

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that RREEF AMERICA REIT III CORP Z4, ** Located At 2 PORTLAND SQ
RREEF AMERICA REIT III CORP Z4

CBL: 038 - - B - 002 - 001 - - - -

Job ID: 2011-06-1330-ALTCOMM

has permission to 6th floor

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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.**

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1330-ALTCOMM

Located At: 2 PORTLAND SQ

CBL: 038 - - B - 002 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. This property shall remain a offices. Any change of use shall require a separate permit application for review and approval.

Fire

Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.

Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

All construction shall comply with City Code Chapter 10.

Fire extinguishers are required. Installation per NFPA 10.

Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

Capt. Gautreau

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1330-ALTCOMM	Date Applied: 6/8/2011	CBL: 038 - - B - 002 - 001 - - - - -	
Location of Construction: 2 PORTLAND SQ - 6 th Floor	Owner Name: * RREEF AMERICA REIT III CORP Z4	Owner Address: PO BOX 4900 DEPT SCOTTSDALE, AZ - ARIZONA 85261	Phone:
Business Name: Stone Coast Fund Services - Marc Keffer	Contractor Name: TBD	Contractor Address:	Phone: 699-2680
Lessee/Buyer's Name:	Phone:	Permit Type:	Zone: B-3
Past Use: Offices (6 th floor)	Proposed Use: Same: Offices (6 th floor)- to make alterations as per plans	Cost of Work: \$45,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 2B JBC 99
Proposed Project Description: Office renovations 6 th floor		Signature: CAPT. K. [Signature] Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

- 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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: [Signature] Conditions 6/13/11	Date:	Date: [Signature]

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	PHON

6/8/11 # 2011 06 1330

66



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.

m Q
B-3

Location/Address of Construction		2 Portland Square, 6th floor	
Total Square Footage of Proposed Structure/Area 6th floor, 22,000 sq.ft.		Square Footage of Lot 39620	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 038, B, 2		Applicant *must be owner, Lessee or Buyer* Name: Marc Keffer Address: Stone Coast Fund Services, 300 Fore St., Portland, ME 04101 Telephone: 207-699-2680	
Lessee/DBA (If Applicable) Stone Coast Fund Services 300 Fore St. Portland, ME JUN - 8 2011		Owner (if different from Applicant) Name: RREEF-AMERICA REIT III CORP Z4 Address: PO BOX 4900 DEPT 207 SCOTTSDALE AZ 85261 City, State & Zip: _____ Cost Of Work \$ 45,000 C of O Fee \$ _____ Total Fee \$ 470.00	
Current legal use (i.e. single family) <u>Business</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Business</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: Construction of 4 new office partitions, change entry doors, relocation of one hall door, installation of two showers, construction of new coat closet, add additional sink and dishwasher to kitchen. Under separate permit, Owner (not Lessee) will enclose and demise atrium between 6th and 7th floors			
Contractor's name <u>TBD</u> Address _____ City, State & Zip _____ Telephone _____ Who should we contact when the permit is ready <u>Marc Keffer, Stone Coast Fund Services</u> Telephone: <u>699-2680</u> Mailing address: <u>300 Fore St. 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, 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 [Signature] Date June 7 2011

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



Certificate of Design Application

From Designer: Brewster Buttfield, Prospect Design
Date: June 3, 2011
Job Name: Stone Coast Fund Services
Address of Construction: 2 Portland Square, Portland, ME

2003 International Building Code

Construction project was designed to the building code criteria listed below

Building Code & Year: IBC 2003 Use Group Classification (s): Business, Group B

Type of Construction: Existing

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC: Yes, existing

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3): Vertical Separation

Supervisory alarm System? Yes, Existing Geotechnical/Soils report required? (See Section 1802.2): N/A

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1809.3)
 Building category and wind importance Factor, w (table 1604.5, 1609.5)
 Wind exposure category (1609.4)
 Internal pressure coefficient (ASCE 7)
 Component and cladding pressures (1609.1.1, 1609.6.2.2)
 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)
 Seismic use group ("C category")
 Spectral response coefficients, S_D s & S_1 (1615.1)
 Site class (1615.1.3)

N/A Live load reduction
 Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.7.3, 1608)
 Ground snow load, P_g (1608.2)
 If $P_g > 10$ psf, flat-roof snow load, P_f
 If $P_g > 10$ psf, snow exposure factor, C_e
 If $P_g > 10$ psf, snow load importance factor, I_s
 Roof thermal factor, C_t (1608.4)
 Sloped roof snow load, P_s (1608.4)
 Seismic design category (1616.3)
 Basic seismic force resisting system (1617.6.2)
 Response modification coefficient, R , and
 deflection amplification factor, C_d (1617.6.2)
 Analysis procedure (1616.6, 1617.3)
 Design base shear (1617.4, 1617.5.1)

Flood loads (1503.1.6, 1612)

N/A Flood Hazard area (1612.3)
 Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
 Partition loads (1607.5)
 Misc loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: Brewste Buttfeld

Address of Project 2 Portland Square, 6th Floor

Nature of Project: Creation of 4 new office partitions, installation of two shower enclosures, minor renovations to existing entry and kitchen

