



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 53 INDUSTRIAL WAY CBL 327A A008002

Issued to Ljt Llc Date of Issue 01/26/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-0034, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Left Side

APPROVED OCCUPANCY

Commerical - Warehouse  
Use Group : S2 Type : 3B  
IBC 2003

Limiting Conditions: None

This certificate supersedes  
certificate issued

Approved:

1-26-10 *[Signature]*  
.....  
(Date) Inspector

*[Signature]*  
.....  
Inspector of Buildings

ADT. H. Sauter  
1-27-10

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BU...TION

## PERMIT

Permit Number: 100034

### PERMIT ISSUED

This is to certify that LIT LLC

has permission to No change of use new C of O required by the Liquor

AT 53 INDUSTRIAL WAY

CP 327A A008002

JAN 22 2010

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 otherwise occupied-in. 24 HOURS 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. CAPT. R. [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 1/22/10  
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: 10-0034	Issue Date:	CBL: 327A A008002
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Location of Construction: 53 INDUSTRIAL WAY	Owner Name: LJT LLC	Owner Address: 53 INDUSTRIAL WAY	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: IM

Past Use: Commercial - Warehouse used for Beverage Storage "Allagash Brewing Company"	Proposed Use: Commercial - Warehouse "Allagash Brewing Company" - No change of use new C of O required by State Liquor	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5
Proposed Project Description: No change of use new C of O required by State Liquor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 5-2 Type: 3B <i>FBC 2003</i>	
		Signature: <i>KG</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: Ldobson	Date Applied For: 01/12/2010	<b>Zoning Approval</b>
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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><b>Special Zone or Reviews</b></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"/> <i>tik</i> Date: <i>12/10/09</i>	<p><b>Zoning Appeal</b></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: _____	<p><b>Historic Preservation</b></p> <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  Date: <i>ABM</i>
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**PERMIT ISSUED**

JAN 22 2010

City of Portland

**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

<b>Permit No:</b> 10-0034	<b>Date Applied For:</b> 01/12/2010	<b>CBL:</b> 327A A008002
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<b>Location of Construction:</b> 53 INDUSTRIAL WAY	<b>Owner Name:</b> LJT LLC	<b>Owner Address:</b> 53 INDUSTRIAL WAY	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

<b>Proposed Use:</b> Commercial - Warehouse "Allagash Brewing Company" - No change of use new C of O required by State Liquor	<b>Proposed Project Description:</b> No change of use new C of O required by State Liquor
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 01/12/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 01/22/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 01/14/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

**Comments:**

1/22/2010-tmm: This permit was done in order to generate a new C of O for state requirements. There was no change of use or construction activity in the building. It is a use permit only.

PERMIT ISSUED

JAN 22 2010

City of Portland



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 53 INDUSTRIAL WAY CBL 327A A008002

Issued to Ljt Llc Date of Issue 01/26/2010

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Left Side

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Commerical - Warehouse  
Use Group : S2 Type : 3B  
IBC 2003

Limiting Conditions: None

This certificate supersedes certificate issued

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1-26-10 *[Signature]*  
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(Date) Inspector

*[Signature]*  
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Inspector of Buildings

AVT. *[Signature]*  
1.27.10

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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100034

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that LIT LLC

has permission to No change of use new C of O required by the Liquor

AT 53 INDUSTRIAL WAY CT 327A A008002

JAN 22 2010

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OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. [Signature]

Health Dept.

Appeal Board

Other

Department Name

[Signature] 1/22/10  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0034	Date Applied For: 01/12/2010	CBL: 327A A008002
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Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 01/12/2010
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1/22/2010-tmm: This permit was done in order to generate a new C of O for state requirements. There was no change of use or construction activity in the building. It is a use permit only.

PERMIT ISSUED

JAN 22 2010

City of Portland

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**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.**

  X   **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

**PERMIT ISSUED**

JAN 22 2010

City of Portland





# 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>55 INDUSTRIAL WAY PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>5000</u>	Square Footage of Lot <u>5000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>327A    A 008002</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>ALLCASH BREWING COMPANY</u> Address <u>50 INDUSTRIAL WAY</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone:  <u>207-878-5385</u>
Lessee/DBA (If Applicable)  <u>ALLCASH BREWING COMPANY</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Commercial Warehouse</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Commercial Warehouse</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Warehouse for storage of bottles and kegs</u>		
Contractor's name: <u>N/A - NO CONSTRUCTION OR CHANGE OF USE</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>DEE DEE GERMAIN</u> Telephone: <u>878-5385</u> Mailing address: <u>50 INDUSTRIAL WAY PORTLAND ME 04103</u>		

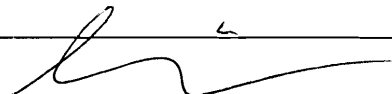
**RECEIVED**  
JAN 12 2010

Dept. of Building Inspections  
City of Portland Maine

**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](http://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:  Date: 1.12.09

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

Assessor's Office 309 Congress Street, Portland, Maine 04101 Phone: (207) 524-5476  
 City Home Departments City Council E-News Calendar Jobs

