

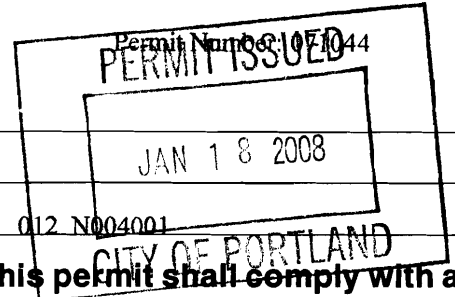
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached



This is to certify that AK110 LLC /n/a

has permission to Recreational Center

AT 114 ANDERSON ST

CBL 012 N004001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City 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 leased or otherwise closed-in. 4 HOUR NOTICE 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

[Signature]
1/18/08



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 114 ANDERSON ST

CBL 012 N004001

Issued to AK110 LLC /n/a

Date of Issue 02/07/2008

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. 07-1044, 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.

PORION OF BUILDING OR PREMISES

Wharehouse and Office/ Recreation area

APPROVED OCCUPANCY

Community Center
A-3, Type 5B
IBC 2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

2/7/08

(Date)

Inspector

2/7/08

Inspector of Buildings

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.

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.

<input checked="" type="checkbox"/> Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/> 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:

Building Permit #:

City of Portland, Maine - Building or Use Permit Application

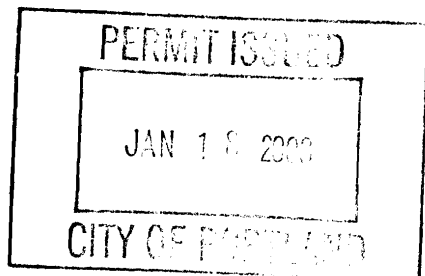
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1044	Issue Date:	CBL: 012 N004001
-----------------------	-------------	---------------------

Location of Construction: 114 ANDERSON ST	Owner Name: AK110 LLC	Owner Address: 71 BROOK RD	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: F-Lb

Past Use: Commercial Warehouse & Office	Proposed Use: Commercial Change of use from Warehouse & Office to Recreational Center	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
Proposed Project Description: Recreational Center		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>A</i> Type: <i>2</i> <i>IBC 2003</i>	
		Signature: <i>Greg Cross</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: dmartin	Date Applied For: 08/27/2007	Zoning Approval		
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.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	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	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
		Date: <i>11/14/07</i> Date: <i>[Signature]</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:	Date Applied For:	CBL:
07-1044	08/27/2007	012 N004001

Location of Construction:	Owner Name:	Owner Address:	Phone:
114 ANDERSON ST	AK110 LLC	71 BROOK RD	
Business Name:	Contractor Name:	Contractor Address:	Phone
	n/a	n/a Portland	
Lessee/Buyer's Name	Phone:	Permit Type:	
		Change of Use - Commercial	

Proposed Use:	Proposed Project Description:
Commercial Change of use from Warehouse & Office to Recreational Center	Recreational Center

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/14/2007**Note:** see comments for the history on this permit**Ok to Issue:** ☒

- 1) It is understood through meetings and written information given this office that the use is a recreation center based upon the definitions in the land use ordinance. This office is not authorizing a mosque or place of worship. Such uses are not permitted in the I-Lb Zone.
- 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:** Tammy Munson **Approval Date:** 01/17/2008**Note:****Ok to Issue:** ☒

- 1) All items discussed during our on site review must be corrected prior to occupancy. See attached list from fire.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/15/2008**Note:** called 11/20/07 & 12/11/07**Ok to Issue:** ☒

Set up a meeting for change of use requirements.

- 1) Spoke with owners rep. All items will be taken care of by 1-24-08.
List attached to permit. " New Assembly"

Comments:

9/28/2007-mes: I have been waiting for more information on the day care - see letter - I have been meeting at the front counter with the applicants - see letter

11/9/2007-mes: 10/26/07 more info was dropped off but is incomplete - I called the applicant. I need to know how many children to figure out the required play area which is not dimension on the plans.

11/13/2007-mes: The applicant has now given me a written statement that the use within the existing building will only be for a recreational center as defined by the ordinance. The day care use has been abandoned and as such is not part of this permit application. It is over 5,000 sq ft change of use - site plan exemption given to planning.

12/11/2007-gg: received partial granted site exemption. /gg put with permit (Greg Cass)



General Building Permit Application

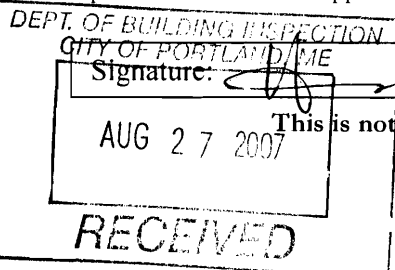
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>114 Anderson Street</u>		
Total Square Footage of Proposed Structure/Area <u>6,430 Leased</u>		Square Footage of Lot <u>7,335</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>12</u> <u>N</u> <u>4</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Maine Muslim Com. Cntr</u> Address <u>118 Anderson Street</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>409-5829</u> <u>Abdisalam</u> <u>Leaser</u>
Lessee/DBA (If Applicable) <u>MAINE MUSLIM COMMUNITY CTR</u> <u>118 ANDERSON STREET</u> <u>PORTLAND ME 04101</u>	Owner (if different from Applicant) Name <u>AK110, LLC</u> Address <u>c/o Bibeau & Co.</u> City, State & Zip <u>340 Fore St</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105⁰⁰</u>
Current legal use (i.e. single family) <u>Computer warehouse, Storage, Office</u> If vacant, what was the previous use? <u>n/a</u> Proposed Specific use: <u>Community Center</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Meeting area for the Muslim Community with library,</u> <u>consultants, english classes, clothing pantry.</u>		
Contractor's name: <u>n/a</u> Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