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature *Bruce*

Title _____

(SEAL)

Firm Prospect Design

Address 424 Fore Street

Portland, ME 04101

Phone 207-749-7400

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: June 3, 2011

From: Brewster Buttfield, Prospect Design

These plans and / or specifications covering construction work on
2 Portland Square, 6th Floor Renovations

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments

Signature Brewster Buttfield

Title _____

(SEAL)

Firm PROSPECT DESIGN

Address 424 FORD ST

PORTLAND ME

Phone 207 749 7400

For more information or to download this form and other permit applications visit the Inspections Division on our web site at www.portlandmaine.gov

One Canal Plaza
Portland, ME 04101

T 207 772 1333
F 207 871 1288

www.boulos.com

April 6, 2011

Michael McDonald
CBRE | Boulos Property Management
One Portland Square
Portland, ME 04101

RE: Letter of Intent
2 Portland Square, 6th Floor
Portland, ME

Dear Mike:

This letter sets forth the terms and conditions under which **Stone Coast Fund Services, LLC** (hereinafter referred to as "Tenant") is willing to enter into a lease agreement with **RREEF, America REIT III – Z4, LLC**, (hereinafter referred to as "Landlord") for space at the above-referenced location.

Property Address: Portland Square, 6th Floor
Portland, ME

Tenant: Stone Coast Fund Services, LLC

Landlord: RREEF, America REIT III – Z4, LLC

Demised Premises: The demised premises shall be deemed to contain 22,253± r.s.f. of leased space on the 6th floor.

Lease Term: Ten (10) years from occupancy date.

Option Term: Two (2), five (5) year renewal options.

Occupancy Date: The later of July 1, 2011 or upon Tenant receiving a Certificate of Occupancy for the demised premises. Tenant agrees to work in good faith to occupy the demised premises by July 1, 2011, but in no event shall Occupancy and Lease Term commence later than August 1, 2011.

Rent Commencement Date: Ten (10) months from Occupancy Date.

Landlord's Work: Landlord shall, at Landlord's expense, remove the stairwell between the 6th and 7th floors and complete any other work necessary to completely demise the premises. In addition, Landlord will provide Tenant with \$22.00/rsf in Tenant Improvement Allowance to be spent or retained by Tenant at Tenant's sole discretion. Said TI allowance will be paid to the Tenant within sixty (60) days of Tenant receiving a Certificate of Occupancy for the demised premises.

Tenant's Work: Any and all modifications to the building by Tenant or Tenant's agent shall be submitted to Landlord for its approval prior to commencement of work. Tenant agrees that all work shall be completed in compliance with all applicable state and municipal building codes and ordinances.

Lease Rate: Years 1-3: \$23.00/rsf Modified Gross
Years 4-10: 2.5% annual escalators

Option Rent: * Years 11-15: At then market rates, but in no event more than 2.5% increase over the previous year's rent.

* Subject to
PREF Portfolio / Corporate Approval
Years 16-20: At then market rates, , but in no event more than 2.5% increase over the previous year's rent.

The above rent is quoted on a Modified Gross. Therefore, it includes Tenant's pro rata share of all Base Year 2012 operating expenses for this property, including real estate taxes, building repairs and maintenance, management, building insurance, water and sewer, parking lot maintenance, grounds maintenance, common area lighting and common area cleaning, etc. Tenant to pay its pro rata share of annual increases over base year. The rent does not include Tenant's premises electricity costs or HVAC expense. Tenant is directly responsible for its utility expenses for lights, plugs, & HVAC. Tenant is also responsible for its premises' janitorial costs.

Use: Tenant will use the demised premises as general office space.

Security Deposit: None. Subject to Landlord's approval of Tenant's financial statements.

Signage: Tenant shall be provided directory and suite signage at Landlord's expense. Landlord will consider exterior signage option to be mutually agreed upon at Tenant's expense.

Parking: Tenant shall have five (5) garage parking spaces on site and 1.5 spaces per 1,000 rsf on abutting surface lots at market rates (currently \$125 and \$105/space per month).

Brokerage Commission: Within 45 days of Lease signing Landlord shall pay Paragon Commercial Real Estate pursuant to its Listing Agreement. PCRE will then compensate CBRE | The Boulos Company a fee equal to 5% of the aggregate amount of the Lease for years 1-5 and 2.5% of the aggregate rent for years 6-10. Should Tenant expand and take additional space during the initial Lease term, and Tenant is not represented with a written agreement by another broker, a fee will be due based upon the above listed terms.

Financials: It is understood that any lease agreement is subject to Landlord's prior approval of Tenant's financial statements and past credit history. If requested by Landlord, and subject to execution of a mutually agreeable nondisclosure agreement, then Tenant shall submit such information to Landlord within five (5) days of full execution of this Letter of Intent.

Assignment / Sublet: Tenant shall be permitted to assign lease or sublet space with Landlord's prior written consent. Such consent not to be unreasonable withheld or delayed.

Zoning: It is the responsibility of Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord and CBRE | The Boulos Company make no representations or warranties as to the suitability of, or the ability to obtain regulatory approval for, the subject premises for Tenant's intended use.

Letter of Intent Expiration: This offer to lease is valid until April 7, 2011, but may be revoked by either party at any time without prior written notice.