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

Browse City Services a-z

Browse facts and links a-z

**CBL** 327A A008002  
**Land Use Type** COMMERCIAL CONDOS  
**Property Location** 53 INDUSTRIAL WAY  
**Owner Information** LJT LLC  
 53 INDUSTRIAL WAY  
 PORTLAND ME 04103  
**Book and Page** 15502/150  
**Legal Description** 327A-A-8  
 INDUSTRIAL WAY 47-63  
 UNIT #2  
 ASPEN PARK BUS CONDO  
**Acres** 0

**Current Assessed Valuation:**

**TAX ACCT NO.** 34650 **OWNER OF RECORD AS OF APRIL 2009**  
 LJT LLC  
**LAND VALUE** \$35,800.00 53 INDUSTRIAL WAY  
**BUILDING VALUE** \$328,200.00 PORTLAND ME 04103  
**NET TAXABLE - REAL ESTATE** \$364,000.00  
**TAX AMOUNT** \$6,457.36

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Not allowed to duplicate with: Internet Explorer

**Building Information:**

Card 1 of 1

**Year Built** 1988  
**Style/Structure Type** WAREHOUSE  
**# Units** 1  
**Building Num/Name** 1 -  
**Square Feet** 5000

[View Sketch](#) [View Map](#) [View Picture](#)



**Exterior/Interior Information:**

Card 1

**Levels** 01/01  
**Size** 1500  
**Use** WAREHOUSE  
**Height** 18  
**Walls** CONC. BLOCK  
**Heating** UNIT HEAT  
**A/C** NONE

Card 1

**Levels** 01/01  
**Size** 3500  
**Use** MULTI-USE OFFICE  
**Height** 9  
**Walls** ENCLOSURE  
**Heating** UNIT HEAT  
**A/C** NONE

