

Form # P 04

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

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ION

Permit Number: 090025

JAN 30 2009

This is to certify that THE ONETEN COMPANY LLC / Jon Sarr  
has permission to Change of use from Retail to Restaurant in kitchen equipment & necessary code changes

AT 110 EXCHANGE ST CE 032 H001001

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 work is put 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. CAPT. Keith Gauthier

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

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

Other \_\_\_\_\_

Department Name

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

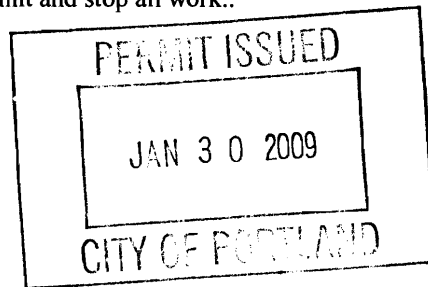
Permit No: 09-0025	Issue Date:	CBL: 032 H001001
-----------------------	-------------	---------------------

Location of Construction: 110 EXCHANGE ST (first floor)	Owner Name: THE ONETEN COMPANY LLC	Owner Address: 19 HANSON ST	Phone:
Business Name:	Contractor Name: Jon Sampson	Contractor Address: 63 Merrill Street Portland	Phone: 2073194368
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Vacant Retail Connected w/ permit#090015	Proposed Use: Commercial - Restaurant - Connected w/ permit#090015 Change of use from Retail to Restaurant install kitchen equipment & necessary code changes	Permit Fee: \$495.00	Cost of Work: \$40,000.00	CEO District: 1
Proposed Project Description: Change of use from Retail to Restaurant install kitchen equipment & necessary code changes		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: A-2 Type: 3 <i>IBC-2003</i>	
		Signature: <i>RG</i>		Signature: <i>AMB 1/30/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 01/09/2009	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

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 checked="" type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/cond for</i> Date: 1/8/09 <i>AB</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  <i>Any exterior work requires a separate permit w/ approval from Historic Preservation.</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

05/13/09 Close-in okay ~~MAE~~

07/01/09 need fire alarm  
report

need sprinkler alarm  
report

Temp CLO only ~~MAE~~

07/01 - 07/06/09

7/8/09 - left ucmsy w/ Harding S.

7/9/09 Spoke to Harding - They are open

Issues:

- Need Reports for FA & Sprinkler Sys.
- Need to pay for all outside dining permits.
- Need to adjust sign to be min. 8' and account for snow load.

Also per Sec. 3202 if below 15' cannot extend more than  $\frac{2}{3}$  over the width of the sidewalk measured from the building

7/9/09 Harding submitted the test reports,  
I gave them to Keith G. ~~MAE~~

~~MAE~~

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

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

<b>Permit No:</b> 09-0025	<b>Date Applied For:</b> 01/09/2009	<b>CBL:</b> 032 H001001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 110 EXCHANGE ST	<b>Owner Name:</b> THE ONETEN COMPANY LLC	<b>Owner Address:</b> 19 HANSON ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Jon Sampson	<b>Contractor Address:</b> 63 Merrill Street Portland	<b>Phone:</b> (207) 319-4368
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Restaurant - Connected w/ permit#090015 Change of use from Retail to Restaurant install kitchen equipment & necessary code changes	<b>Proposed Project Description:</b> Change of use from Retail to Restaurant install kitchen equipment & necessary code changes
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/09/2009

**Note:****Ok to Issue:** 

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 4) This property is located in a Pedestrian Activities District (PAD) which regulates first floor uses to retail-like and other uses as listed in the zoning ordinance. The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to their implimentation.
- 5) 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:** 01/30/2009

**Note:****Ok to Issue:** 

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) 1 hr. Fire rated door required in the common stairwell to the building at the landing to the basement.  
1 hr. Fire Rated, door required at the egress stairway to the basement storage
- 4) Plans shall be submitted for approval of the basement exit access proposal, and verification of smokeproof of the common wall to the boiler room.
- 5) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 6) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 7) Separate application required for approval of kitchen hood system and related shaft construction
- 8) Approval of license is subject to health inspections per the Food Code.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt. Keith Gautreau      **Approval Date:** 01/21/2009

**Note:** Need more info. What's the use? Mixed used, assembly, what occupancies are above. Need plans for detection and suppression?

**Ok to Issue:** 

- 1) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 2) Occupant load of 70 persons approved per plan submitted.
- 3) Hood system requires a separate permit.

<b>Location of Construction:</b> 110 EXCHANGE ST	<b>Owner Name:</b> THE ONETEN COMPANY LLC	<b>Owner Address:</b> 19 HANSON ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Jon Sampson	<b>Contractor Address:</b> 63 Merrill Street Portland	<b>Phone</b> (207) 319-4368
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) A single source supplier should be used for all through penetrations.
- 6) Make sure wall and ceiling enclosure protecting stair are 1hr fire rated.
- 7) Application requires State Fire Marshal approval.

**Comments:**

1/16/2009-lmd: Received fire suppression information from Harding, forwarded to Fire.

1/23/2009-jmb: Left a voicemail with Harding S. For detailed plans of the basement, including headroom and egress and use of said space, wall type detail of the 1 hr. Partitions, and location of the hand wash outside the warewash room.

1/26/2009-jmb: Harding S. Called to confirm the hoods and shaft are on a separate permit, and he will provide all other details tomorrow.

1/27/2009-jmb: Harding submitted details for review

1/29/2009-jmb: Spoke to Harding about the office space and questioned 2 egresses, does he have access through the common basement area, fire doors, separating wall in the basement and carrying beam height. Also informed that fire prevention would need to review this basement plan.