Facsimiles: The undersigned jointly and severally agree to accept fax copies of the documents which have been sent by 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 fourteen (14) days of the full execution of this Letter of Intent. In the event Tenant and Landlord have not executed a mutually agreeable lease within fourteen (14) days of Tenant's receipt of Landlord's lease, Tenant's deposit shall be returned and neither party is under any further obligation to the other.

Conditions: The reception desk that is currently located within the demised premises shall remain and become the property of the Tenant.

Miscellaneous: This Letter of Intent represents the preliminary understanding of the parties with respect to the proposed Lease. This letter is not intended to constitute a binding or enforceable contract nor does it constitute a legal obligation on either party. Further, the basic terms set forth are subject to both parties entering into a mutually agreeable written Lease agreement to be fully executed by both Landlord and Tenant.


Very truly yours,



Joseph Porta
CBRE | The Boulos Company


SEEN AND AGREED TO:

RREEF, America REIT III - Z4, LLC, Landlord


By: David F. Crane
Its: Vice President

4/6/11
Date:

Stone Coast Fund Services, LLC, Tenant


By: Marc Kell
Its:

4/6/11
Date:



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 7 2011

Received from 2100 Commercial Services

Location of Work 2 Railroad Sq. 6th floor

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 035 B002

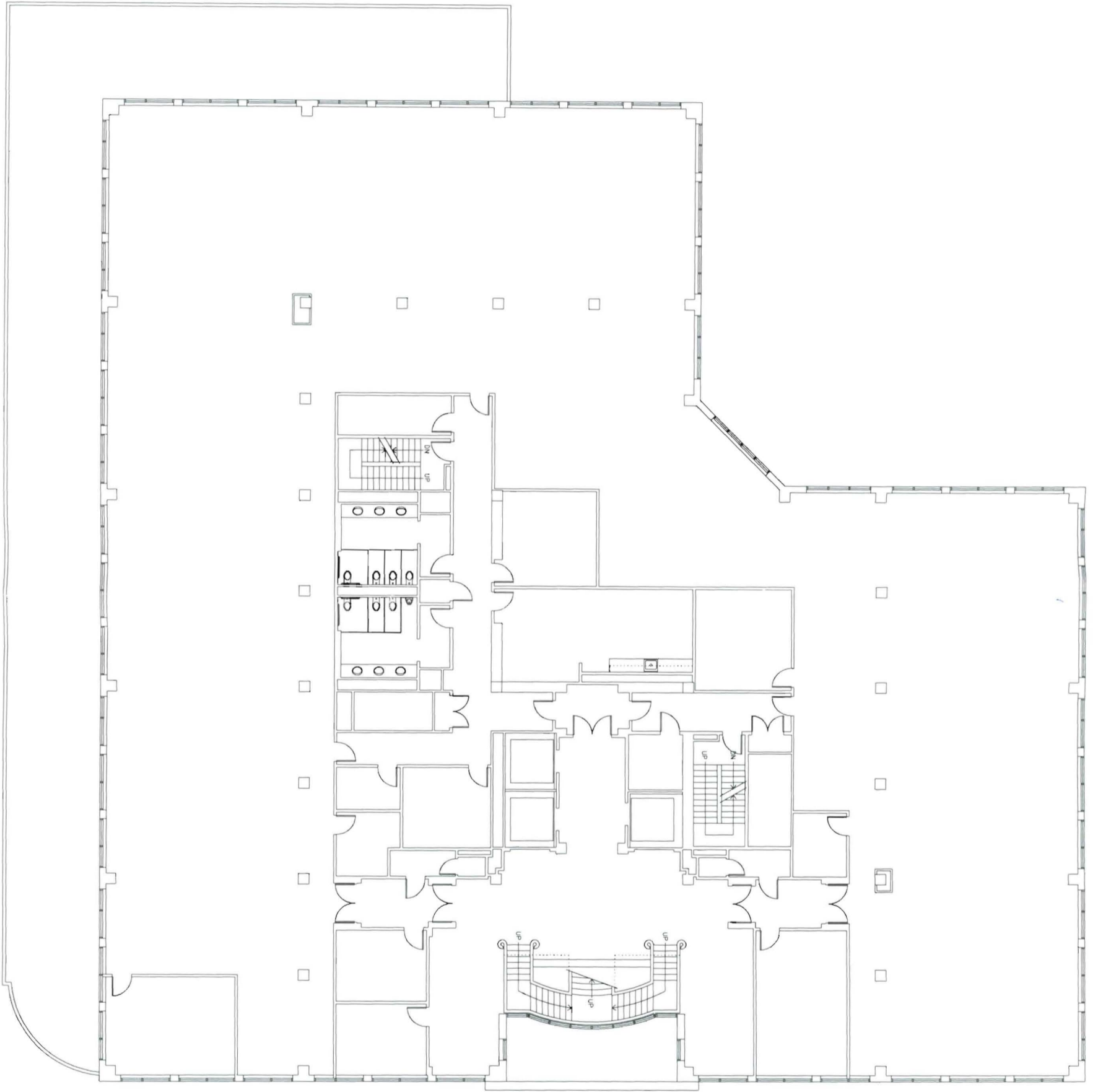
Check #: 1336 Total Collected \$ 470.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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

