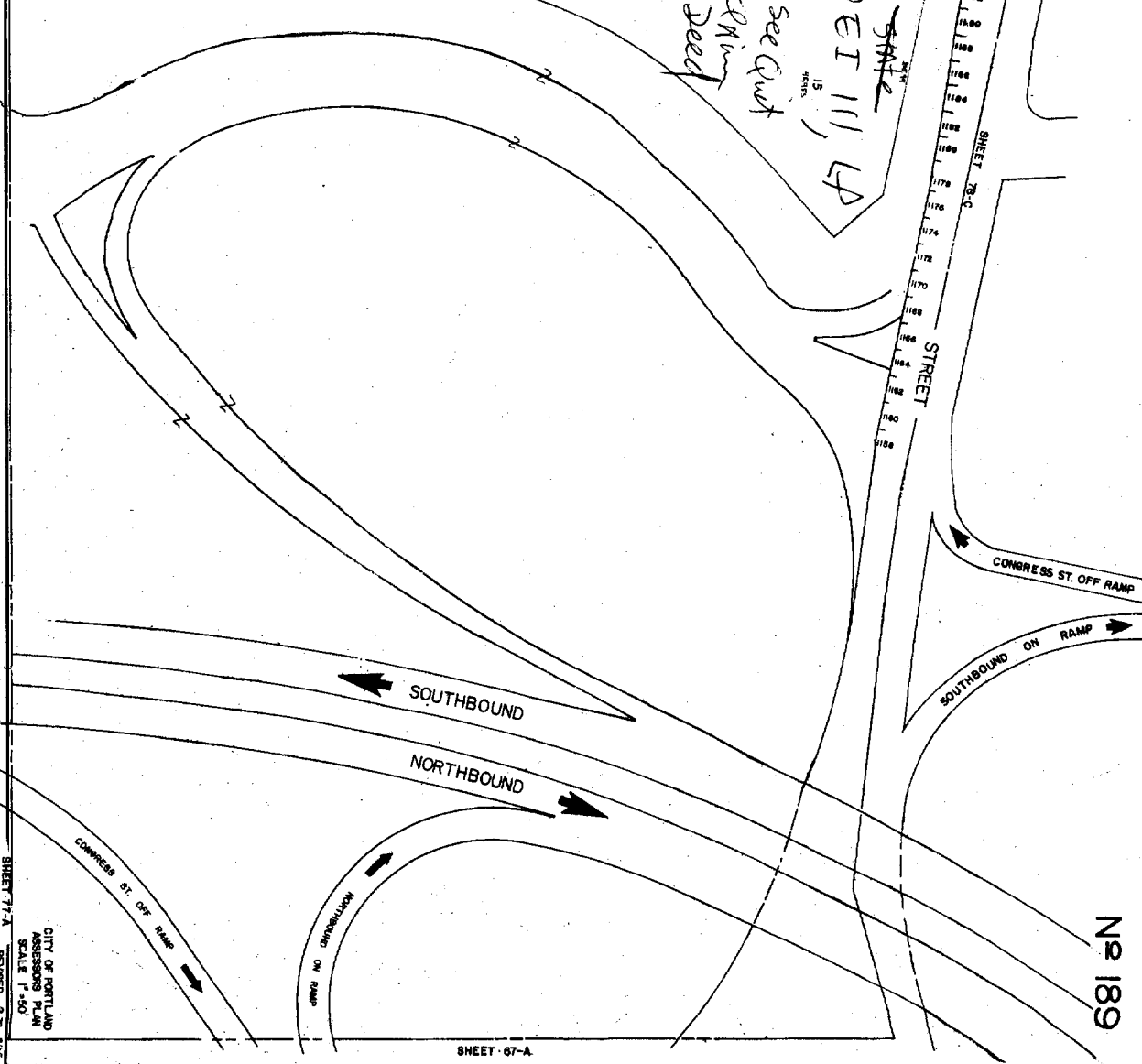
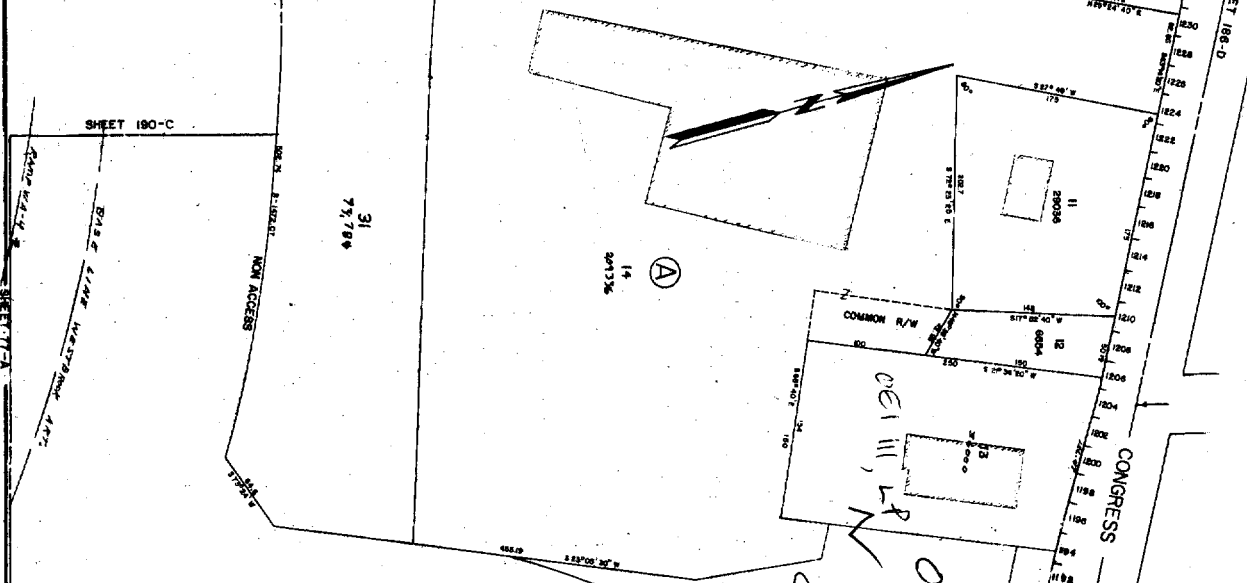
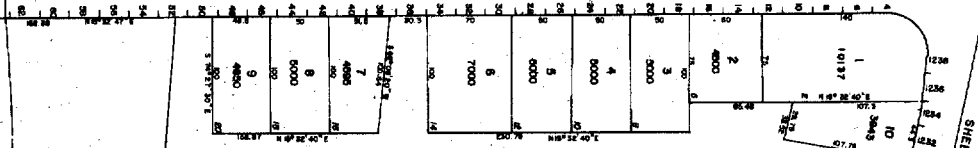
31
7 7/8