1/30/2009-jmb: Harding confirmed the beam height is 7'-1", and that no area is less than this, they do have access through the common area for egress and he will confirm or install 1 hour doors at the landing in the common stair and at the basement stair in the kitchen. We discussed providing a safe protected means to access the secondary egress with either boiler/oil tank protection or a rated exit access corridor. He will provide plans as a condition requirement prior to the close in inspection. Ok to issue



# 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>110 Exchange St.</u>		
Total Square Footage of Proposed Structure/Area <u>2450</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>H</u> Lot# <u>1</u>	Applicant *must be owner, Lessee or Buyer* Name <u>HAROLD SMITH</u> Address <u>73 Congress St. #1</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>319-4368</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>One Ten <del>Company</del> LLC</u> Address <u>110 Exchange St.</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>gallery/vacat</u> Number of Residential Units _____ If vacant, what was the previous use? <u>gallery</u> Proposed Specific use: <u>restaurant</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>installation of kitchen equipment, bar, building of wide template existing wall. do all necessary code changes for restaurant &amp; bar.</u>		
Contractor's name: <u>Jon Sampson</u>		
Address: <u>603 Merrill St</u>		
City, State & Zip: <u>Portland, ME 04101</u>		Telephone: <u>712-9147</u>
Who should we contact when the permit is ready: <u>HAROLD SMITH</u>		Telephone: <u>319-4368</u>
Mailing address: <u>73 Congress St. #1 Portland, ME 04101</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.

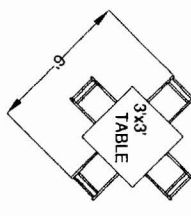
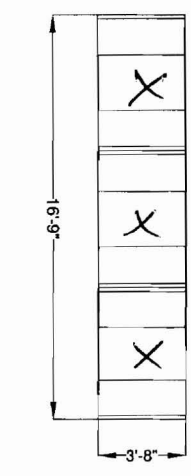
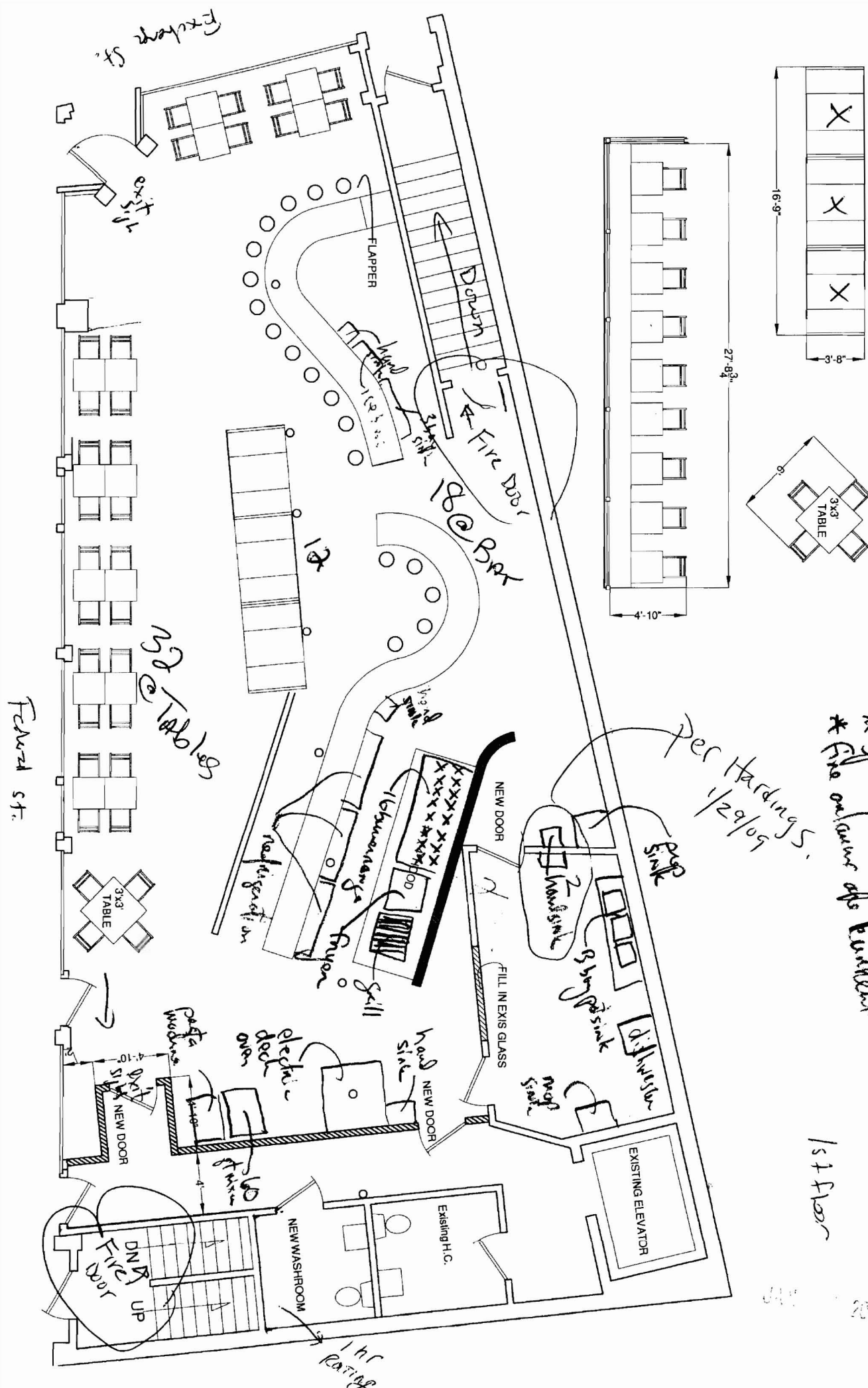
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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.