8TH FLOOR EXISTING PLAN
1/8" = 1'-0"



E-1.1

DATE	
DRAWN BY	
REVISION	

SHEET TITLE
EXISTING 8TH FLOOR PLAN

300 Fore Street, Portland, ME 04101

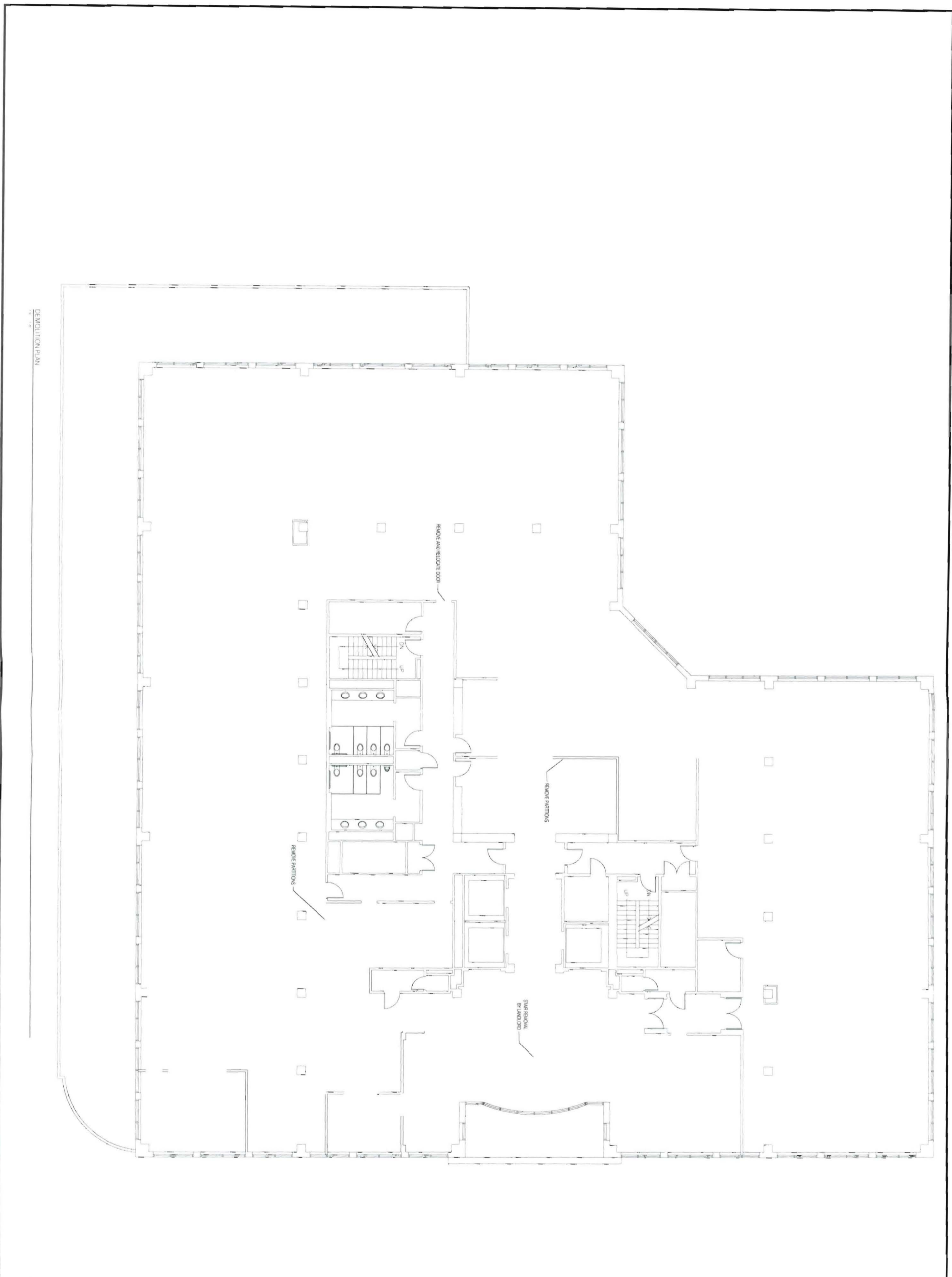
STONE COAST
2 PORTLAND SQUARE, PORTLAND, ME
MARC KEFFER, STONE COAST FUND SERVICES



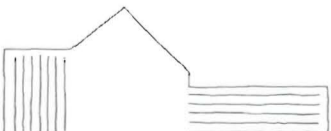
PROSPECT DESIGN
ARCHITECTURE | EXHIBITIONS
207 749-7400 | prospectdesign.me



<h1>A-1.1</h1>	<p>300 Fore Street, Portland, ME 04101</p>	<p>STONE COAST 2 PORTLAND SQUARE, PORTLAND, ME MARC KEFFER, STONE COAST FUND SERVICES</p>	 <p>PROSPECT DESIGN ARCHITECTURE EXHIBITIONS 207.749.7400 prospectdesign.me</p>
	<p>SHEET TITLE</p> <h2 style="text-align: center;">6TH FLOOR RENOVATION PLAN</h2>	<p>DATE: Jan 7 2011</p> <p>DRAWN BY: BB</p> <p>REVISION:</p>	<p>REVISION:</p>