(A)
14
9473%

STATE
OET III, LP
See Court
Mining
Deed

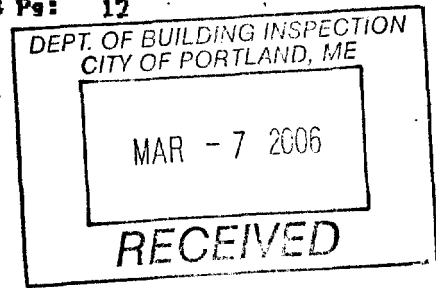
15
467%

COMMON R/W



6

Doc#: 43103 Bk:22828 Pg: 12



MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, That OLYMPIA EQUITY INVESTORS LLC, a Delaware limited liability company, with a mailing address of 280 Fore Street, Suite 202, Portland, Maine, for consideration paid, grants to OLYMPIA EQUITY INVESTORS III, L.P., a Maine limited partnership, with a mailing address of 280 Fore Street, Suite 202, Portland, Maine, with Quitclaim Covenant, the land with any buildings thereon in Portland, Cumberland County, Maine, described more particularly as follows;

BEGINNING at a 3/4 inch rebar set one inch above the ground, said rebar being twenty-two and eight hundred sixty thousandths (22.860) meters (75 feet) southerly from and as measured along a line at right angles to the Congress Street Base Line (established under Construction PIN IM8840.00) at Sta. 0+318.435;

THENCE S 25°-32'-36.3" E, eighteen and three hundred eighty-three thousandths (18.383) meters (60.31 feet) to a 3/4 inch rebar set flush with the ground, said rebar being thirty-five and four hundred forty-eight thousandths (35.448) meters (116.30 feet) northwesterly from and as measured along a line at right angles to the Congress Street Connector Construction Center Line at Sta. 0+060;

THENCE S 64°-27'-23.7" W, thirty-six and four hundred twenty-four thousandths (36.424) meters (119.5 feet) to a 3/4 inch rebar set flush with the ground, said rebar being as measured along a line at right angles to the said Congress Street Connector Construction Center Line at P.C. Sta. 0+096.424;

THENCE southwesterly along a curved line, thirty-five and four hundred forty-eight thousandths (35.448) meters (116.30 feet) northwesterly from and concentric with the said Congress Street Connector Construction Center Line, one hundred nine and three hundred thirty-eight thousandths (109.338) meters (358.72 feet) to a 3/4 inch rebar set five inches above the ground, said rebar being in the present westerly line of the said State of Maine, as established under Federal Aid Project No. I-295-3(24), File No. 3-185, and the present easterly line of land now or formerly of Olympia Equity Investors I, L.P. said rebar being as measured along a line normal to the said Congress Street Construction Center Line at Sta. 0+180.0;

THENCE N 23°-21'-19.9" E, along the present line of land of said State of Maine and the present line of land of said Olympia Equity Investors I, L.P., sixty-four and three hundred sixty-one thousandths (64.361) meters (211.16 feet) to an angle point;

{W036998.1}

Doc# 43103 Bk122828 Pg 13

THENCE N 07°-02'-56" E, along the present line of land of said State of Maine and the present line of land of said Olympia Equity Investors I, L.P., thirty-two and four hundred seventy-four thousandths (32,474) meters (106.54 feet) to an angle point;

THENCE N 62°-19'-45.6" W, along the present line of land of the said State of Maine and the present line of land of said Olympia Equity Investors III, L.P., eight and eight hundred fifty-two thousandths (8.852) meters (29.04 feet) to an iron pin found;

THENCE N 22°-42'-26.6" E, along the present line of land of the said State of Maine and the present line of land of said Olympia Equity Investors III, L.P., forty-eight and four hundred eighty-five thousandths (48.465) meters (159.07 feet) to a 1/4 inch rebar set flush with the ground, said rebar being twenty-two and eight hundred sixty thousandths (22.860) meters (75 feet) southerly from and as measured along a line at right angles to the said Congress Street Base Line at about Sta. 0+252.601;

THENCE S 62°-26'-20.6" E, sixty-five and eight hundred thirty-four thousandths (65.834) meters (215.99 feet), along the Congress Street rightsf-way, to the point of beginning.

Containing about 1.05 acres.

Being the same premises described by Governor's Deed from the State of Maine to Olympia Equity Investors XIII, LLC dated May 26,2005 and recorded in the Cumberland County Registry of Deeds herewith,

SUBJECT TO those items as set forth in the deed from the State of Maine to Olympia Equity Investors XIII, LLC dated May 26,2005 and recorded in the Cumberland County Registry of Deeds herewith.

SUBJECT TO a Drainage Structure Easement Deed from the State of Maine to the City of Portland dated June 30,2005 and recorded in the Cumberland County Registry of Deeds in Book _____, Page _____.

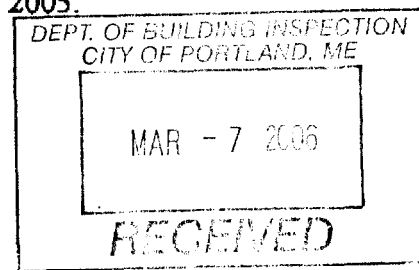
SUBJECT TO and WITH THE BENEFIT of the following easements:

Parking and Access Easement by and between Olympia Equity Investors I, L.P., Olympia Equity Investors XIII, LLC and Olympia Equity Investors III, L.P. dated July 1,2005 and recorded in the Cumberland County Registry of Deeds at Book 22827, Page 333.