JAN 9 2009

Signature: [Signature] Date: 1/9/09

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



\* Sprinklers fully sprinkled  
 \* Fire alarm also present

Per Hardings  
 1/29/09

1st floor

Forward St.

Exit St.

12

18 @ Bar

12 @ Tables

3x3 TABLE

NEW DOOR

DN UP

NEW WASHROOM

EXISTING H.C.

EXISTING ELEVATOR

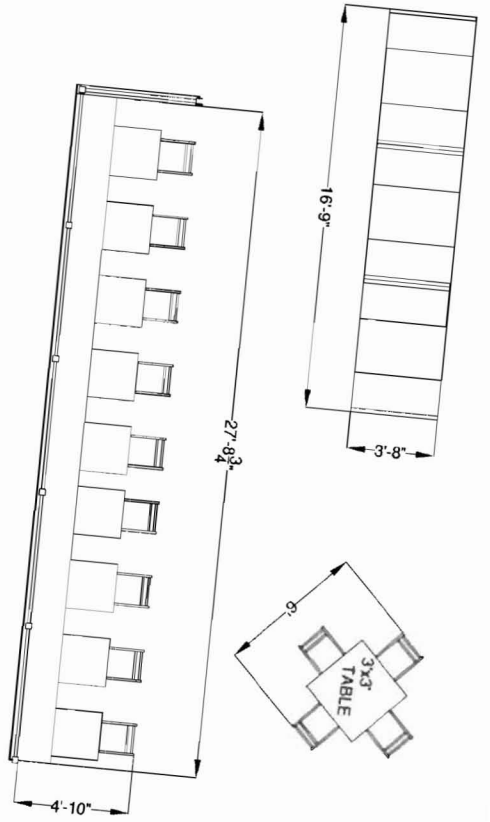
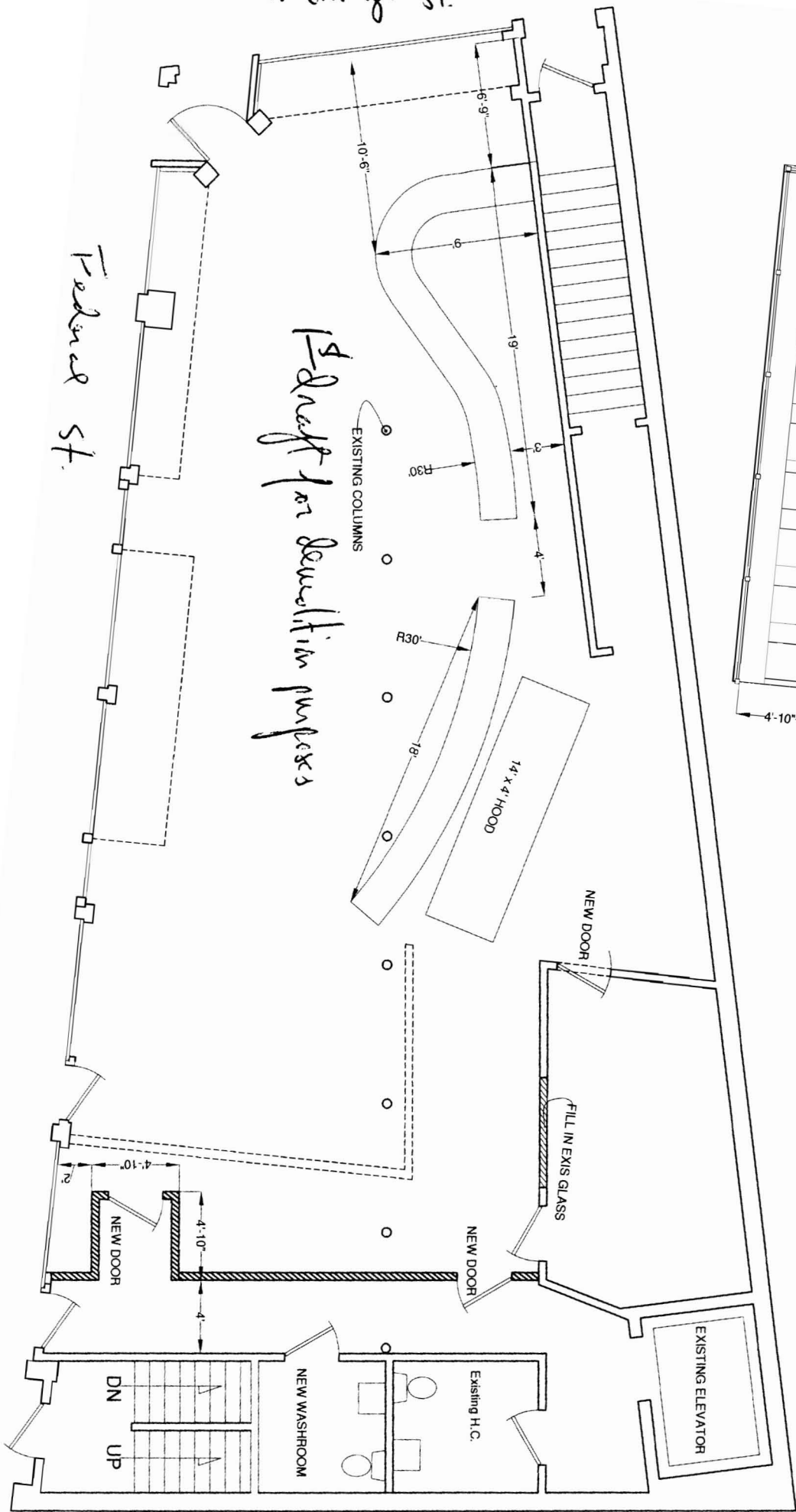
1 hr Rating

04/2009

Exchange St.

Federal St.