DEMOLITION PLAN

A-1.2	<p style="font-size: 8pt; margin: 0;">OWNER</p> <p style="font-size: 8pt; margin: 0;">DATE</p>	<p style="font-size: 8pt; margin: 0;">REVISION</p> <p style="font-size: 8pt; margin: 0;">SHEET TITLE</p> <p style="text-align: center; font-weight: bold; font-size: 12pt; margin: 5px 0;">DEMOLITION PLAN</p> <p style="font-size: 8pt; margin: 0;">2 PORTLAND SQUARE, PORTLAND, ME</p>	<p style="font-size: 8pt; margin: 0;">STONE COAST</p> <p style="font-size: 8pt; margin: 0;">300 Fore Street, Portland, ME 04101</p> <p style="font-size: 8pt; margin: 0;">MARC KEFFER, STONE COAST FUND SERVICES</p>	 <p style="font-weight: bold; font-size: 10pt; margin: 0;">PROSPECT DESIGN</p> <p style="font-size: 8pt; margin: 0;">ARCHITECTURE EXHIBITIONS</p> <p style="font-size: 8pt; margin: 0;">207 / 749 / 1400 prospectdesign.me</p>
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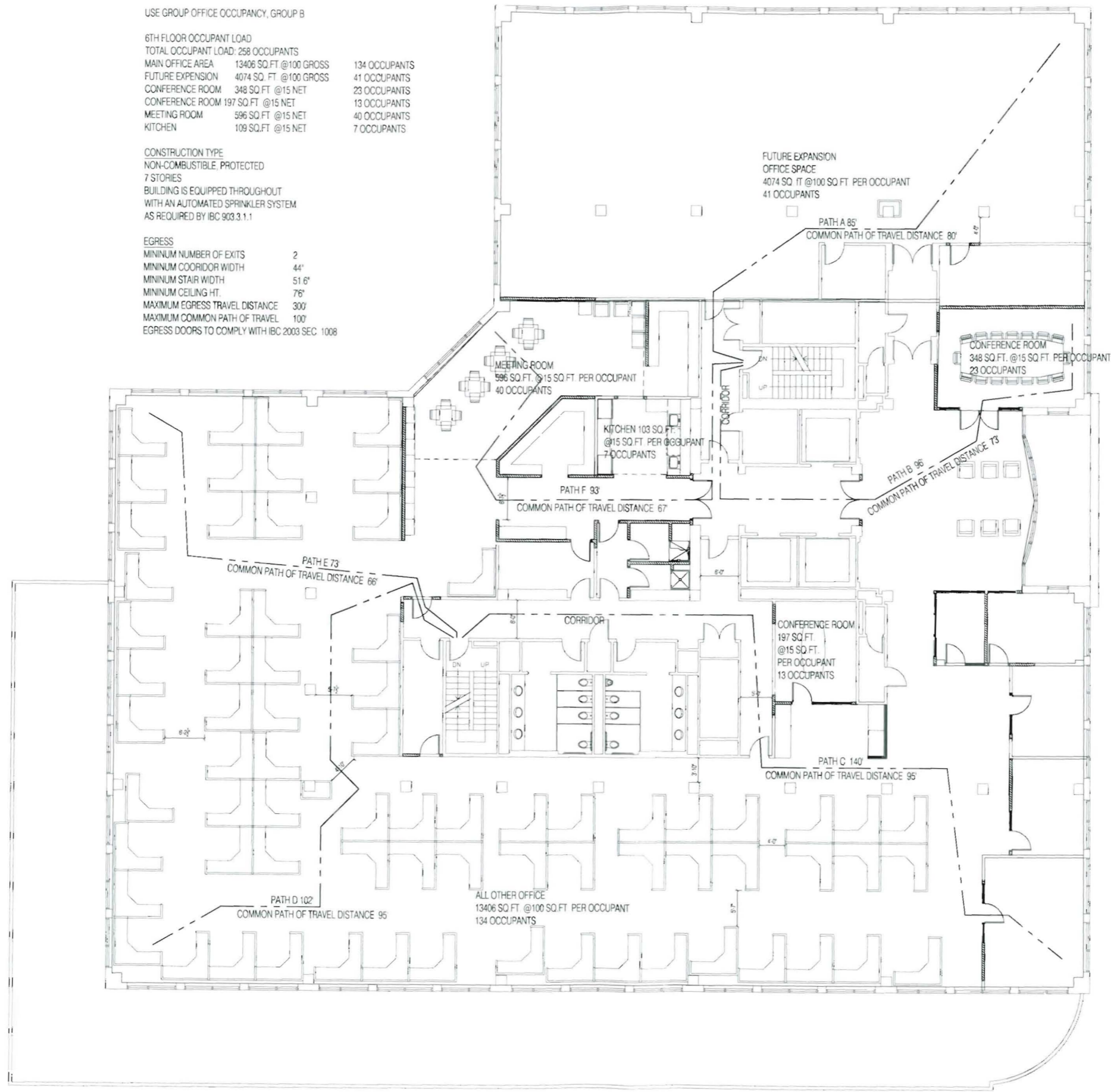
2003 INTERNATIONAL BUILDING CODE

USE GROUP OFFICE OCCUPANCY, GROUP B

6TH FLOOR OCCUPANT LOAD		
TOTAL OCCUPANT LOAD:	258 OCCUPANTS	
MAIN OFFICE AREA	13406 SQ. FT. @100 GROSS	134 OCCUPANTS
FUTURE EXPENSION	4074 SQ. FT. @100 GROSS	41 OCCUPANTS
CONFERENCE ROOM	348 SQ. FT. @15 NET	23 OCCUPANTS
CONFERENCE ROOM	197 SQ. FT. @15 NET	13 OCCUPANTS
MEETING ROOM	596 SQ. FT. @15 NET	40 OCCUPANTS
KITCHEN	109 SQ. FT. @15 NET	7 OCCUPANTS

CONSTRUCTION TYPE
 NON-COMBUSTIBLE, PROTECTED
 7 STORIES
 BUILDING IS EQUIPPED THROUGHOUT
 WITH AN AUTOMATED SPRINKLER SYSTEM
 AS REQUIRED BY IBC 903.3.1.1

EGRESS	
MINIMUM NUMBER OF EXITS	2
MINIMUM CORRIDOR WIDTH	44"
MINIMUM STAIR WIDTH	51 6"
MINIMUM CEILING HT.	76"
MAXIMUM EGRESS TRAVEL DISTANCE	300'
MAXIMUM COMMON PATH OF TRAVEL	100'
EGRESS DOORS TO COMPLY WITH IBC 2003 SEC. 1008	



EGRESS PLAN
 1/8" = 1'-0"

