

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

## PERMIT ISSUED

# PERMIT

Permit Number: 100397

APR 26 2010

Please Read Application And Notes, If Any, Attached

This is to certify that A & M PARTNERS LLC / Maine Mead Works

has permission to Change of Use from Warehouse to office, retail & light manufacturing City of Portland

AT 59 WASHINGTON AVE CBL 013 1043001

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 lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. Brenda [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 4/26/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# SCANNED

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

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

Permit No: 10-0397	Issue Date:	CBL: 013 1043001
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Location of Construction: 59 WASHINGTON AVE (1st floor)	Owner Name: A & M PARTNERS LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Maine Mead Works	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-4

Past Use: Commercial - Warehouse	Proposed Use: Commercial - office, retail & light manufacturing - Change of Use from Warehouse to office, retail & light manufacturing, warehouse	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: w/conditions 4/22/10 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S2/F-2 Type: 2B DOB-2003 Signature: JMB 4/26/10	

**Proposed Project Description:**  
Change of Use from Warehouse to office, retail & light manufacturing, warehouse

Signature: [Signature]  
Signature: [Signature]  
**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: ldobson	Date Applied For: 04/21/2010	<b>Zoning Approval</b>	
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- 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..

<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"/>
OK w/condition Date: 4/22/10 ASA

<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
<input type="checkbox"/> Denied
Date: _____

<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: [Signature]

**PERMIT ISSUED**

**APR 26 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

Permit No: 10-0397	Date Applied For: 04/21/2010	CBL: 013 I043001
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Location of Construction: 59 WASHINGTON AVE	Owner Name: A & M PARTNERS LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Maine Mead Works	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - warehouse, office, retail & light manufacturing - Change of Use from Warehouse to warehouse, office, retail & light manufacturing	Proposed Project Description: Change of Use from Warehouse to warehouse, office, retail & light manufacturing
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 04/22/2010
<b>Note:</b> Contact person for owner is Lee Nelson, Fishman Realty Group - 775-6561 ext. 211 The existing space was warehouse/distribution. There is a proposed change of use for some of the space to be office, production and retail space which is 3603 sf so it does not require siteplan review.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits shall be required for any new signage.			
2) This permit is for change of use only. The tenant fitup permit will be applied for separately as soon as the change of use permit is issued.			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 04/26/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
1) Complete detailed plans shall be submitted for the fit up of this area of the building.			
2) This approval is for establishment of use only, all code requirements for such use shall be applied for approved and inspected on a future permit prior to occupancy this space.			
3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.			

<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ben Wallace Jr.	<b>Approval Date:</b> 04/22/2010
<b>Note:</b> Change of use only.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits shall be required for sprinkler, fire alarm, and hood systems.			
2) A separate construction permit is required for tenant fit up before occupancy.			
3) This permit is for change of use only and does not indicate compliance with Fire and Life Safety Code.			

**Comments:**

4/22/2010-jmb: Left vmsg for Ben A. For details on total square feet, consistency of plans and number of employees

4/26/2010-jmb: Ben A. Came into the office, explained that this plan is just for concept of the space to obtain the change of use permit  
in order to proceed with the lease and fit up permit. I explained much greater detail is required.

9-20-10

need sloth Pulp ✓

need handrails on both sides  
stairs

elec out ✓

Plan all ✓

need to seal per codebook ✓

fire has a few issues

need final insp and CO

773-6323 <sup>MP</sup>

ok to issue all items

fixed

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

  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.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# 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>59 Washington.</u>		
Total Square Footage of Proposed Structure/Area <u>12,000</u>		Square Footage of Lot <u>12,00</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>13</u> <u>I</u> <u>43</u>	Applicant <sup>1</sup> <u>must be owner, Lessee or Buyer</u> Name <u>Ben Alexander</u> Address <u>200 Anderson St. Bag 9</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-773-6323</u> <u>207-650-5597</u> <i>(mobile)</i>
Lessee/DBA (If Applicable) <u>Wassail, LLC DBA</u> <u>Maine Mead Works</u>	Owner (if different from Applicant) Name <u>A &amp; M Partners LLC</u> Address <u>100 Exchange St</u> City, State & Zip <u>Portland ME</u> <u>04102</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Warehouse</u> If vacant, what was the previous use? <u>Warehouse</u> Proposed Specific use: <u>office, retail, light manufacturing (production) and Warehouse</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Application for change of use from Warehouse to office, retail and light manufacturing</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Ben Alexander</u> Telephone: <u>650-5597</u> Mailing address: <u>same as above</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: Ben M. Alexander Date: 4/21/10