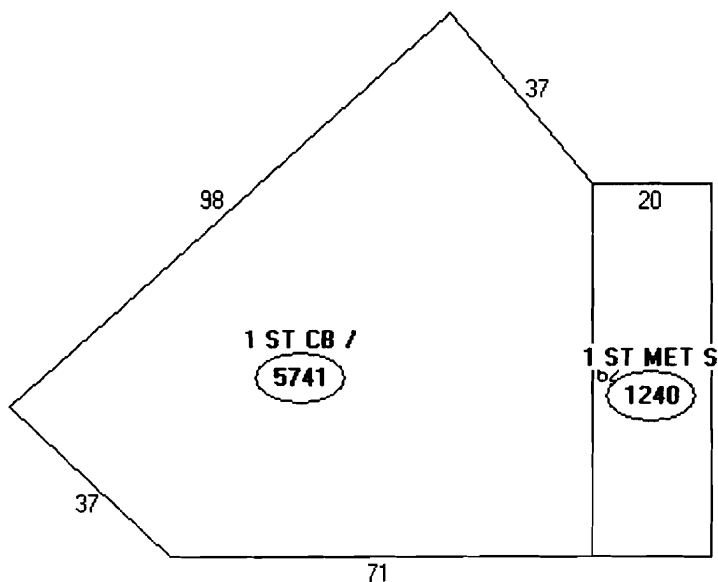
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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, 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.



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



Descriptor

A: 1 ST CB /
5741 sqft

B: 1 ST MET
1240 sqft

5741
+ 252

5993
total
Needs stipend exemption
Now

$$5993 \div 15 = 400.$$

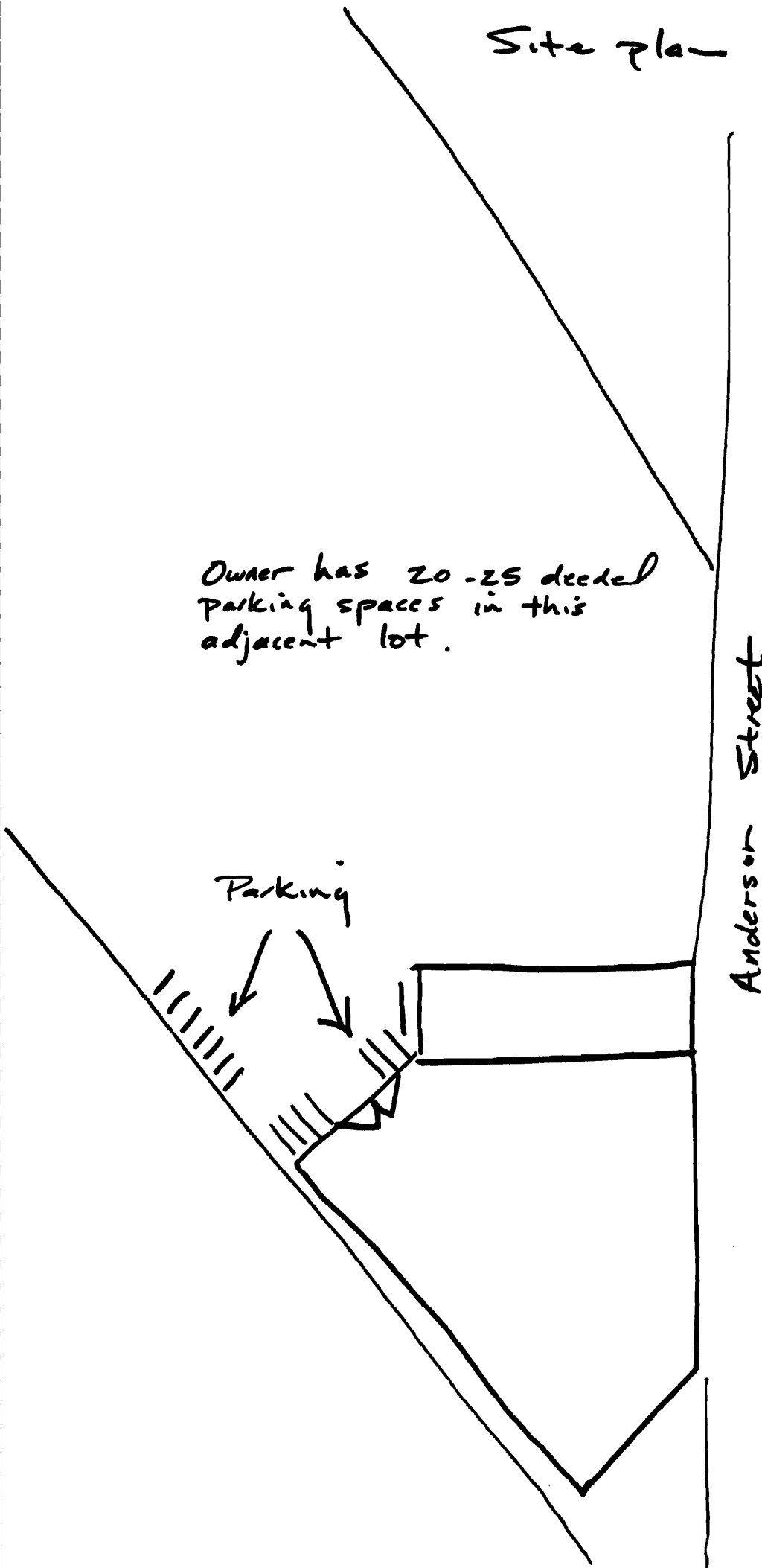
Site plan

Approx. 50%
of the members
of the community
walk to the
center.

Owner has 20-25 deeded
parking spaces in this
adjacent lot.

Anderson Street

Parking



bona fide guests accompanying them, in order to promote fellowship, social living, proper recreation, civic responsibility, neighborhood responsibility, community welfare or other endeavors. It shall be permissible to serve food and meals on such premises provided adequate dining room space and kitchen facility are available and are provided within all regulations of this article and other applicable codes and ordinances.

Processing: Any operation changing the nature of material or materials such as chemical composition or physical qualities. Does not include operations described as fabrication.

Professional office: The office of a doctor, dentist, optometrist, psychologist, accountant, lawyer, architect, engineer or similar professional.

Recent flood plain soils: Recent flood plain soils include the following soil series as described and identified by the National Cooperative Soil Survey:

Alluvial	Medomak
Charles	Ondawa
Cornish	Podunk
Fryeburg	Rumney
Hadley	Saco
Limerick	Suncook
Lovewell	Winooski

Recreation facilities: Any establishment designed or equipped for the conduct of sports or indoor leisure-time recreational activities.

Restaurant: Any food service establishment, as defined by section 11-16 of this Code, with indoor seating capacity for ten (10) or more patrons.

Sent
9/29/07

which low impact industrial uses will be compatible with adjacent residential uses, will provide a buffer between residential neighborhoods and the I-M or I-H industrial zones, or will stand alone as a smaller scale industrial district.

The I-L zone is located adjacent to residential neighborhoods, business uses and other industrial uses where the low intensity nature of the uses, as well as their strict performance standards, will ensure the compatibility of the uses with other adjacent industrial and nonindustrial uses.

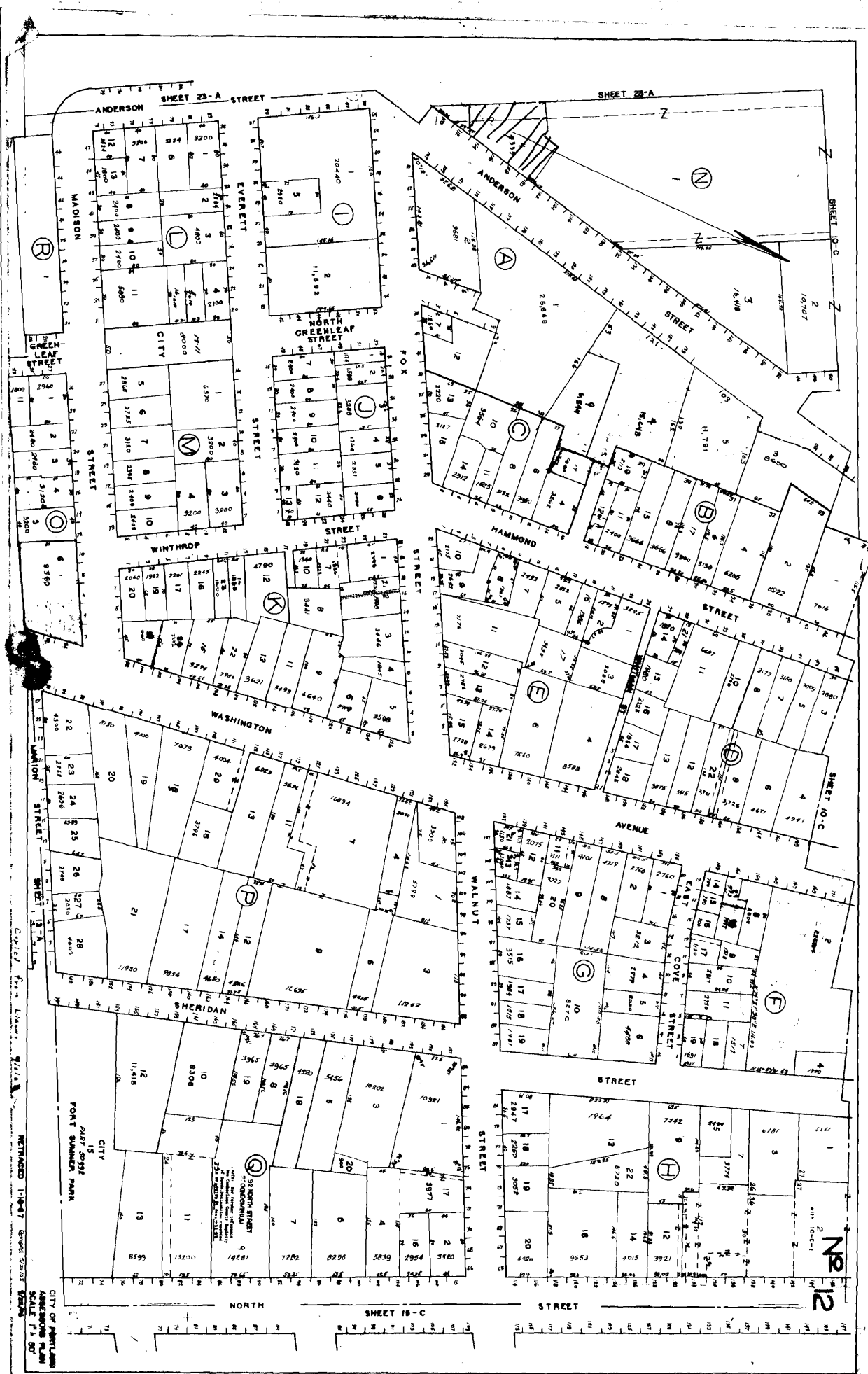
Performance standards for uses in the I-L zone are designed to maintain compatibility between low impact industrial uses and neighboring nonindustrial and industrial uses. Performance standards include full enclosure of uses and requirements for buffers and screening from adjacent properties.
(Ord. No. 164-97, § 6, 1-6-97)

Sec. 14-232. Permitted uses.

The following uses are permitted whether provided by private or public entities in the low impact industrial zone and the I-Lb zone:

- colorers ok*
- (a) Low impact industrial uses, including, but not limited to, bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, musical instruments, precision instruments, watchmakers, toys and sporting goods, wood products, jewelry, assembly of electrical components, tool and die shops and the packaging of food.
 - (b) Research and development.
 - (c) Indoor amusement and recreation centers.
 - (d) Plant and tree nurseries, including associated recycling activities.
 - (e) Lumber yards.
 - (f) Commercial kitchens or other food preparation, provided that the food is not prepared for service on the premises.