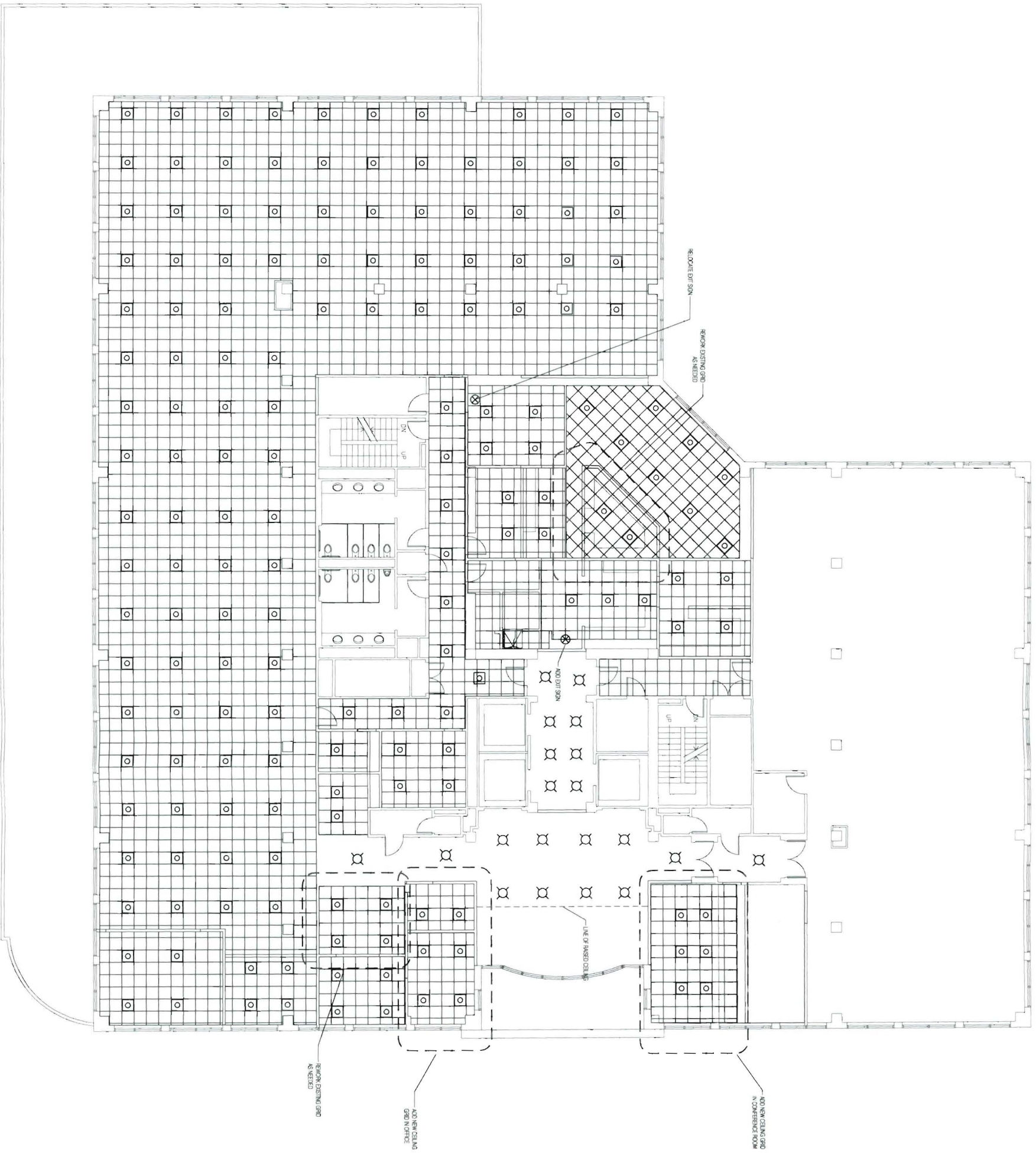


STONE COAST
 2 PORTLAND SQUARE, PORTLAND, ME
 MARC KEFFER, STONE COAST FUND SERVICES

EGRESS PLAN AND
 OCCUPANCY LOAD

300 Fore Street, Portland, ME 04101

SHEET TITLE
EGRESS PLAN AND OCCUPANCY LOAD
REVISION
DRAWN BY
DATE



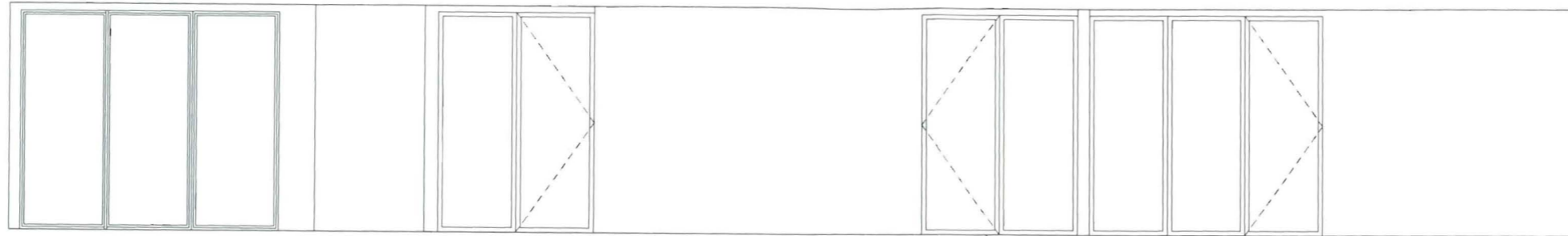
A-1.4

DATE	REVISION

SHEET TITLE
REFLECTED CEILING PLAN
 300 Fore Street, Portland, ME 04101

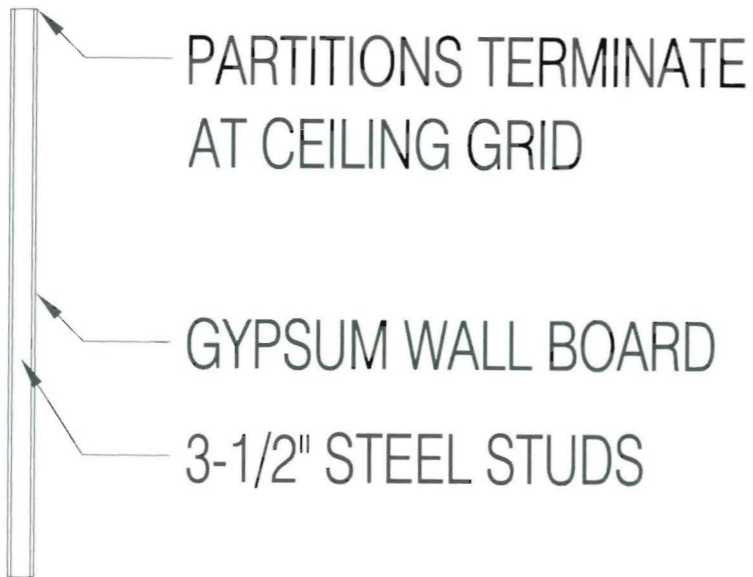
STONE COAST
 2 PORTLAND SQUARE, PORTLAND, ME
 MARC KEFFER, STONE COAST FUND SERVICES





1 OFFICE PARTITION ELEVATION
3/4" = 1'-0"

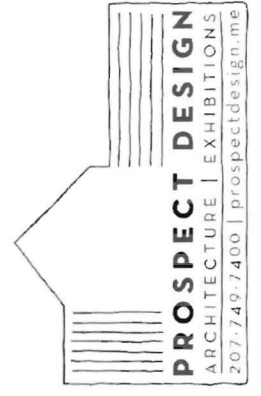
DIRTT ENVIRONMENTAL SOLUTIONS
SLIDING GLASS DOORS AND GLASS WALL PANELS



2 TYPICAL PARTITION SECTION
3/4" = 1'-0"

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE			MATL	GLAZING	FRAME	FIRE RATING LABEL	NOTES
	WD	HGT	THK			MATL		
1	3'-0"	7'-0"	1 3/4"	--	TEMPERED GLASS	--	--	--
2	6'-0"	7'-0"	1 3/4"	--	TEMPERED GLASS	--	--	--
3	3'-0"	6'-8"	1 3/4"	--	TEMPERED GLASS	--	--	--
4	3'-0"	6'-8"	1 3/4"	--	TEMPERED GLASS	--	--	--
5	3'-0"	6'-8"	1 3/4"	--	TEMPERED GLASS	--	--	--
6	3'-0"	6'-8"	1 3/4"	--	TEMPERED GLASS	--	--	--
7	3'-0"	6'-8"	1 3/4"	--	TEMPERED GLASS	--	--	--
8	3'-0"	7'-0"	1 3/4"	--	TEMPERED GLASS	--	--	--
9	3'-0"	6'-8"	1 3/4"	--	--	--	--	Relocated office door
10	3'-0"	6'-8"	1 3/4"	--	--	--	--	Relocated corridor door
11	4'-0"	6'-8"	NA	--	--	--	--	Cased opening
12	3'-0"	6'-8"	1 3/4"	--	--	--	--	Relocated office door
13	3'-0"	6'-8"	1 3/4"	--	--	--	--	Relocated office door
14	3'-0"	6'-8"	1 3/4"	--	--	--	--	Relocated office door
15	3'-0"	6'-8"	1 3/4"	--	--	--	--	Relocated office door
16	6'-0"	5'-0"	1 3/4"	--	TEMPERED GLASS	--	--	--
17	4'-0"	6'-8"	NA	--	--	--	--	Cased opening
18	6'-0"	7'-0"	1 3/4"	--	TEMPERED GLASS	--	--	--

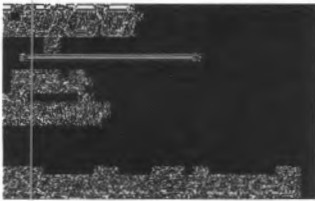


STONE COAST
2 PORTLAND SQUARE, PORTLAND, ME
MARC KEFFER, STONE COAST FUND SERVICES

INTERIOR ELEVATIONS

300 Fore Street, Portland, ME 04101

SHEET TITLE
REVISION
DRAWN BY
DATE



SimplexGrinnell LP
20 Thomas Drive
Westbrook, ME 04092

TEL: (207) 842-6440
FAX: (207) 842-6439
www.simplexgrinnell.com

August 15, 2011

Mr. Robert Pearson
RM Pearson, Inc.
232 Ossipee Trail
Gorham, ME 04038

Re: Stone Coast Fund Services, 2 Portland Square, Portland, ME
Fire Alarm System Modifications

Dear Bob:

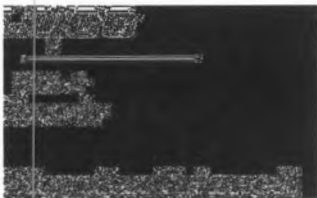
Per your request please accept this letter as confirmation and manufacturer's re-acceptance of the fire alarm system at 2 Portland Square, Portland, ME, specifically, as it relates to the Stone Coast Fund Services renovation. Upon review of the modifications as surveyed and directed on August, 1, 2011 SimplexGrinnell approves the relocation of said notification devices and finds these devices to be within the guidelines as outlined in NFPA 72 and to be in good working order.

If you need anything else please don't hesitate to contact me directly. In closing, on behalf of SimplexGrinnell I would like to thank you once again for this opportunity to assist RM Pearson, Inc.

Sincerely,

Sam Martin

Sam Martin
Electronic Systems Sales Rep
smartin@simplexgrinnell.com
(207) 482-2339 Office
(207) 415-3712 Mobile



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Sincerely,

Sam Martin

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(207) 415-3712 Mobile

DEAN & ALLYN, INC.

FIRE PROTECTION • SPECIAL HAZARD

116 LEWISTON ROAD
P.O. BOX 709 • GRAY, ME 04039-0709
TEL: (207) 657.5646 • FAX: (207) 657.5647

August 17, 2011

PC Construction
131 Presumpscot Street
Portland, ME 04103

Re: 2 Portland Square - 6th Floor

To Whom it May Concern,

This letter is to confirm that the fire protection system at the above referenced location has been installed and tested in accordance with NFPA #13, City of Portland and Maine State Fire Marshal's requirements.

Very truly yours,


Harry King
Dean & Allyn, Inc.



PO Box 2551
2257 West Broadway
South Portland, ME 04106

1.800.370.3473
fax 207.879.0540

www.norrisinc.com

8/22/2011

PC Construction

131 Presumpscot Street
Portland, ME 04101

Dear Lee Brawn:

Subject: Stone Coast Fund Services, 2 Portland Square 6th Floor

As requested, I am writing to confirm that the installation of the access control system for the Stone Coast Fund Services located on the 6th floor of 2 Portland Square has been completed and is operational. The system is interfaced with the building fire alarm system to release the maglocks for the Reception Doors and the Kitchen Doors in the event of a fire alarm. This feature was tested and found to be functioning properly.

It was a pleasure working with you on this project. Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Glenn H. Gurney', with a long, sweeping underline that extends to the right.

Glenn H. Gurney
Project Manager



Certificate of Occupancy



CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division

Issued to: Rreef America Reit III Corp Z4
Date Issued: 8/24/2011

Location: 2Portland Sq.
CBL: 038 B002001

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. 2011-06-1330, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

6th Floor excluding Right Wing

APPROVED OCCUPANCY

Business Offices

Use Group B

Type 2B

IBC-2009

Limiting Conditions: NONE

Approved: *8-24-11* 

Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.