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

RECEIVED  
APR 27 2010  
Dept. of Building Inspections  
City of Portland, Maine

**Ann Machado - Maine Mead Works**

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**From:** "Lee Nelsen" <lee@fishmanrealty.com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 4/22/2010 11:19 AM  
**Subject:** Maine Mead Works  
**Attachments:** 2010-04-22@11.09.56.pdf

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Ann,

Please see attached fully executed Letter of Intent for Maine Mead Works...  
This shows that Maine Mead Works has right title and interest to apply for a change of use at the Nissen Building.

Let me know if you need anything else...

Best,

Lee

**J. LEE NELSEN**  
**FISHMAN REALTY GROUP**  
470 Forest Ave. Suite 203  
Portland, ME 04101

207.775.6561 Ext.211  
[Lee@FishmanRealty.com](mailto:Lee@FishmanRealty.com)  
[www.FishmanRealty.com](http://www.FishmanRealty.com)

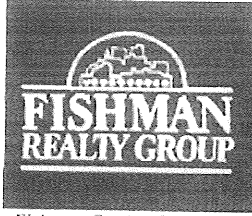
**RECEIVED**

APR 22 2010

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

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**CONFIDENTIALITY NOTICE:** The information contained in this message and any attachments is legally privileged and confidential intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message or any attachments is strictly prohibited. If you are not the intended recipient, please reply to the sender that this message was misdirected, delete the message and any attachments and do not retain any copies. This message and any attachments may contain opinions, conclusions, and other information that do not relate to the official business of the firm. If so, this firm does not endorse them.



Fishman Realty Group Inc.

470 Forest Ave, Suite 203, Portland, ME 04101

(207) 775-6561

**TO:** Alpine Realty Corp  
**FROM:** Maine Mead Works  
**DATE:** April 1, 2010  
**RE:** LETTER OF INTENT – 75 Washington avenue, Portland, ME

This Letter of Intent sets forth the terms and conditions under which, **Maine Mead Works** hereinafter referred to as ("Tenant") is willing to enter into lease agreement with, **Alpine Realty** (hereinafter referred to as the "Landlord") for space at **75 Washington Ave, Portland ME**. This Letter of Intent is non-binding to either party. It is intended with the sole purpose of establishing terms and conditions that are to be implemented in a binding lease agreement, which is subject to the satisfaction of both parties, within reasonable time limits set fourth in this Letter of Intent.

AMAG

This letter of intent is an attempt by the Tenant to open a dialogue with the Landlord regarding leasing

**TENANT:** Maine Mead Works

**DEMISED PREMISE:** The demised premises at **75 Washington Ave, Portland, ME** shall be deemed to contain approximately 12,000± sq. ft. of retail/warehouse space.

**LEASE TERM:** Five (5) Year Modified gross Initial Lease term with rent increases yearly. (See Figure 1.1)

**OPTIONS:** One (1) five (5) year extension with 2 % annual increases.

RECEIVED

APR 22 2010

Dept. of Building Inspections  
City of Portland Maine



**RENT:**

(FIGURE 1.1)

RETAIL / WAREHOUSE SPACE 12,000± SF				
	Annual	Monthly	% Increase	\$ / SF
YEAR 1	\$33,600.00	\$2,800.00	N/A	\$2.80
YEAR 2	\$40,800.00	\$3,400.00	21.43%	\$3.40
YEAR 3	\$48,000.00	\$4,000.00	17.65%	\$4.00
YEAR 4	\$52,800.00	\$4,400.00	10.00%	\$4.40
YEAR 5	\$54,000.00	\$4,500.00	2.27%	\$4.50
OPTION Y1	\$55,080.00	\$4,590.00	2.00%	\$4.59
OPTION Y2	\$56,181.60	\$4,681.80	2.00%	\$4.68
OPTION Y3	\$57,305.23	\$4,775.44	2.00%	\$4.78
OPTION Y4	\$58,451.34	\$4,870.94	2.00%	\$4.87
OPTION Y5	\$59,620.36	\$4,968.36	2.00%	\$4.97
BASE RENT PSF		\$ 2.80		
TOTAL SF		12000		

**USE:**

Maine Mead Works will use the space for:

- Retail tasting room
- Fermentation room
- Temperature controlled aging/maturation room
- Small Laboratory
- General Use are for bottling, packaging, and inventory storage
- Shipping and receiving
- Office space

Maine Mead Works is a Maine owned company utilizing state of the art technology to create fine hand crafted meads.

**HEAT/ AC:**

Tenant Expense.

**PERMITS**

" " "

**ELECTRICITY:**

Tenant Expense.

**OPERATING EXPENSES:**

Landlord is responsible for real estate taxes, common area maintenance and building insurances.

**JANITORIAL:**

Tenant is responsible for the janitorial services to leased space.

**SECURITY DEPOSIT:**

Upon the execution of the Lease, the Tenant will deposit with Landlord the sum of \$2,800. This money will represent the security deposit due under the lease. Said deposit to be returned to the Tenant the end of the lease term, provided the premises are left in good repair, "broom clean" and provided Tenant is not in default of the lease.

*CRIVE*

*\$2,800*

*and...*

**LANDLORD'S  
WORK:**

Landlord will be responsible for installing:

- 3 phase power available to the space
- Restroom
- Closet
- ~~- Sinks~~ **PLUMB**
- Ramp
- Storefront and demising wall
- Skylights

Please see attached floor plan for specific location of all items.

**TENANT'S  
WORK:**

Additional improvements will be at Tenant's expense, and only with the previous approval of the Landlord, not to be unreasonably delayed or withheld. Tenant will be doing a phased build-out, items will include:

- Laboratory
- Aging and Maturation area
- Walk-in cooler
- Bottling, packaging, and storage areas
- Interior walls for a tasting room and office space

Please see attached floor plan for specific location of all items.

**PARKING:**

Ample parking on site, in front of space and on-street.

**SIGNAGE:**

Tenant shall submit signage plans to the Landlord for the Landlord's sole approval. Signage will be at the Tenant's sole cost and expense, and consistent with city code.

**BROKERAGE  
COMMISSION:**

Landlord's responsibility. Landlord acknowledges Fishman Realty Group as sole leasing agent in this transaction and agrees to pay 5% of gross lease amount of initial term upon lease signing.

**LETTER OF INTENT  
EXPIRATION:**

Unless fully executed, this Letter of Intent is valid through 4.00 PM, April 5, 2010, but may be revoked by Tenant without prior written notice.

**FAXCIMITIES:**

The undersigned agree to accept fax copies of the documents, which have been sent to either party to the other, or to any other party or agent to this transaction, as original documents, with the exception of the final lease document.

**LEASE  
AGREEMENT:**

Landlord agrees to forward its proposed lease to Tenant within 10 days of the full execution of this Letter of Intent. In the event Tenant and Landlord have not executed a mutually agreeable lease within 10 days of Tenant receipt of Landlord's lease, neither party is under any further obligation to the other.

**SUBLEASE:** Lease to contain standard subleasing language, allowing tenant to sublease the space with landlord's prior approval, not to be withheld or unreasonably delayed.

**OCCUPANCY  
COMMENCEMENT:** May 15, 2010

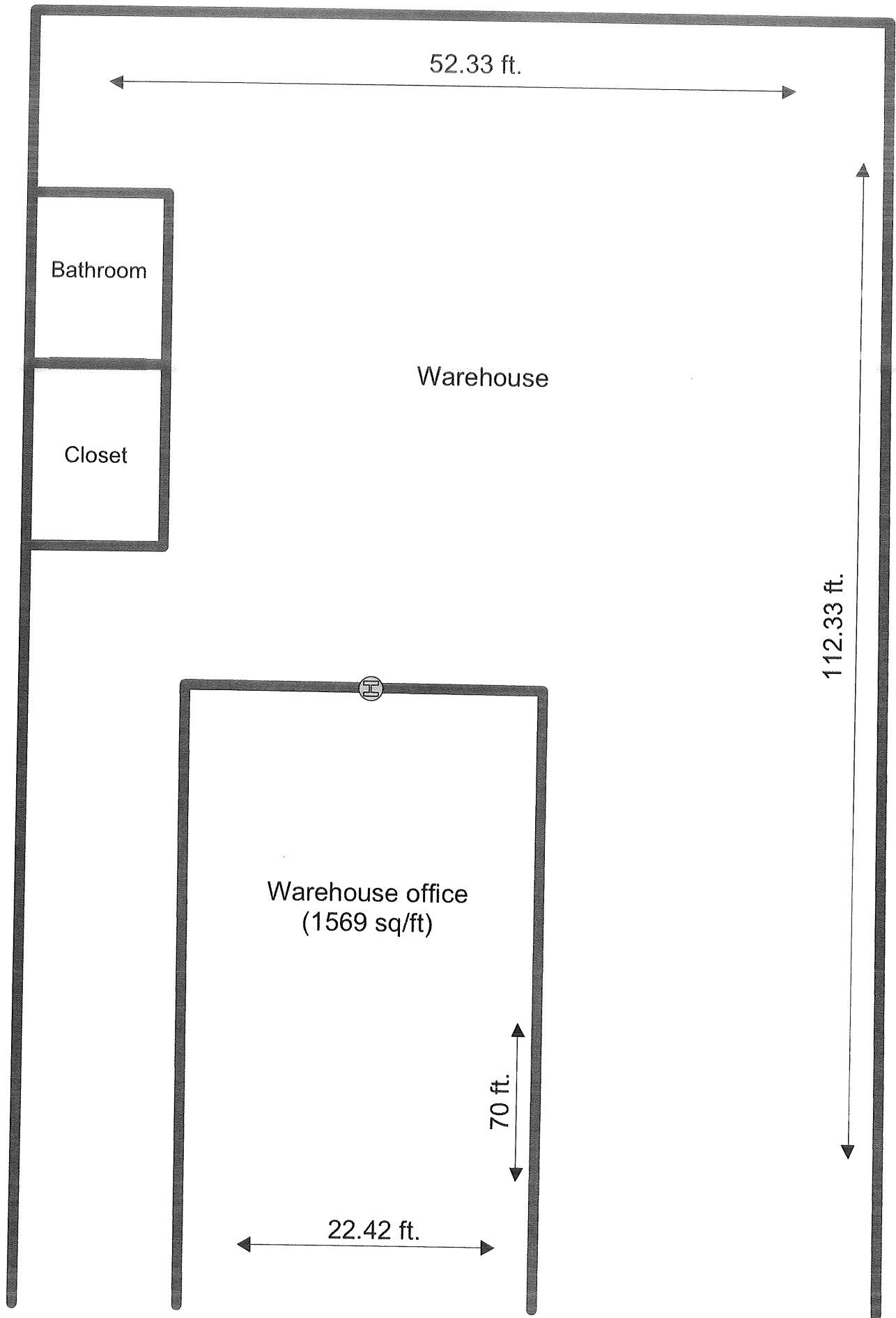
**RENT  
COMMENCEMENT:** May 15, 2010

**CONTINGENCIES:** N/A