1<sup>st</sup> draft for demolition purposes





# SimplexGrinnell BE SAFE.

Page 3 of 3

## REPORT OF SPRINKLER INSPECTION

### 9. SPRINKLERS - PIPING

- a. Do sprinklers generally appear to be in good external condition?
- b. Do sprinklers generally appear to be free of corrosion, paint, or loading and visible obstructions?
- c. Are extra sprinklers and sprinkler wrench available on the premises?  
(# size, finish, temp. brand, of spare heads)
- d. Does the exposed exterior condition of piping, drain valves, check valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory?
- e. Does the hand hose on the sprinkler system appear to be in satisfactory condition?
- f. Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?

YES	NA	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 10. EXPLANATION OF "NO" ANSWERS AND DEFICIENCIES. (Sections 1d thru 9):

### 11. THE INSPECTOR SUGGESTS THE FOLLOWING NECESSARY IMPROVEMENTS. THESE SUGGESTIONS ARE NOT THE RESULT OF AN ENGINEERING SURVEY AND DO NOT REFLECT CONDITIONS ABOVE CEILINGS OR IN CONCEALED SPACES:

### 12. ADJUSTMENTS OR CORRECTIONS MADE:

*Note: Sprinklers to be replaced only*

### 13. LIST CHANGES IN OCCUPANCY, HAZARD OR FIRE PROTECTION SYSTEM, AS ADVISED BY CUSTOMER IN SECTION 1 a-c:

### 14. INSPECTION DEFICIENCIES AND SUGGESTED IMPROVEMENTS WERE DISCUSSED WITH THE CUSTOMER /CUSTOMER REPRESENTATIVE.

If No, explain.

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>

**IMPORTANT NOTICE TO CUSTOMER** Customer acknowledges and agrees that, in the absence of a Service Agreement between the parties, services hereunder are performed pursuant to the terms and conditions of this Report, agrees that the services have been completed to Customer's satisfaction and that the system is in good working order and repair, unless services performed were of a temporary nature, in which case Customer acknowledges that part of customer's system may have been bypassed or is otherwise inoperable until service can be completed. **CUSTOMER'S ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS AT THE REVERSE SIDE/END OF THIS REPORT.** This Agreement has been drawn up and executed in English at the request of and with the full concurrence of Customer. Ce contrat a été rédigé en anglais à la demande et avec l'assentiment du client.

CUSTOMER

PRINT NAME

Date: 11-14-08

SIMPLEXGRINNELL INSPECTOR SIGNATURE

DUPLICATE TO:

STREET:

CITY, STATE AND ZIP:

ATTN:

# SimplexGrinnell BE SAFE.

## REPORT OF SPRINKLER INSPECTION

Page 2 of 3

### 3. WATER SUPPLIES

a. Water supply sources? City: Gravity Tank: Pressure Fire Pump & Tank Pressure Fire Pump & City Pressure Fire Pump & Pond 

Water Flow Test Results Made During This Inspection

Test Pipe Located	Size Test Pipe	Static Pressure Before	Flow Pressure	Static Pressure After	Test Pipe Located	Size Test Pipe	Static Pressure Before	Flow Pressure	Static Pressure After
12"	12"	87	83	87					

### 4. TANKS, PUMPS, FIRE DEPT. CONNECTIONS

a. Do fire pumps, gravity, surface or pressure tanks appear to be in good external conditions?

b. Are gravity, surface and pressure tanks at the proper pressure and/or water levels?

c. Has the storage tank been internally inspected in the last 3 yrs. (unlined) or 5 yrs. (lined)?

Date: \_\_\_\_\_

d. Are fire dept. connections in satisfactory condition, couplings free, caps or plugs in place and check valves tight?

e. Are fire dept. connections visible and accessible?

YES	NA	NO

### 5. WET SYSTEMS

a. No. of systems: 1Make & Model: 3" Pump S380Fire Dept. W/V

b. Are cold weather valves in the appropriate open or closed position?

If closed, has piping been drained?

c. Has the Customer been advised that cold weather valves are not recommended?

d. Have all the antifreeze systems been tested?

Date: \_\_\_\_\_

The antifreeze tests indicated protection to: (Note temp &amp; type for each. Example: -15F/126C glycol or -15F/-26C glycerin)

System 1)	2)	3)
4)	5)	6)

e. Did alarm valves, water flow alarm devices and retards test satisfactory?

YES	NA	NO

### 6. DRY SYSTEMS

a. No. of systems: \_\_\_\_\_

Make &amp; Model: \_\_\_\_\_

Date last trip tested: \_\_\_\_\_

 Partial Full

b. Are the air pressure and priming water levels normal?

c. Did the air compressor operate satisfactorily?

d. Air compressor oil checked? Belt? 

e. Were auxiliary drains drained during this inspection?

No. of Aux. Drains: \_\_\_\_\_

Locations

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

f. Did all quick opening devices operate satisfactorily?

g. Did all the dry valves operate satisfactorily during this inspection?

h. Is the dry valve house heated?

i. Do dry valves appear to be protected from freezing?

Make: \_\_\_\_\_ Model: \_\_\_\_\_

YES	NA	NO

### 7. SPECIAL SYSTEMS

a. No. of systems: \_\_\_\_\_

Make &amp; Model: \_\_\_\_\_

Type: \_\_\_\_\_

b. Were valves tested as required?

c. Did all heat responsive systems operate satisfactorily?

d. Did the supervisory features operate during testing?

e. Has a supplemental test form for this system been completed and provided to the customer? (Please attach)

Auxiliary equipment: No. \_\_\_\_\_

Type: \_\_\_\_\_

Location: \_\_\_\_\_

Test results: \_\_\_\_\_

YES	NA	NO

### 8. ALARMS

a. Did the water motors and gong operate during testing?

b. Did the electric alarms operate during testing?

c. Did the supervisory alarms operate during testing?