Parking and Access Easement by and between Olympia Equity Investors III, L.P. and Olympia Equity Investors XIII, LLC dated July 1,2005 and recorded in the Cumberland County Registry of Deeds at Book 22827, Page 344.

Access Easement by and between Olympia Equity Investors II, LLC and Olympia Equity Investors XIII, LLC dated July 1, 2005 and recorded in the Cumberland County Registry of Deeds at Book 22828, Page 1.

IN WITNESS WHEREOF, the said Olympia Equity Investors XIII, LLC has caused this instrument to be executed as a sealed instrument by Erin Management Group II, its sole manager, thereunto duly authorized on this 1st day of July 2005.



(W0369901.1)

Doc#: 43103 Br#22828 Pg: 14

Witness:

Olympia Equity Investors XIII, LLC,
a Delaware limited liability company

By: Erin Management Group II, a
Maine corporation, as its sole
manager

By:
James H. Brady
Its Assistant Treasurer

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On July 1, 2005, personally appeared before me the above-named James H. Brady, in his capacity as Assistant Treasurer of Erin Management Group II, sole manager of Olympia Equity Investors XIII, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Erin Management Group II and Olympia Equity Investors XIII, LLC.

Before me

Notary Public *ATTORNEY AT LAW*
Printed Name: *DENNIS C. KEELER*

Received
Recorded Register of Deeds
Jul 01, 2005 01:10:33P
Cumberland County
John B O'Brien

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR - 7 2006
RECEIVED

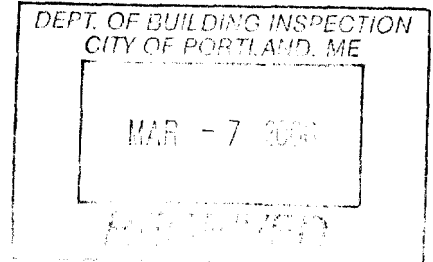
(W036981.1)



FAX COVER SHEET

To: Marge Schmuckal
Entity: Planning Dept
Fax Number: 874-8716
Voice Number: 874-8695
From: Dick Prentice
Rate and Time: March 7, 2006 4:24 PM
Total Pages: 4

Message: RE; 1200 Congress Street - Attached is information needed regarding the permit. Call w/any questions - Thanks for your assistance.



- 7 - 1350

Any message on this fax cover sheet, and any accompanying materials, may contain confidential, secret or privileged information, the disclosure, copying, or further dissemination of which is strictly prohibited under applicable law. Therefore, if this fax cover sheet is not addressed to you or if this fax cover sheet is addressed to you, but the accompanying materials do not appear to be intended for you, please do not read, copy or disseminate either any message on the fax cover sheet or the accompanying materials. Instead, please call us collect at 207.791-1279, and we will make arrangements for return of these materials at our expense.

If you are having difficulties in receiving this, please call us at 207.791-1279. Thank you.

For Pierce Atwood Office Use Only
Client-Matter Number: 232824551

()

One Monument Square • Portland, Maine 04101 • 207.791.1100 • Fax 207.791.1350

This page contains a detailed description of the Parcel **ID** you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 189 A015001
 Location 1186 CONGRESS ST
 Land Use GOVERNMENTAL

 Owner Address STATE
 AUGUSTA ME 04333

 Book/Page
 Legal 189-A-15
 CONGRESS ST R 1174-1194
 45955 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$263,820	\$ 0.00	\$263,820

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$462,600	\$ 0.00	\$462,600

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg sq. Ft.	Identical Units
		0	0	0

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
1.055	0			

Exterior/Interior Information

Section	Level.	Size	Use
---------	--------	------	-----

Height	Walls	Heating	A/C
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
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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.**

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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 of Applicant/Designee

Date


Signature of Inspections Official

Date

CBL: 189-A-13

Building Permit #: 051634