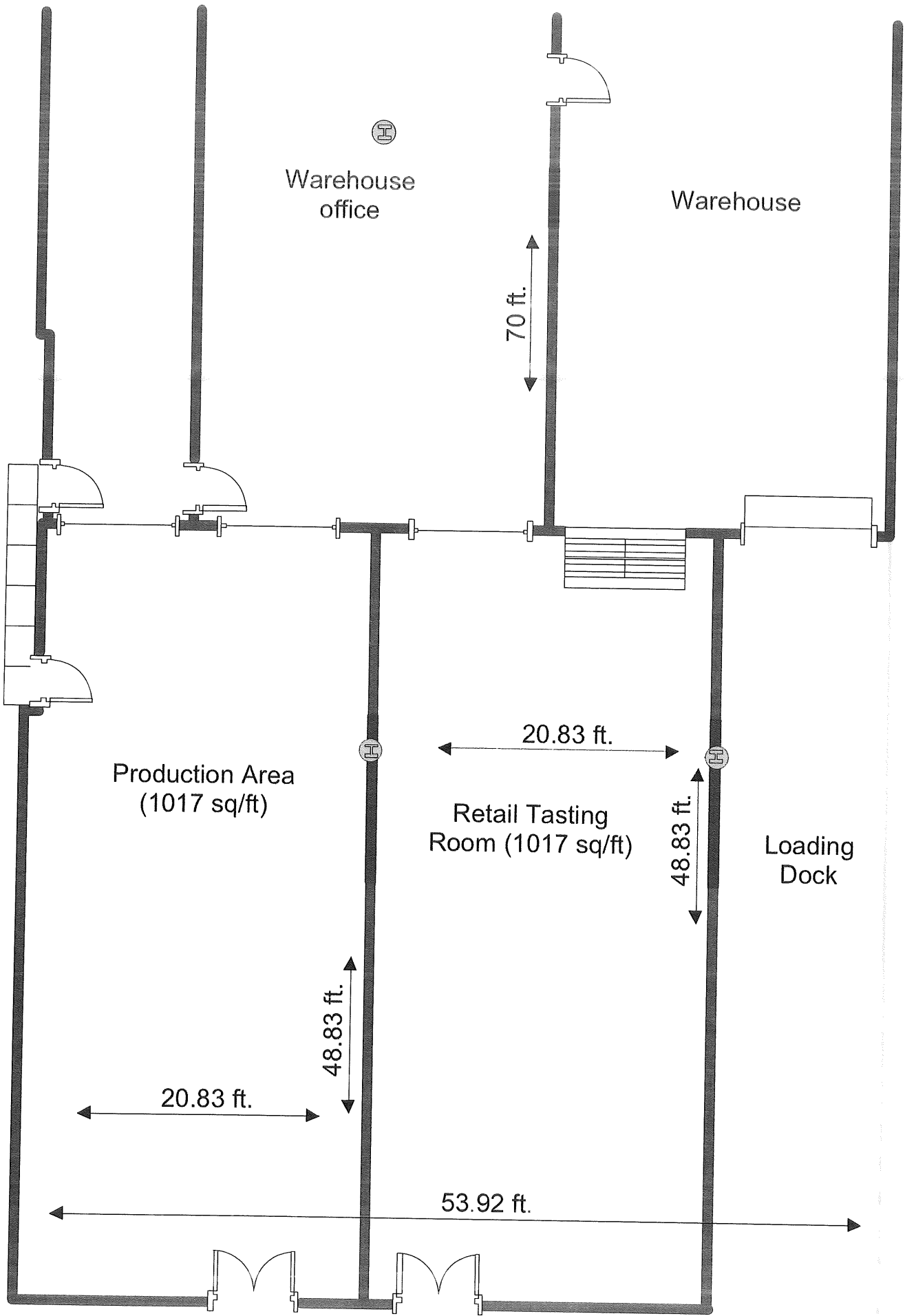
**SEEN TO AND AGREED:**

By: Ben Alexander *Ben Alexander* 4/2/10  
On behalf of Maine Mead Works Signature Date

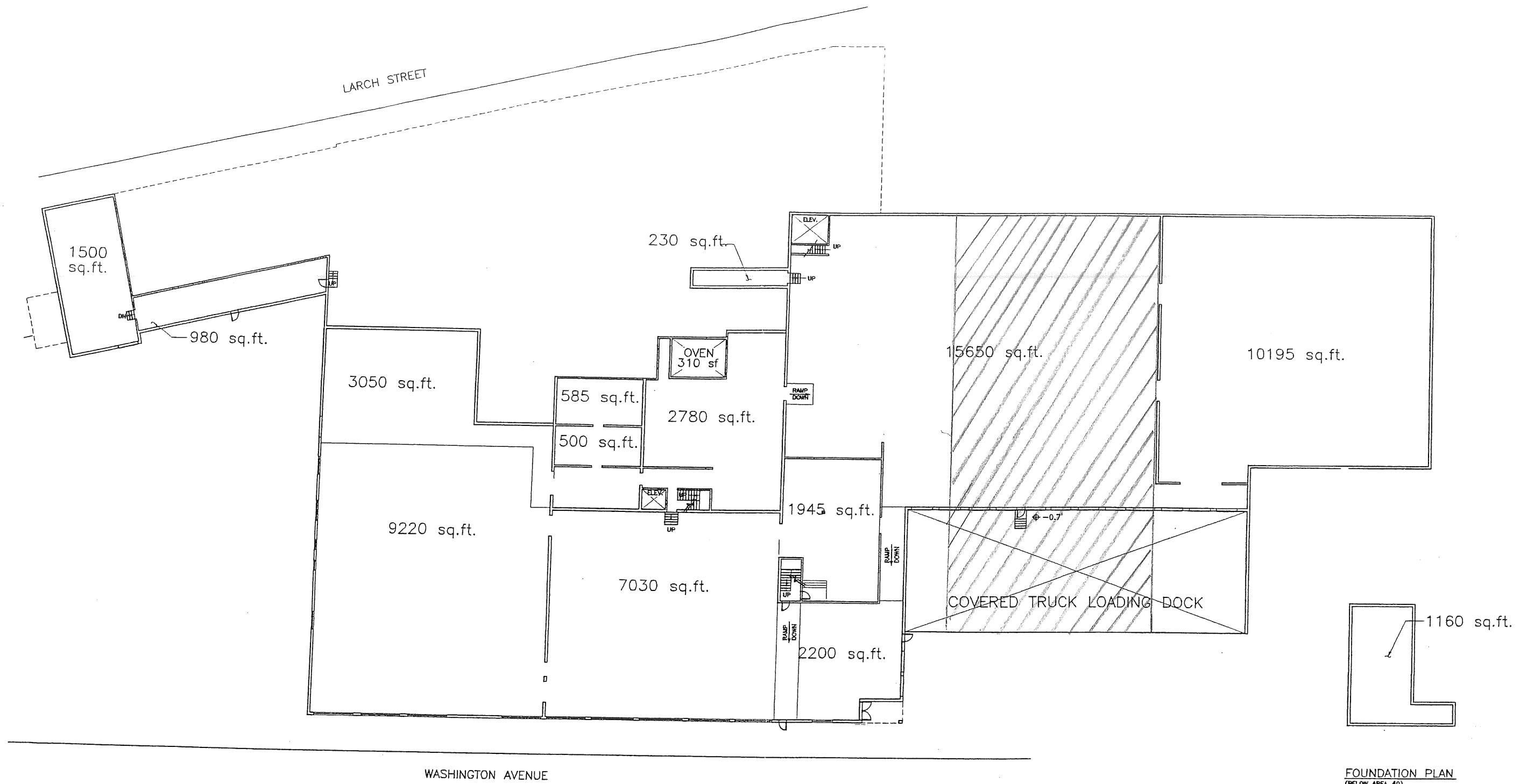
(Landlord)  
By: AOT GIRARD *AOT Girard* 4-7-10  
On behalf of Alpine Realty Signature Date



Floor Plan - 75 Washington Ave.



Floor Plan - 75 Washington Ave.



**FLOOR PLAN — LEVEL 1**  
55,865 SqFt

Scale: 1" = 30'-0"  
40

DEPT. OF PUBLIC SAFETY  
CITY OF CHICAGO  
APR 2 2009

FOUNDATION PLAN  
(BELOW AREA #0)