YES	NA	NO



# PMA Order Entry Form

*WJH*  
1-10-08

PSR NAME: <i>Ramon Hanson</i>	CONTRACT # <i>10317915</i>
PSR EMPLOYEE # <i>1030018</i>	DATE ENTERED: <i>1/10/08</i>
CUSTOMER NAME: <i>Sh. Dry Air Company</i>	ENTERED BY: <i>[Signature]</i>
ADDRESS LINE 1: <i>10 Exchange St</i>	LEGACY AR#
ADDRESS LINE 2: <i>Dartmouth N.H. 03824</i>	CUSTOMER # <i>1813944</i>
CITY, STATE, ZIP: <i>Dartmouth N.H. 03824</i>	PARTY # <i>1030018</i>
BILL TO CUSTOMER: <i>Sh. Dry Air Company</i>	LEGACY AR#
ADDRESS LINE 1: <i>10 Exchange St</i>	CUSTOMER # <i>1813944</i>
ADDRESS LINE 2: <i>Dartmouth N.H. 03824</i>	PARTY # <i>10317915</i>
CITY, STATE, ZIP: <i>Dartmouth N.H. 03824</i>	

CONTACTS:	NAME	EMAIL ADDRESS	PHONE # / FAX #
AGREEMENTS:	<i>Justin O'Reilly</i>		<i>405-861-7000</i>
INSPECTIONS:			<i>703-236-7336</i>
SERVICE:			

RENEWAL TYPE:	PURCHASE ORDER #:
SPECIAL ACTION REASON:	BILLING FREQUENCY:
<i>*All multi-year contracts are special action</i>	SUMMARY PRINT:
EFFECTIVE DATES: <i>1/1/08</i>	CONSOLIDATED BILLING:
EXPIRATION DATES: <i>12/31/12</i>	ANNUAL CONTRACT VALUE: <i>\$0.00 1965.41</i>
NUMBER OF YEARS: <i>5</i>	TOTAL CONTRACT VALUE: <i>\$0.00 7678.05</i>

TYPE OF SYSTEM	TYPE OF CONTRACT	ANNUAL BREAKDOWN	TOTAL VALUE
SYSTEM 1: <i>Waterproofing</i>	<i>T-11</i>	<i>640.75</i>	<i>\$0.00 3201.25</i>
SYSTEM 2: <i>PA</i>	<i>T-11</i>	<i>599.67</i>	<i>\$0.00 2998.35</i>
SYSTEM 3: <i>PA</i>	<i>T-11</i>	<i>38.41</i>	<i>\$0.00 192.05</i>
SYSTEM 4: <i>PA</i>	<i>T-11</i>	<i>271.08</i>	<i>\$0.00 1355.40</i>
SYSTEM 5: <i>PA</i>	<i>T-11</i>	<i>103.00</i>	<i>\$0.00 206.00</i>

SYSTEM COVERAGE	# OF INSPECTIONS	ESTIMATED HOURS	INSPECTION MONTHS
SYSTEM 1: <i>T-11</i>	<i>1</i>		<i>2.5, 8, 11</i>
SYSTEM 2: <i>T-11</i>	<i>1</i>		<i>3</i>
SYSTEM 3: <i>T-11</i>	<i>1</i>		<i>3</i>
SYSTEM 4: <i>T-11</i>	<i>1</i>		<i>3</i>
SYSTEM 5: <i>T-11</i>	<i>1</i>		<i>3</i>

QUOTA CREDIT	ADD'L APPROVAL NEEDED	IPP PROPOSAL #
SYSTEM 1: <i>100%</i>		
SYSTEM 2:		
SYSTEM 3:		
SYSTEM 4:		
SYSTEM 5:		

DISCOUNT %	DISCOUNT REASON	SSS or LEAD SALE	LEAD PROVIDED BY:

ADDITIONAL NOTES:

*Customer called 1/22/08 and requested monthly billing.*

By signing below, I certify that the information set forth on this Service Agreement Contract Entry Form is true and correct to the best of my knowledge. I acknowledge and agree that any compensation paid will be paid in accordance with SimplixGrinnell's applicable compensation plan.

*XC Ramon Hanson*      *X-2 LH 1-10-08*  
 PMA Sales Representative (Signature and Date)      Total Service Manager (Signature and Date)

# SimplexGrinnell BE SAFE.

Task #

16478066

SR#

11158736

## REPORT OF SPRINKLER INSPECTION

Date

Page 1 of 3

11/14/08

CUSTOMER	110 Exchange	INSPECTOR NAME	Tom Szostak
BUILDING / LOCATION	110 EXCHANGE	SIMPLEXGRINNELL OFFICE	
STREET	110 Exchange St		147
CITY / ST / PROV / ZIP / PC	Portland ME 04101		
ATTN:	Justin O'Brien	PHONE #	517 66440
PHONE #	115-855	LICENSE #	201

### 1. GENERAL (To be answered by Customer.)

- a. Have there been any changes in the occupancy classification, machinery or operations since the last inspection?
- b. Have there been any changes or repairs to the fire protection systems since the last inspection?
- c. If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced?

If answered "yes" to a, b or c, list changes in Section 13.

- d. Has the piping in all dry systems been checked for proper pitch within the past five years?

Date last checked: \_\_\_\_\_ (check recommended at least every 5 years)

- e. Has the piping in all systems been checked for obstructive materials?

Date last checked: 6/24/08 (check required at least every 5 years)

- f. Have all fire pumps been tested to full capacity using hose streams or flow meters within the past 12 months?

- g. Are gravity, surface or pressure tanks protected from freezing?

- h. Standard sprinklers 50 years old or older? (Circle) QR (20yr) Dry (10 yr) >325F/163C (5yr) Corrosive env't. (5yr.)

(Testing or replacement required for these types of sprinklers.)

- i. Are any extra high temperature solder sprinklers regularly exposed to temperatures near 300F/149C?

- j. Have gauges been tested, calibrated or replaced in the last 5 years?

Date

- k. Alarm valves and associated trim been internally inspected past 5 years?

Date

- l. Check valves internally inspected in the last 5 years?

Date

- m. Has the private fire main been flow tested in last 5 years?

Date

- n. Standpipe 5 year requirements.

1. Dry standpipe hydrostatic test

Date

2. Flow test

Date

3. Hose hydrostatic test

Date

4. Pressure control valve test

Date

5. Pressure reducing valve test

Date

- o. Have pressure reducing valves been tested at full flow within the past 5 years?

Date

- q. Have master pressure reducing valves been tested at full flow within the past 1 year?

- r. Have the sprinkler systems been extended to all areas of the building?

- s. Are the building areas protected by a wet system heated, including its blind attics and perimeter areas?

- t. Are all exterior openings protected against the entrance of cold air?

### 2. CONTROL VALVES

- a. Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?

- b. Are all control valves sealed or supervised in the open position?

Control Valves	# of Valves	Type	Easily Accessible		Signs		Valve Open		Secured? IF YES, HOW?		(Sealed?) (Locked?) (Supvd.?)	Supervision Operational	
			YES	NO	YES	NO	YES	NO	YES	NO		YES	NO
CITY CONNECTION													
TANK													
PUMP													
SECTIONAL													
SYSTEM			✓		✓		✓		✓		✓	✓	✓
ALARM LINE													

### Location of Control Valves:


SG071607 (Rev. 01/08)

DISTRICT

Copyright 2008 SimplexGrinnell LP. All rights reserved

copy

COMMERCIAL LEASE (GROSS/MODIFIED GROSS)

1. PARTIES: **OneTen Company, LLC**, a Maine Limited Liability Company with a mailing address of 19 Hanson Street, Portland, Maine 04103 ("**LANDLORD**") hereby leases to **HARDING LEE SMITH** with a mailing address of 73 Congress St. A1, ("**Tenant**") and Tenant hereby leases from Landlord the following described premises.

2. PREMISES: The premises are the interior portions of the ground (first) floor, existing restroom and storage closet, and basement of Landlord's building located at 110 Exchange Street, and are deemed to contain two thousand four hundred fifty (2450) square feet of rentable space. Certain portions of the first floor and basement of 110 Exchange Street are excluded from the Premises: (i) the basement "boiler room" and electrical/heating/elevator room; (ii) the access stairwell to the basement; and (iii) the common access/hallway off the Federal Street entrance on the ground floor and any other ground (first) floor common areas or facilities (herein, the said ground (first) floor interior space, excluding the excluded areas, the "**Premises**" or "**leased premises**"). The Premises are depicted on the attached **Exhibit A**, and are a portion of the Landlord's property described in that certain deed recorded in the Cumberland County Registry of Deeds in Book 25587, Page 251 (the property described in said deed being the "**Landlord's Property**").

Tenant shall have a right in common with Landlord and others to use of the following common facilities and areas: (1) the access stairwell to the basement; (2) the Federal Street entrance and hallway space for the purposes of access to and from the Premises and bathroom and storage closet, provided that deliveries are to be made through the most westerly, secondary Federal Street entrance only and not the common hallway entry (Tenant is granted no right to use the common hallway entry for deliveries); (3) portions of the basement that are not part of the Premises for purposes of Tenant's access to Tenant's basement space for purposes of restaurant-related uses only (e.g., storage, food preparation, and restaurant office space); (4) a right to locate venting and related equipment to be installed from the Premises through the building's interior and/or common space as necessary, in a mutually agreed upon configuration and location (and subject to provisions of this Lease concerning Tenant's Work and alterations), and to enable Tenant access to such equipment for purposes of maintenance and repair; (5) to the extent not covered by the foregoing, all entrances and exits associated with the Premises; (6) with respect to the two (2) bathrooms in the common hallway area (the "**Hallway Bathrooms**"), one of which is to be constructed by Tenant as part of Tenant's Work described below, Landlord reserves the right during the term of this Lease to permit the Hallway Bathrooms to be used by other tenants, occupants and their respective invitees in the Landlord's Property for the limited purpose of providing restroom access to any such individuals who are disabled or who have conditions that are described in or benefited by accessibility laws and regulations, federal, state and local. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. Tenant acknowledges that: a) Landlord has made no representations and Tenant is not relying on any representations about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that Tenant has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM; PRE-LEASE PERIOD; LANDLORD'S RETAINED RIGHT TO USE PREMISES: The term of this Lease shall be as follows, unless sooner terminated as herein provided: FIVE (5) years (plus the number of days in the last month, if any, described below), said term to commence on **January 2, 2009** (the "**Commencement Date**") and to end at midnight on **January 31, 2014**. Rent shall commence on **April 1, 2009** (the "**Rent Commencement Date**"). Tenant shall have access to the Premises after full execution of the Lease and prior to the Commencement Date (the "**Pre-Lease Period**"), for only the purpose of conduct of design work, measuring and space planning, provided that Tenant has obtained all of its necessary and required insurance coverages and is otherwise in compliance with the terms of this Lease. All such entries by Tenant during the Pre-Lease Period shall be at Tenant's sole cost and risk. No business, Tenant Work or other construction, alteration or modifications may be made by Tenant during the Pre-Lease Period. Landlord expressly reserves during the Pre-Lease Period the right to enter upon, occupy and use the Premises for any purposes that do not interfere with tenant's design work, measuring or space planning, including without limitation art exhibitions, art openings and similar events or operations. Landlord shall be responsible to maintain or cause to be maintained appropriate liability insurance related to its operations and use during the Pre-Lease Period, if any. Landlord's rights include the right to charge occupancy charges, rents, etc.

4. RENT: Beginning on the Rent Commencement Date Tenant agrees to pay to Landlord an annual base rent as follows:

DISCLAIMER: THIS IS A LEGAL DOCUMENT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this 12 day of December, 2008.

Tenant:

Sunshine Acres, LLC

Legal Name of Tenant

[Signature] 12/12/08

Signature

DATE

Harold Smith, owner

Name/Title

[Signature]

Witness

Landlord:

OneTen Company, LLC,

Legal Name of Landlord

[Signature] [Signature]

Signature

DATE

Justin O'Reilly

Name/Title

[Signature]

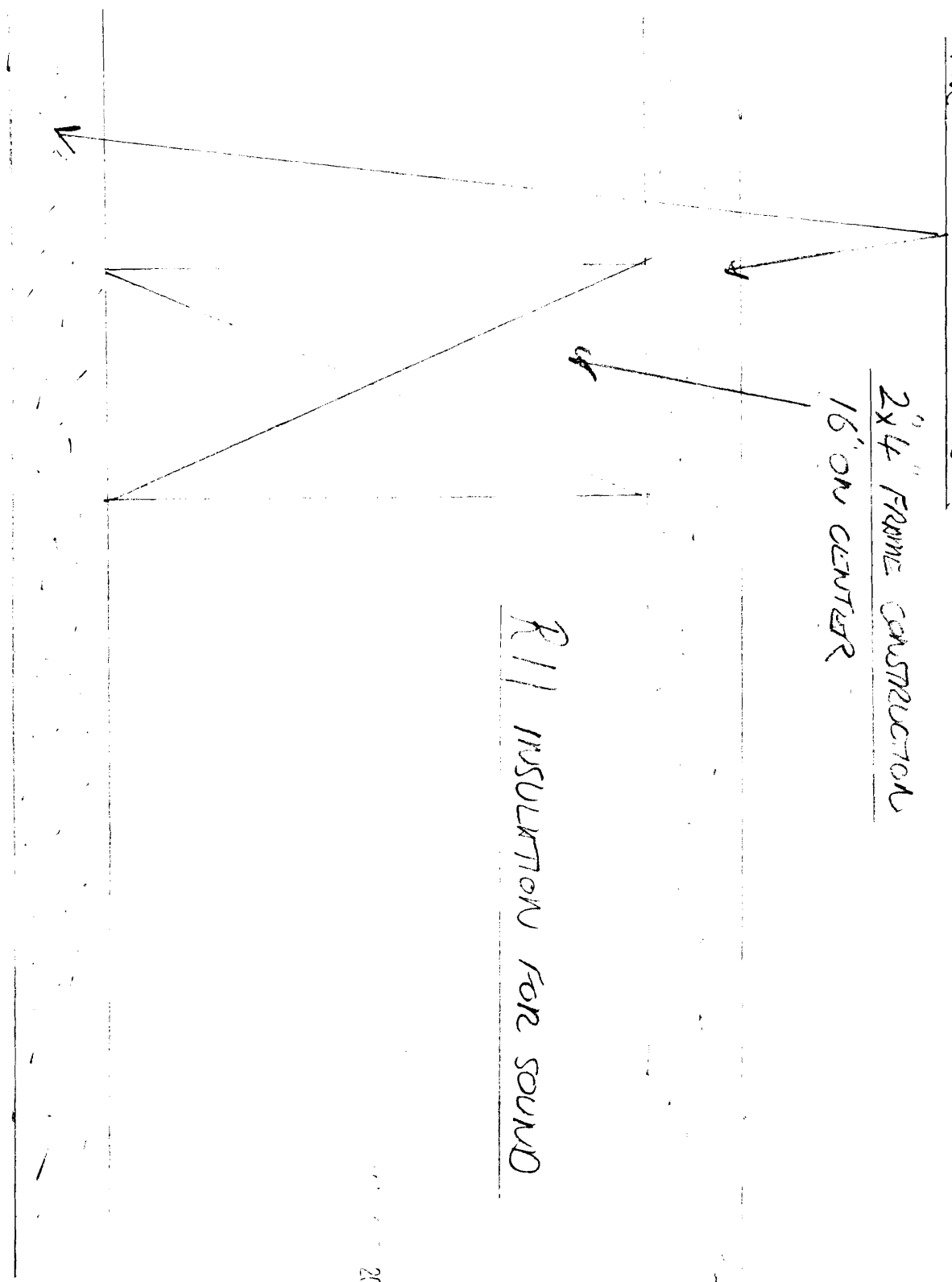
Witness

1) 2x4s with 1/2" sheetrock construction ground floor  
110 exchange 1 hour rating

FIRE RATED TYPE X 5/8"

2x4" FRAME CONSTRUCTION  
16" ON CENTER

R11 INSULATION FOR SOUND



## 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.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use, including health inspection. 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.

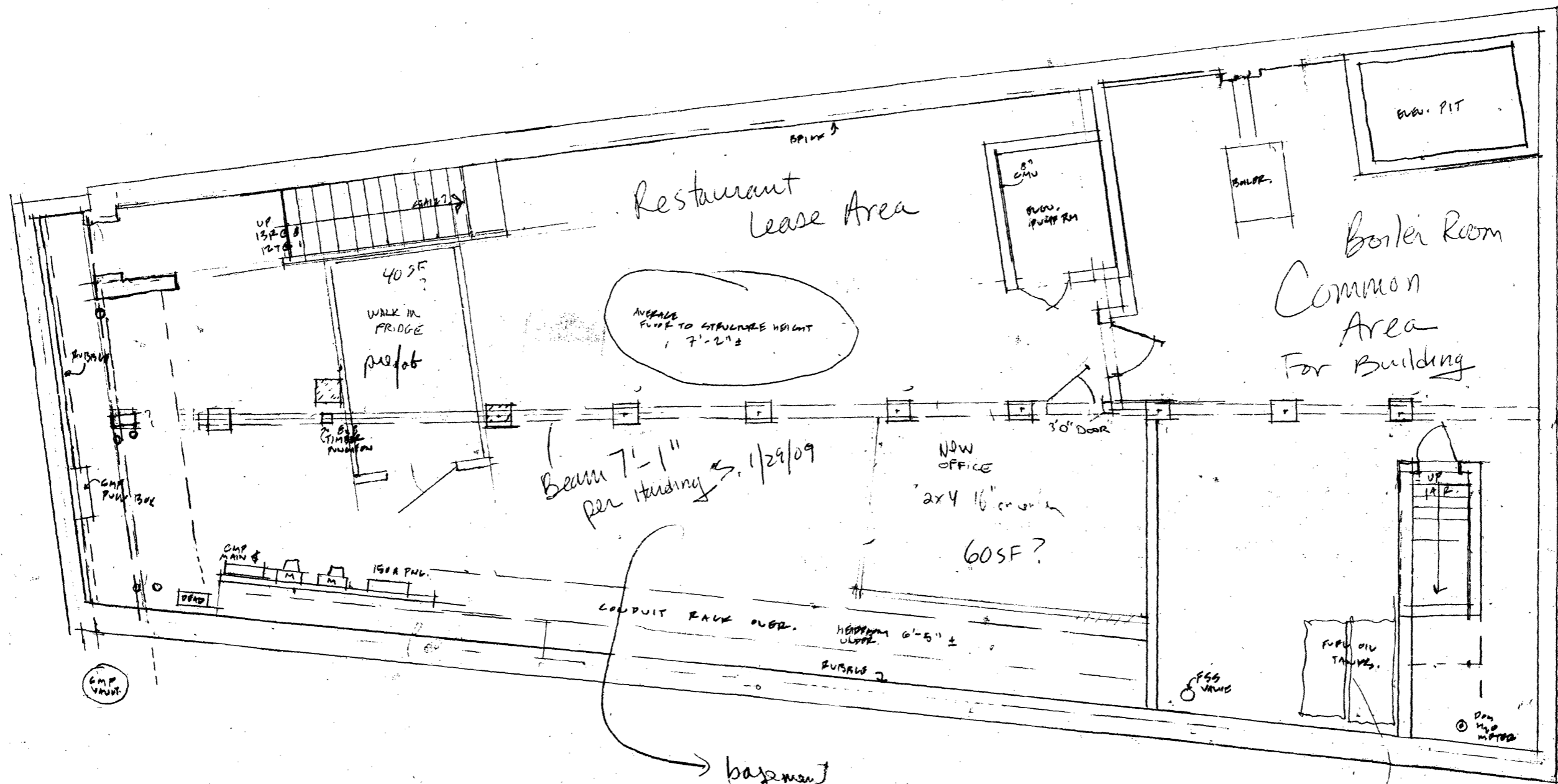
  
\_\_\_\_\_  
Signature of Applicant/Designee

1/30/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

1/30/09  
\_\_\_\_\_  
Date





Beam 7'-1" per heading 5/1/29/09

AVERAGE RISE TO STRUCTURE HEIGHT 7'-2 1/2"

basement is fully sprinkled & tested

11 MAY 27 2009

110 Exchange Street Portland, Maine Existing Conditions - March 2008	Drawing Number: <b>EG-2</b> Title: BASEMENT FLOOR PLAN
Buell Heminway ARCHITECTS PO Box 17733 DIS - Portland, Me 04112 (207) 772-8892 - FAX 772-2870	Date: 5/7/08 Scale: 1/4" = 1'-0" Drawn By: Pomeroy

© 2008



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

1.9 2009

---

Received from Merding Smith -

Location of Work 110 Exchange

Cost of Construction \$ \_\_\_\_\_ Building Fee: 400

Permit Fee \$ 495 Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 15

Total: 495

Building (I1) \_\_\_\_\_  Plumbing (I5) \_\_\_\_\_  Electrical (I2) \_\_\_\_\_  Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 32-111

Check #: \_\_\_\_\_ Total Collected \$ 495

**No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

110 EXCHANGE ST

CBL 032 H001001

Issued to

The Oneten Company Llc /Jon Sampson

Date of Issue

07/01/2009

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. 09-0025, 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

The Corner Room

APPROVED OCCUPANCY

Commercial Restaurant

Use Group A2

Type 3B

IBC 2003

**Limiting Conditions:**

Temporary occupancy for soft opening from 07/01/2009 until 07/17/2009.  
Occupant load: 80

This certificate supersedes  
certificate issued

Approved:

07/16/09  
(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

Bill P.F.D.  
07/16/09

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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

110 EXCHANGE ST

CBL 032 H001001

Issued to

The Oneten Company Llc /Jon Sampson

Date of Issue

07/21/2009

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. 09-0025, 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

The Corner Room

APPROVED OCCUPANCY

Commercial Restaurant

Use Group A2

Type 3B

IBC 2003

Limiting Conditions:

Occupant load: 80

This certificate supersedes  
certificate issued 7/1/09

Approved:

7/21/09

(Date)

*Jon Sampson*  
Inspector

*Jon Sampson* 7/22/09  
Inspector of Buildings

W. H. K. Sautter

07/22/09

Notice: This certificate identifies the location 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.

1/16

Washroom - 75 sprinkled. - tested Nov 14, 2008

ENTIRE BUILDING SPRINKLED.

Occupancy 70 -

USE - RESTAURANT

110 EXCHANGE - 032 - H - 001