- (g) Building contractors and outside storage of related construction equipment, provided that there shall be no outside storage of materials and supplies.
- (h) Repair services, including all types of automotive repair.
- (i) Day care facilities, provided that:
 - 1. Proof of licensing with the Maine Department of Human Services is submitted to the city prior to issuance of a certificate of occupancy;
 - 2. Off-street parking shall be provided, with one (1) parking space per employee, plus one (1), based upon the number of employees required through state licensing for potential maximum capacity of such facility;
 - 3. Off-street loading shall be located in a safe location;
 - 4. There shall be an on-site outdoor play area with seventy-five (75) feet of land area per child; and
 - 5. The outdoor play area shall be fenced and screened with a landscaped buffer.
- (j) Diaries.
- (k) Dog training services, including but not limited to obedience, guide, and service training, but not including boarding or kennel services.
- (l) Intermodal transportation facilities.
- (m) Utility substations.
- (n) Marinas
- (o) Distribution centers, warehouses and wholesale businesses under ten thousand (10,000) square feet in total building area, with no outside storage permitted.
- (p) Back office uses.



Maine Muslim Community Center
118 Anderson Street,
Portland, ME 04101
(207) 797-6626

March Schmuckel
Zoning Administrator
Room 315-389 Congress Street,
City of Portland, ME 04101

November 13, 2007

Ref: 118 Anderson Street-012-N004-IIb Zone

Dear Ms: Schmuckal,


In response your letter dated September 28, 2007 and my letter dated October 4th, 2007 regarding the Day Care Services for Room 6 at 118 Anderson.

The group that was establishing the day cares are abandoned their idea, and we are using this room for community meeting.

Therefore, day care program is no longer our business at this location. So, please delete the day care room in our request.

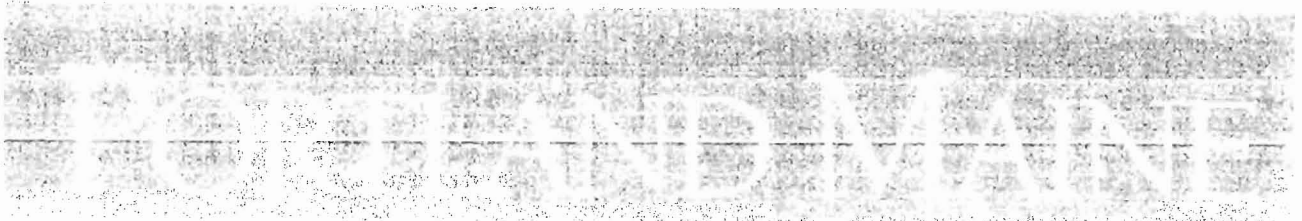
Thank for your cooperation.

Sincerely,



Abdisalam Yusuf
Administrative Manager

NOV 13 2007



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

September 28, 2007

Abdisalam Leaser
Maine Muslim com. Center
118 Anderson Street
Portland, ME 04101

RE: 118 Andersont Street - 012-N-004 – Ilb Zone

Dear Abdislam Leaser,

I am in receipt of your application to change the use from office to recreational center and day care services.

Please note that I still require more information concerning your daycare facilities. I am enclosing a copy of the regulations regarding five (5) regulations which you need to show that you are meeting.

Your permit will be on hold until such information has been given to this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

See letter
dated 11/13/07
Daycare is not part
of the Application Aug
more

- (g) Building contractors and outside storage of related construction equipment, provided that there shall be no outside storage of materials and supplies.
- (h) Repair services, including all types of automotive repair.
- (i) Day care facilities, provided that:
1. ~~Proof of licensing with the Maine Department of Human Services is submitted to the city prior to issuance of a certificate of occupancy;~~
 2. ~~Off-street parking shall be provided, with one (1) parking space per employee, plus one (1), based upon the number of employees required through state licensing for potential maximum capacity of such facility;~~
 3. ~~Off-street loading shall be located in a safe location;~~
 4. ~~There shall be an on-site outdoor play area with seventy-five (75) feet of land area per child; and~~
 5. ~~The outdoor play area shall be fenced and screened with a landscaped buffer.~~
- (j) Diaries.
- (k) Dog training services, including but not limited to obedience, guide, and service training, but not including boarding or kennel services.
- (l) Intermodal transportation facilities.
- (m) Utility substations.
- (n) Marinas
- (o) Distribution centers, warehouses and wholesale businesses under ten thousand (10,000) square feet in total building area, with no outside storage permitted.
- (p) Back office uses.

not attached

*1/9/07
called*

*See
1/13/07
letter*

How many kids

How large?

No longer

*part of
Application
11/13/07*



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	012 N004001
Location	114 ANDERSON ST
Land Use	WAREHOUSE & STORAGE
Owner Address	AK110 LLC 71 BROOK RD FALMOUTH ME 04105
Book/Page	17622/135
Legal	12-N-4 ANDERSON ST 114-120 7335 SF

Current Assessed Valuation

Land	Building	Total
\$101,400	\$211,390	\$312,790

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1950	1	5741	1
Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name	
0.168	5741	WAREHOUSE	IMAGISTIC	

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	2352	WAREHOUSE
1	01/01	3389	MULTI-USE OFFICE

Height	Walls	Heating	A/C
14	CONC. BLOCK	UNIT HEAT	NONE
14	CONC. BLOCK	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	UTILITY BUILDING - METAL	1
1	DOCK LEVEL FLOORS	1
1	OVERHEAD DOOR - WD/MT	1

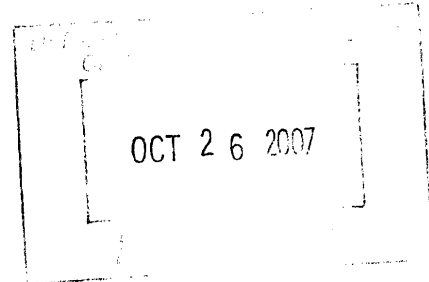
Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1955	FENCE CHAIN	1500	1

Maine Muslim Community Center
118 Anderson Street,
Portland, ME 04101
(207) 409-5829

Marge Schmuckel
Zoning Administrator
Room 315-389 Congress Street,
City of Portland, ME 04101

October 25, 2007



Ref: 118 Anderson Street-012-N-004-IIb Zone

Dear Ms: Schmuckel,

In response to your letter dated on September 28, 2007, I am hereby submitting the information required by the five regulations for the day care services. Among these are:

1. Proof of Licensing with Maine Department of Health and Human Services. The owner of the day care services has submitted an application to the department of DHH, and a copy of that application is attached to this letter. — *Not Attached*
2. Off street parking is available, and the landlord has 25 parking spots at this address. Therefore, each employee of this day care has one space, and there is one extra every 3 parking.
3. Off-street loading shall be located in a safe place. Please see the attached.
4. The out door play area with 75 feet of land area per child is available. Please see the attached.
5. The out door play area shall be fenced and screened with a landscaped buffer.

Thank you for your cooperation.

Sincerely,

Abdisalam Yusuf
Administrative Manager

11/3/11

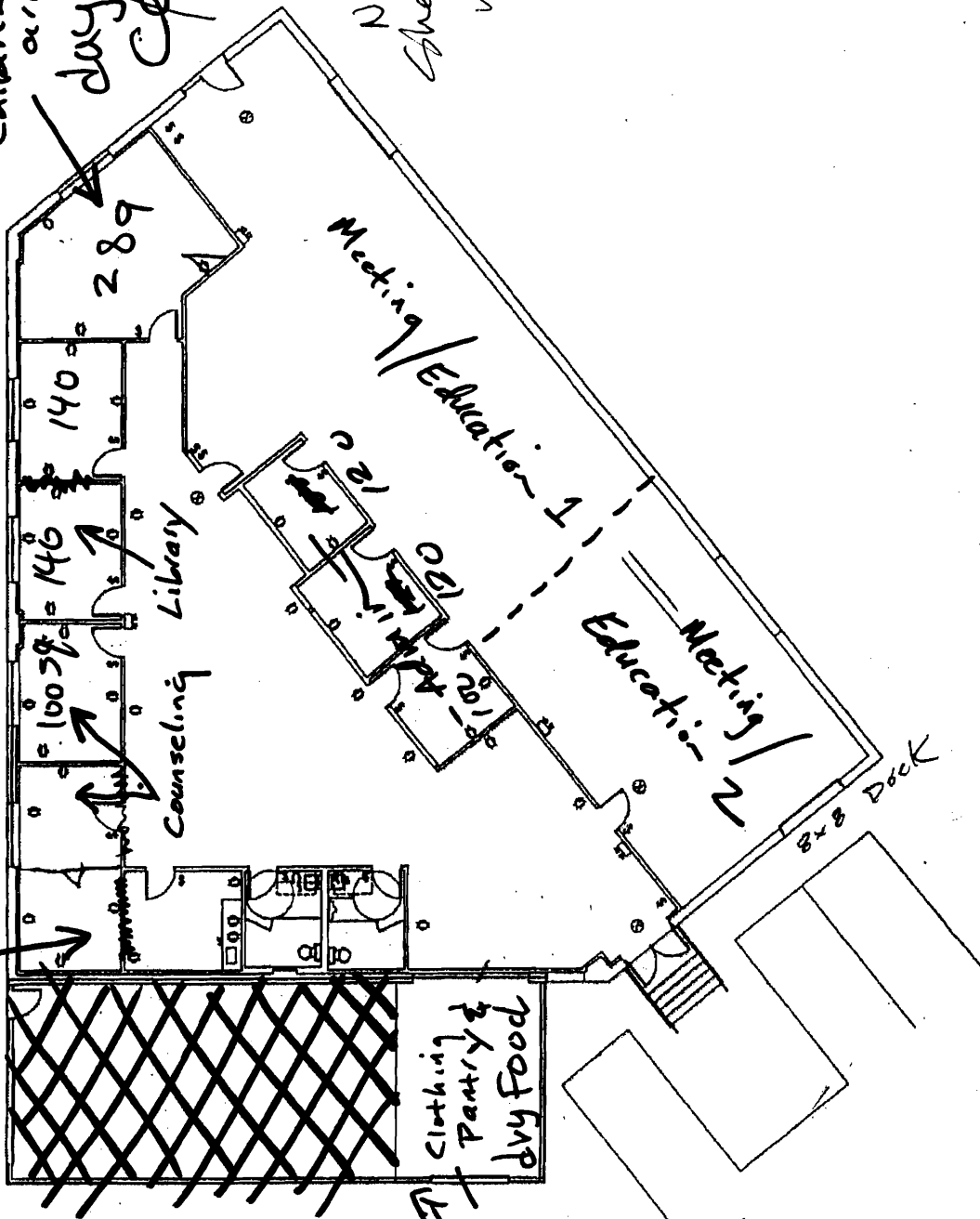
Floor Plan
118 Anderson Street
7/17/02

Coffee/Kitchen

48' 8" x 8' 8" x 8' 8"

OHD
12x12

Note: Subject to code approval and prior lease.
Field verify plan.



Site plan

Approx. 50%
of the members
of the community
walk to the
center.

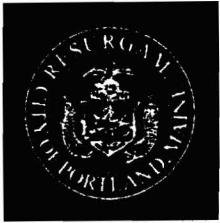
Owner has 20-25 deeded
parking spaces in this
adjacent lot.

6118000
72245710
off street
loading

Parking

Anderson Street

off street
loading
area
fenced
and
signs



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

December 10, 2007

Abdisalam Yusuf
118 Anderson Street
Portland, ME 04101

Re: 114 Anderson Street, Site Exemption for Maine Muslim Community Center

Dear Mr. Yusuf:

Thank you for providing the additional information, so we could consider your request for a site plan exemption for the Maine Muslim Community Center. The Planning Office and our Associate Corporation Counsel have reviewed the material you submitted, including the Quit Claim Deed and Exhibit A-1. Your request for a site plan exemption has been granted (form included as an attachment) with the following condition to insure adequate on-site parking in the future:

1. Any amendment to schedule A-1 of the Quit Claim Deed, Book 17622 PG 135, as it relates to parking spaces shall require prior approval by the City of Portland.

A copy of this letter and form will be given to the Inspections Division for their records.
Thank you for your attention to this matter.

Sincerely,

Barbara Barhydt
Development Review Services Manager

cc: Alexander Jaegerman, Planning Division Director
Jeanne Bourke, Inspection Division Manager
— Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel

DEC 12



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

09-1044 2007 6206

Applicant

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent/Phone Number

Address of Proposed Site

CBL:

Description of Proposed Development:

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

DEC 11 2007

DEC 11 2007

Planning Division Use Only

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
07-1044		012 N004001

Location of Construction: 114 ANDERSON ST	Owner Name: AK110 LLC	Owner Address: 71 BROOK RD	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: I-Lb

Past Use: Commercial Warehouse & Office	Proposed Use: Commercial Change of use from Warehouse & Office to Recreational Center	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Recreational Center	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: dmartin	Date Applied For: 08/27/2007	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..

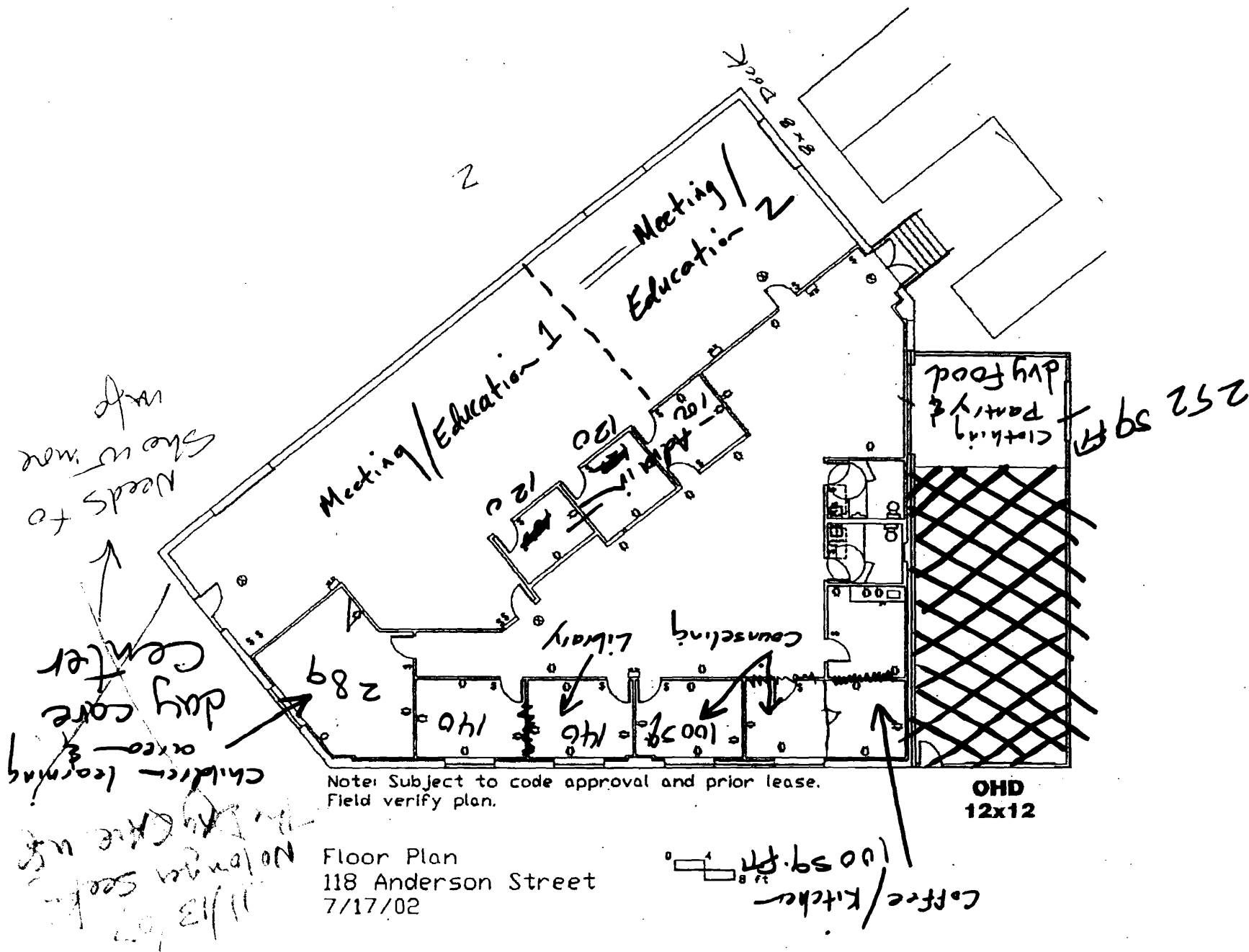
Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> S Date: 11/14/07	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 Date:
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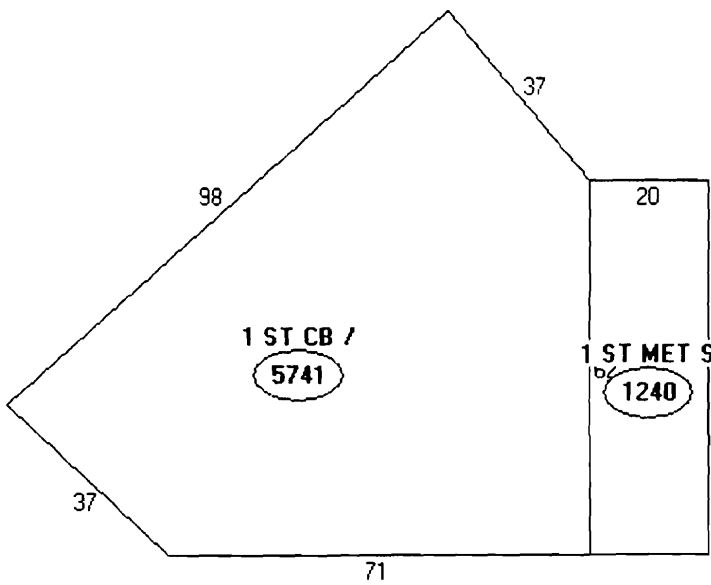
CERTIFICATION

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
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Descriptor

A: 1 ST CB /
5741 sqft

B: 1 ST MET
1240 sqft

$$\begin{array}{r} 5741 \\ + 252 \\ \hline 5993 \end{array}$$

total

Needs stipulation exemption
now



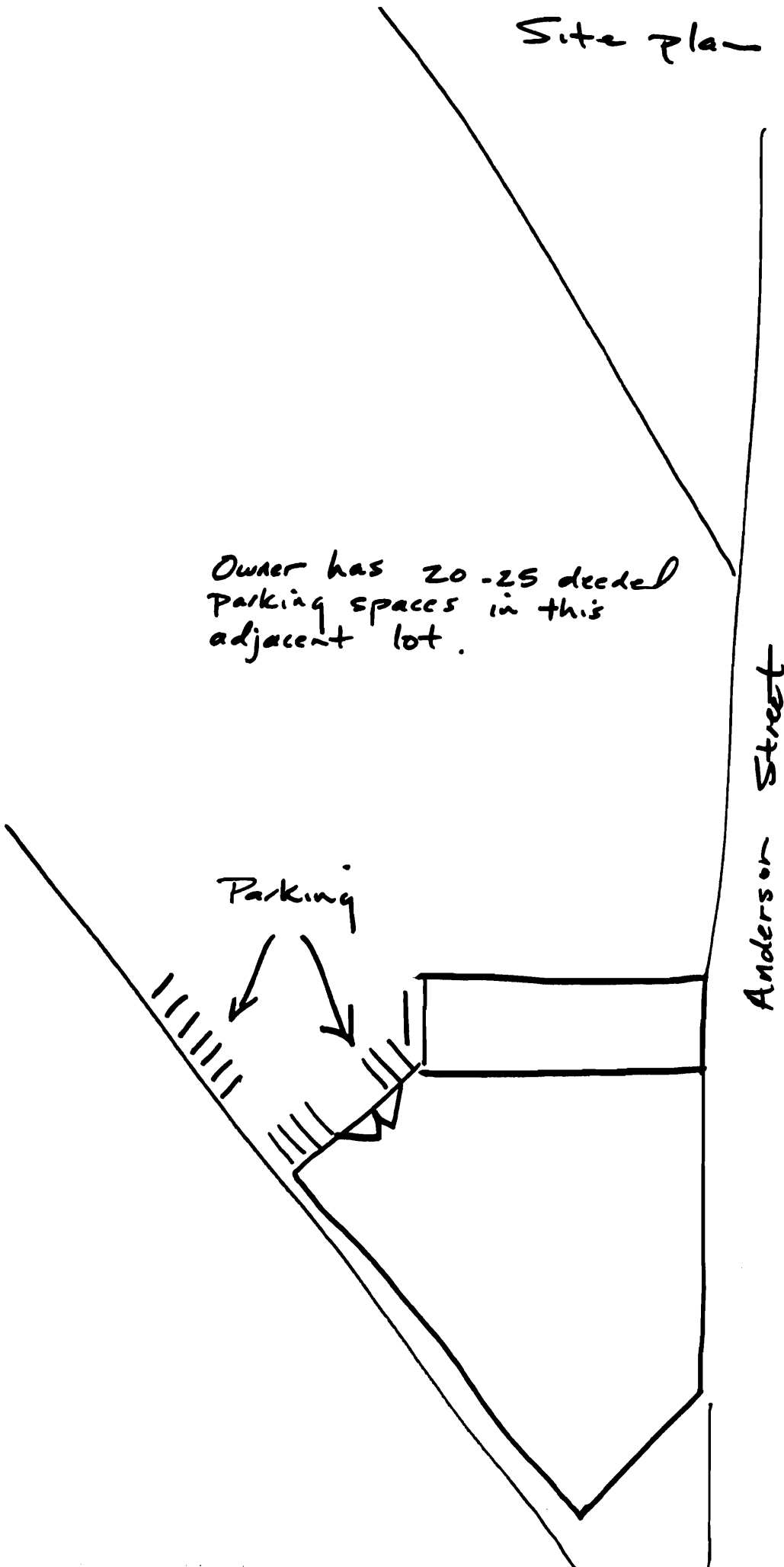
Site plan

Owner has 20-25 deeded parking spaces in this adjacent lot.

Approx. 50% of the members of the community walk to the center.

Parking

Anderson Street



QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

BAYSIDE BEAUTIFICATION PROJECT, LLC, a Maine limited liability company ("Grantor"), for consideration paid, GRANTS to AK110 LLC, a Maine limited liability company ("Grantee") with a mailing address of 71 Brook Road, Falmouth, ME 04105, with quitclaim covenant, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Portland, Cumberland County, Maine, and more particularly described on Schedule A attached hereto and made a part hereof.

Being a portion of the premises conveyed to the Grantor herein by deed from Harcon Iron & Steel Co. dated August 27, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16782, Page 251.

IN WITNESS WHEREOF, BAYSIDE BEAUTIFICATION PROJECT, LLC has caused this instrument to be signed and sealed on its behalf by Peter W. Quesada, its duly authorized Member, on this 10th day of May, 2002.

WITNESS:

BAYSIDE BEAUTIFICATION PROJECT, LLC
a Maine limited liability company

[Signature]

By [Signature]
Peter W. Quesada
Its Member

STATE OF MAINE
CUMBERLAND, ss.

May 10, 2002

Personally appeared the above-named PETER W. QUESADA, in his capacity as Member of BAYSIDE BEAUTIFICATION PROJECT, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

[Signature]
Notary Public/~~Attorney~~-at Law

Print Name: _____

Commission Expiration Date:

RONALD N WARD
Notary Public, Maine
My Commission Expires September 23, 2008

SCHEDULE A
110 Anderson Street, Portland, Maine

A certain lot or parcel of land, together with all buildings and improvements thereon, located on the westerly side of Anderson Street in Portland, County of Cumberland and State of Maine, and being the existing "Warehouse" building at 110 Anderson Street, together with all land between it and the westerly side of Anderson Street, and all other land within 0.5 feet of the face of said Warehouse walls, all as depicted on that plan entitled "Site Plan made for Bayside Beautification Project, LLC by Titcomb Associates dated April 8, 2002," ("Site Plan") to be recorded in the Cumberland County Registry of Deeds. The real estate herein conveyed being more particularly bounded and described as follows:

Beginning at an iron pin on the westerly side of Anderson Street located 87.37 feet northerly from the most southerly corner of the land described in the deed to the Grantor from Harcon Iron & Steel Co. dated August 27, 2001 and recorded in said Registry of Deeds in Book 16782, Page 251; thence S48°54'37"W 36.73 feet to a point; thence N40°56'44" W 99.35 feet to a point; thence N49°15'46" E 37.66 feet to a point; thence N86°41'29" E 5.27 feet to a point; thence N03°18'31" W 20.60 feet to a point; thence N86°41'29" E 57.67 feet to an iron pin on the westerly side of Anderson Street; thence southerly by the westerly side of Anderson Street 99.72 feet to the point of beginning.

The above-described parcel contains 7,335 square feet and is designated on the Site Plan as "Buyer's Property."

Grantor herein retains the remaining land and appurtenant rights thereto which it acquired from Harcon Iron & Steel Co. by said deed recorded in the Cumberland County Registry of Deeds in Book 16782, Page 251, which it intends to further develop. Grantor's intent is that the above-described premises conveyed to Grantee will be developed and used by Grantee in a manner consistent and compatible with Grantor's development. Accordingly, the above-described premises are conveyed subject to the following easements, covenants and restrictions, all of which shall be considered covenants running with the land for the benefit of the land retained by Grantor and binding upon Grantor and Grantee, and their respective heirs, successors and assigns.

Reference is hereby made to the Site Plan which depicts the land which Grantor acquired from Harcon Iron & Steel Co. ("Development Parcel"). The Site Plan shows portions of the Development Parcel as "Buyer's Property" and "Seller's Retained Property." Seller's Retained Property is the Development Parcel, less "Buyer's Property," but including "Proximate Parking Area" and "Outdoor Circulation Easement Area." References to other discreet areas listed herein are as depicted on the Site Plan which is incorporated herein.

The respective rights and obligations of Grantor and Grantee are further specified in that "Development Agreement" of even or near date herewith, as it may be amended from time to time, provided that nothing in said Development Agreement shall in any way materially change the basic rights and responsibilities set forth in this Deed.

1. Parking. Buyer's Property shall have the non-exclusive right to park up to twenty-four (24) passenger vehicles or light trucks on Seller's Retained Property in locations to be determined from time-to-time by Grantor. Six (6) of those parking spaces shall be within the Proximate Parking Area. All parking shall be subject to such reasonable rules and regulations as Grantor shall impose.

When any parking areas are constructed or further improved, Grantee shall pay the Grantor its pro rata portion of Grantor's Parking Space Development Cost, as defined in the Development Agreement. Grantee shall also be responsible for its pro rata share of on-going maintenance expenses of the parking areas as set forth in the Development Agreement.

Nothing herein or in the Development Agreement shall obligate Grantor to further develop the Development Parcel or require Grantee to elect to utilize its parking rights. Any permanent reduction in the number of spaces dedicated to Grantee on the Development Parcel shall be reflected in an amendment hereto recorded in said Registry of Deeds.

2. Access. Grantee's primary access to Buyer's Property shall be from its frontage on Anderson Street. Grantee shall also have access to its designated parking spaces through reasonably direct routes laid out from time to time by Grantor. Grantee's access to exterior loading docks as shown on the Site Plan or otherwise shall be solely at Grantor's discretion and pursuant to specific written approval of Grantor, subject to the terms of the Development Agreement and any conditions contained in Grantor's approval.

Grantee may utilize one of the areas designated on the Site Plan as "possible location of exterior stairs" for purposes of providing pedestrian access to Buyer's Property. All steps, ramps or other improvements constructed within these areas shall be of good quality and maintained in a safe and clean condition by Grantee for the benefit of Grantor. If Grantee shall elect to so utilize a designated area, Grantor shall designate pedestrian access to that area.

3. Circulation Area. Grantee shall have a non-exclusive easement in the "Outdoor Circulation Easement Area" shown on the Site Plan to construct pedestrian walkways and customary landscaping attendant to the pedestrian entrance to Buyer's Property, and installation of customary utilities serving Buyer's Property. All of

Grantee's improvements shall be of good quality and maintained in a safe and clean condition by Grantee for the benefit of Grantor. Grantor specifically reserves to itself all rights which do not materially interfere with Grantee's rights hereunder, including the installation of overhead and underground utilities in and through this area, provided Grantor shall restore the surface of the land to its former condition following the exercise of such reserved rights.

4. Building Restoration and Maintenance. Grantee is hereby conveyed a perpetual, non-exclusive easement for encroachments for customary building structures which currently extend beyond the boundary lines of Buyer's Property, including minor variations in exterior wall planes, roof overhangs, gutters, window details, entrance details and canopies.

Grantee may install dumpsters or trash collection devices on Seller's Retained Property or Proximate Parking Area as provided in the Development Agreement in locations as may be directed from time to time by Grantor. The cost of installing the dumpster pad and equipment, and of maintaining same, shall be born solely by the Grantee.

Following six (6) months advance written notice to Grantee by Grantor, Grantee shall complete certain exterior improvements to Buyer's Property as specified in the Development Agreement. At the request of Grantor, Grantee shall also join a lot owners association which shall include the other owner(s) of the Development Parcel provided that in so doing, Grantee will not incur obligations or costs beyond those provided in the Development Agreement.

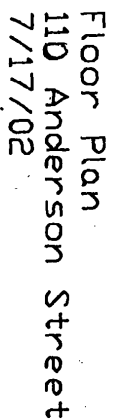
Any notices to be provided hereunder shall be in writing and delivered to the respective addresses as set forth herein, or as otherwise agreed in the Development Agreement. Any disputes arising hereunder or under the Development Agreement shall be submitted to the dispute resolution process set forth in the Development Agreement.

RECEIVED
RECORDED REGISTRY OF DEED

2002 MAY 10 PM 2: 15

CUMBERLAND COUNTY


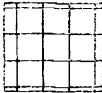


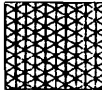
John B O'Brien





AK 110
HOBBS INTERIOR FINISHES

Legend:

-  Seller's Retained Property
-  Buyer's Property
-  Proximate Parking Area
-  Outdoor Circulation Easement Area
-  Rear Stair Easement