**Other Features:**

Card 1

**Structure** OVERHEAD DOOR - WD/MT  
**Size** 8X8

**Outbuildings/Yard Improvements:**

Card 1

**Year Built** 1988  
**Structure** ASPHALT PARKING  
**Size** 1X2400  
**Units** 1  
**Grade** C

-----  
Condition        3

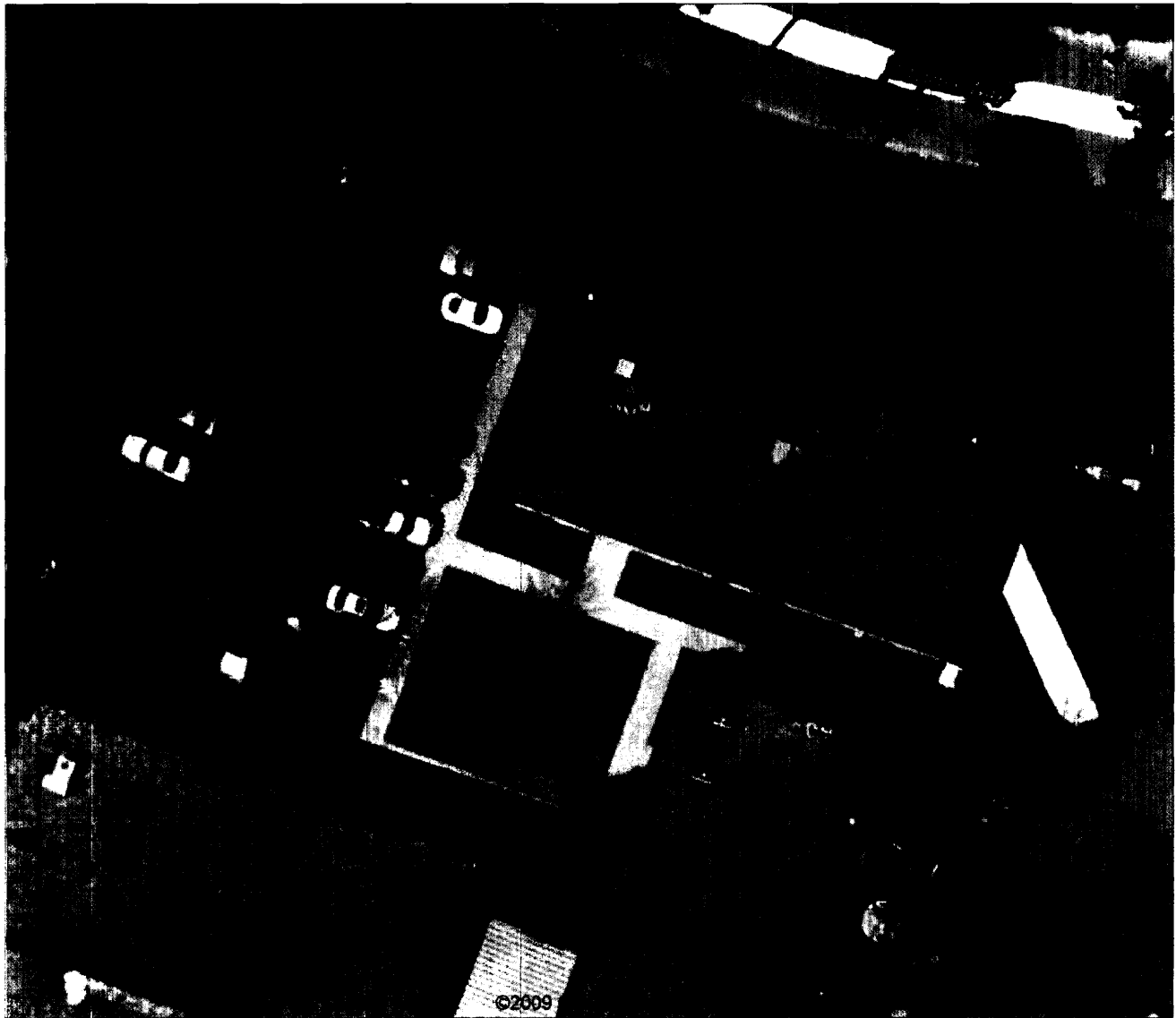
**Sales Information:**

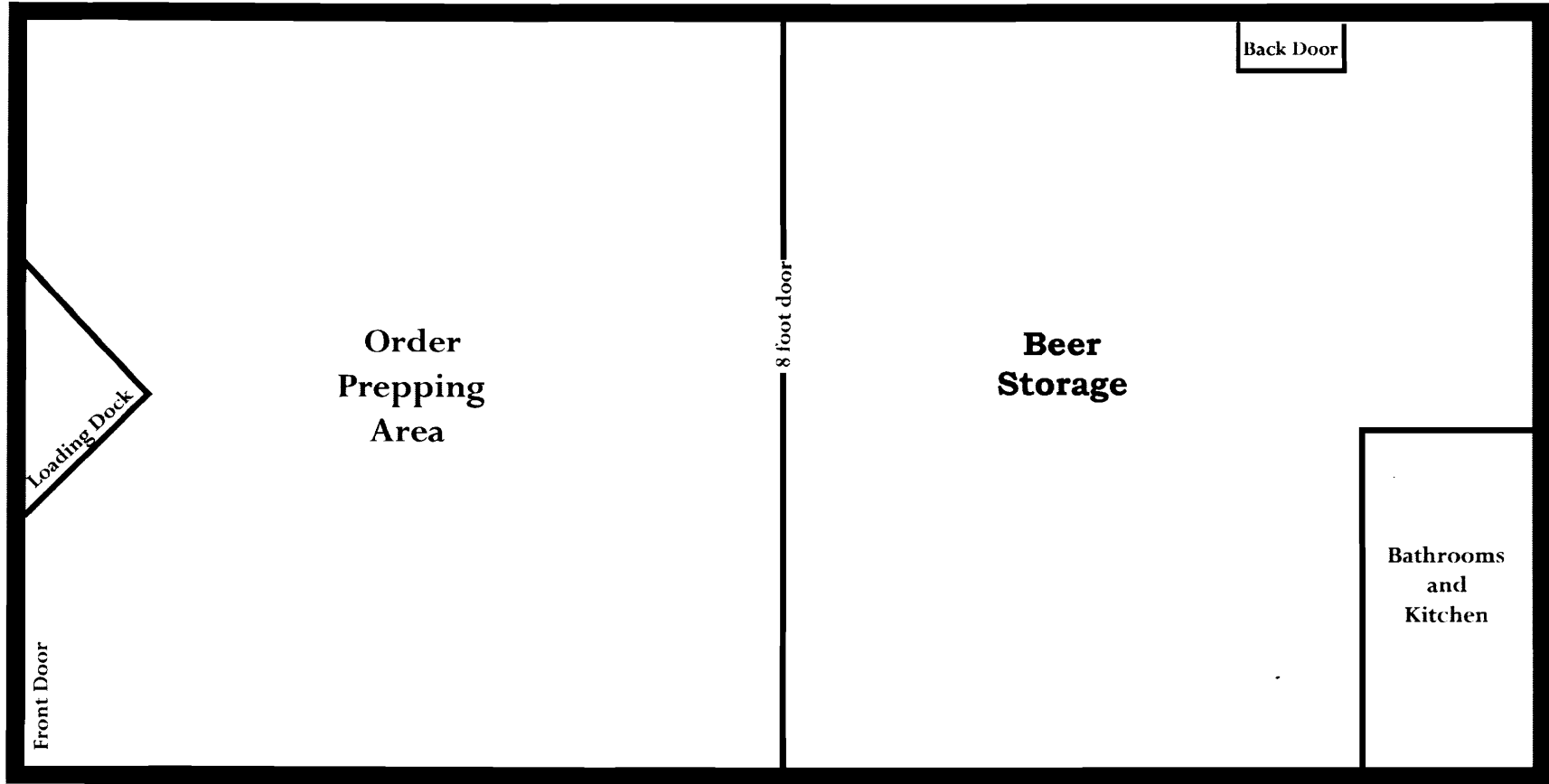
<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
5/31/2000	LAND + BUILDING	\$0.00	15502/150
1/2/1996	LAND + BUILDING	\$0.00	113/12292

[New Search!](#)

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.





100 Feet

50 Feet

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0034	Issue Date:	CBL: 327A A008002
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		Signature: <i>RG</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: Ldobson	Date Applied For: 01/12/2010	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE