

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

BU ~~ILDING~~ ~~CON~~STRUCTION

## PERMIT

PERMIT ISSUED  
Permit Number: 100392

Please Read  
Application And  
Notes, If Any,  
Attached

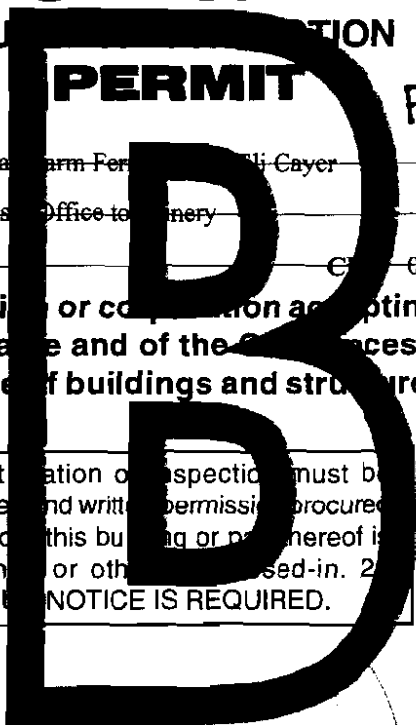
This is to certify that WOJCIK JOSEPH B JR /Urban Farm Per Li Cayer

has permission to Change of use from Warehouse Office toinery

MAY - 7 2010

AT 184 ANDERSON ST 010 E001001  
City of Portland

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 lath or other used-in. 2  
HOT 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. CAS. R. [Signature]

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

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

Other \_\_\_\_\_  
Department Name

[Signature] 5/7/10  
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: 10-0392	Issue Date:	CBL: 010 E001001
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Location of Construction: 184 ANDERSON ST	Owner Name: WOJCIK JOSEPH B JR	Owner Address: 211 FALMOUTH RD	Phone:
Business Name:	Contractor Name: Urban Farm Fermentory / Eli Cayer	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: ELB

Past Use: Commercial Warehouse/ Office	Proposed Use: Commercial - Winery - Change of use from Warehouse/ Office to Winery	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
Proposed Project Description: Change of use from Warehouse/ Office to Winery		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: F-2/S-2 Type: SB IBC-2003 Signature: JMB 5/7/10	
		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: Idobson	Date Applied For: 04/28/2010	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Denied	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	<b>Historic Preservation</b> <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>ok with conditions</i> <i>4/20/10</i>		Date: _____	

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MAY - 7 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


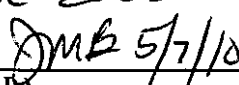
**City of Portland, Maine - Building or Use Permit Application**

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

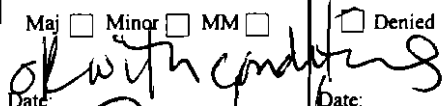

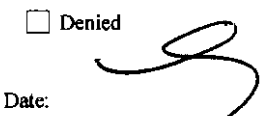
Permit No: 10-0392	Issue Date:	CBL: 010 E001001
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Business Name:	Contractor Name: Urban Farm Fermentory / Eli Cayer	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: ILB

Past Use: Commercial Warehouse/ Office	Proposed Use: Commercial - Winery - Change of use from Warehouse/ Office to Winery	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: F.2/5.2 Type: 5B IBC-2003	

Proposed Project Description: Change of use from Warehouse/ Office to Winery	Signature: 	Signature: 
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: 04/28/2010	<b>Zoning Approval</b>
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	<p>Date: </p>	<p>Date: </p>	<p>Date: </p>

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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: 10-0392	Date Applied For: 04/08/2010	CBL: 010 E001001
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Location of Construction: 184 ANDERSON ST	Owner Name: WOJCIK JOSEPH B JR	Owner Address: 211 FALMOUTH RD	Phone:
Business Name:	Contractor Name: Urban Farm Fermentory / Eli Cayer	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Winery - Change of use from Warehouse/ Office to Winery	Proposed Project Description: Change of use from Warehouse/ Office to Winery
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 04/20/2010

Note: Ok to Issue:

- 1) This space shall remain a winery, considered a low-impact industrial use. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 05/07/2010

Note: Ok to Issue:

- 1) Ventilation of this space is required per IMC 2003
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Keith Gautreau      Approval Date: 04/27/2010

Note: Ok to Issue:

- 1) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.

**Comments:**

5/7/2010-jmb: Spoke to Eli, no work except electrical

4/8/2010-ldobson: Held for lease agreement called 4/14 also still no lease

4/30/2010-gg: received letter for lease as of 04/26/10. /gg

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City of Portland

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Proposed Project Description: Change of use from Warehouse/ Office to Winery		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: F.2/F.2 Type: 5B IBC-2003 Signature: JMB 5/7/10	
		Signature: <i>(Signature)</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: Idobson	Date Applied For: 04/28/2010	<b>Zoning Approval</b>
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<b>Special Zone or Reviews</b> <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"/> Denied	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	<b>Historic Preservation</b> <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>4/20/10</i>	Date: _____	Date: _____

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



# 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>200 Anderson St. Unit 4.</u>		
Total Square Footage of Proposed Structure/Area <u>2000 Sq Ft.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <del>001</del> Block# Lot# <u>010 E001001</u>	Applicant <sup>must</sup> be owner, Lessee or Buyer <sup>t</sup> Name <u>Eli Cayer.</u> Address <u>200 Anderson St.</u> <u>Unit 4</u> City, State & Zip <u>Portland Me. 04101</u>	Telephone: <u>207 653 7406</u>
Lessee/DBA (If Applicable) <u>TANGIBLE Alchemy LLC.</u> <u>DBA.</u> <u>* URBAN Farm Fermentery</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>warehouse / office.</u> If vacant, what was the previous use? <u>unknown</u> Proposed Specific use: <u>winery / office.</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>change uses from warehouse/office to winery/office</u>		
Contractor's name: <del>Eli Cayer</del> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Eli Cayer</u> Telephone: <u>207 653-7406</u> Mailing address: <u>PO Box 15083 Portland Me. 04112</u>		

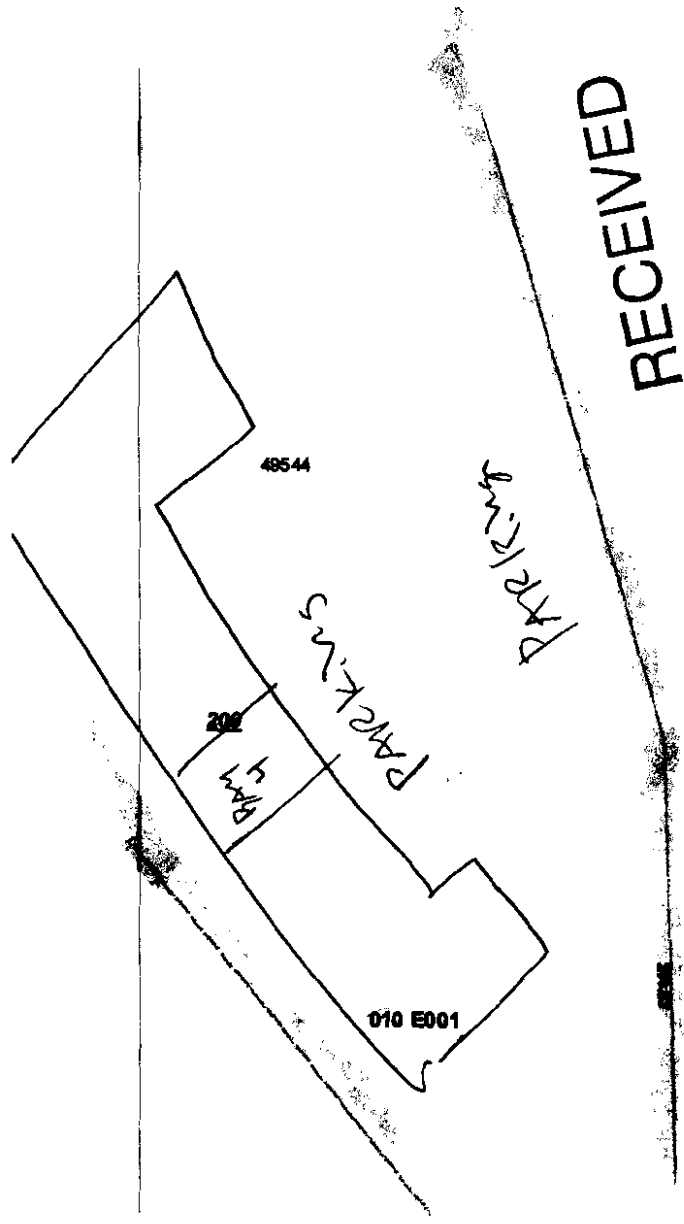
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](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: Eli Cayer Date: 4/8/10

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



RECEIVED

APR - 8 2010

City of Portland  
 Dept. of Building Inspections

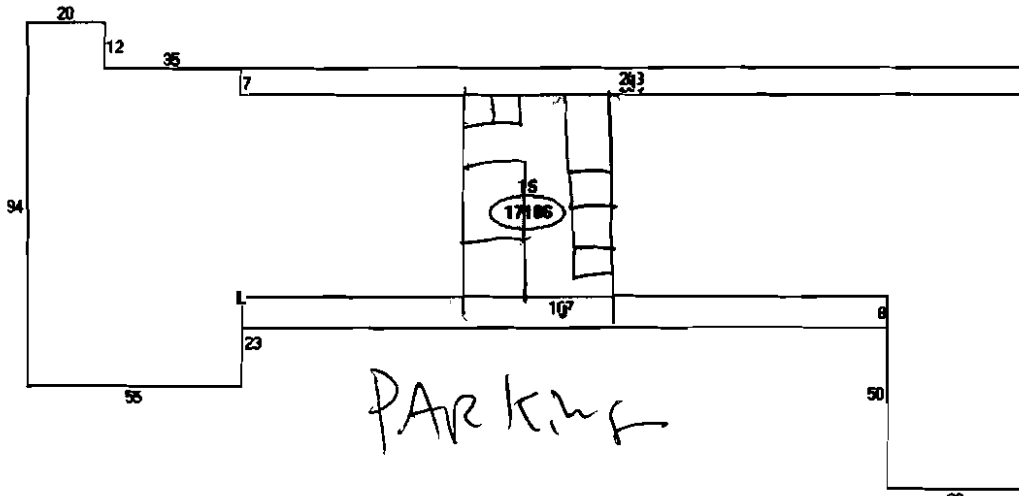
ANDERSON ST

GOULD ST

- 252  
 - 251

18-26  
 17-25

8839  
 182  
 6800  
 202  
 010 A036 188  
 4200  
 100  
 010 A041  
 6050  
 154.02  
 010 A024  
 6050  
 010 A038 010 A028  
 36.88  
 23.00  
 28.41  
 010 A031  
 010 A030  
 144.5  
 182  
 044  
 31.05  
 33.17  
 182  
 120  
 010 A026  
 823.8  
 182  
 010 A027  
 3287  
 100  
 32.758  
 2508  
 61.28  
 15  
 18  
 18  
 010 A037  
 1150  
 010 A028 800  
 60.04  
 184  
 010 F002  
 010 F001  
 01  
 010 F011  
 010 F004



- Description/Area
- A: OAS  
17106 sqft
- B: OVERHEAD DR WOOD/MTL  
120 sqft
- C: CANOPY ONLY  
1421 sqft
- D: LOAD DOCK ST OR CONC  
1421 sqft
- E: CANOPY ONLY  
1336 sqft
- F: LOAD DOCK ST OR CONC  
1336 sqft
- G: SPRINKLER SYS WET  
17160 sqft
- H: IS  
17106 sqft
- I: LOAD DOCK  
1421 sqft
- J: LOAD DOCK  
1336 sqft
- K: PAT  
15000 sqft

Parking

Parking

17,106 SF  
 Sprinkled



# Income Property Management

April 21, 2010

City of Portland Maine  
Congress Street  
Portland Maine 04101

RE: Tenancy 200 Anderson St  
Portland Maine

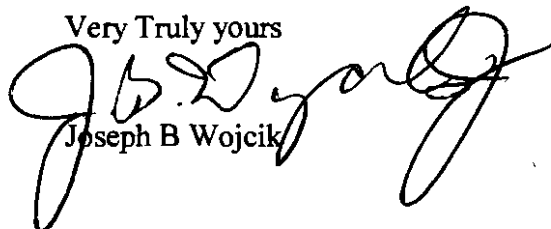
Eli M Cayer D/B/A Urban Farm Fermentory is a tenant at 200 Anderson St Portland  
Maine, there use is Warehouse and production of Mead.

**RECEIVED**

APR 26 2010

**Dept. of Building Inspections  
City of Portland Maine**

Very Truly yours



Joseph B Wojcik

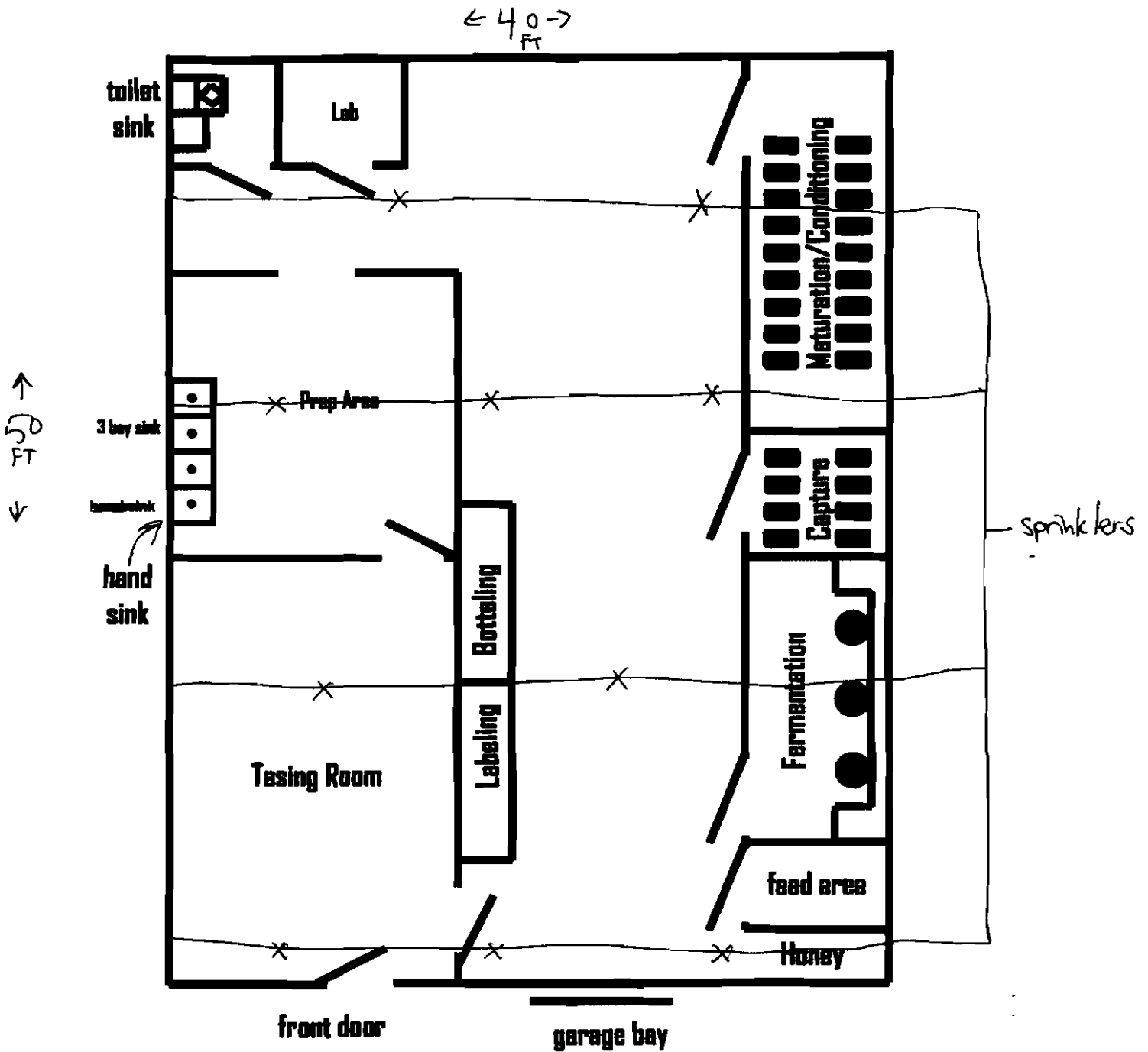
P.O Box 15444 Portland Maine 04101 773-4206 Fax 761-1908

# Portland, Maine.

Urban Farm Fermentory  
200 Anderson St. Unit 4

$40 \times 50 = 2000 \text{ ft}^2$

2 ply sp. deck



# Income Property Management

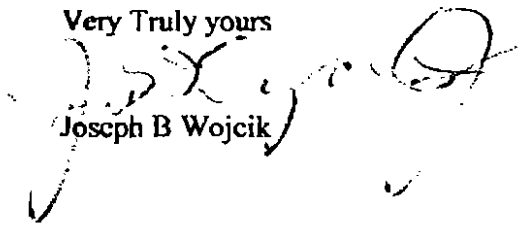
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City of Portland Maine  
Congress Street  
Portland Maine 04101

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Very Truly yours

  
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P.O Box 15444 Portland Maine 04101 773-4206 Fax 761-1908