

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

Located At 24 COTTON ST

Job ID: 2012-06-4318-SOB

CBL: 038-C-009-001

has permission to 4 temp trailers and deck to connect them

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

JMB 2/25/12

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.**

FINAL INSPECTION REQUIRED AFTER PLACEMENT

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
Jeff Levine

Job ID: 2012-06-4318-SOB

Located At: 24 COTTON ST

CBL: 038- C-009-001

Conditions of Approval:

Zoning

1. This permit is being approved for the temporary placement of 4 construction trailers on the property during construction. They must be removed as soon as the construction is complete.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. The guards are allowed to comply with industrial use as the offices are for construction staging occupancy.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. Installation shall comply with City Code Chapter 10.
2. Fire Department access to adjacent buildings shall not be affected.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4318-SOB	Date Applied: 6/25/2012	CBL: 038- C-009-001	
Location of Construction: 24 COTTON ST (57 Exchange St.)	Owner Name: COTTON STREET HOLDINGS, LLC	Owner Address: 72 COMMERCIAL ST, SUITE 1 PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Cianbro Corporation	Contractor Address: 1 Hunnewell Square, Pittsfield, ME 04967	Phone: 800-315-2211
Lessee/Buyer's Name:	Phone:	Permit Type: SOB - Structure other than Building	Zone: B-3
Past Use: Parking lot	Proposed Use: Temporary placement of four construction trailers connected by deck while construction is going on	Cost of Work: 20000.00	CEO District:
		Fire Dept: 7/18/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 5B IBC 2009 Signature: <i>AMB</i>
Proposed Project Description: 4 temp construction trailers and connecting deck		Pedestrian Activities District (P.A.D.) <i>7/16/12</i>	
Permit Taken By: Brad		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>- must be removed as soon as work is complete</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 7/15/12 ABM</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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>ABM</i>

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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Receipts Details:

Tender Information: Check , Check Number: 92958
Tender Amount: 220.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 6/25/2012
Receipt Number: 45299

Receipt Details:

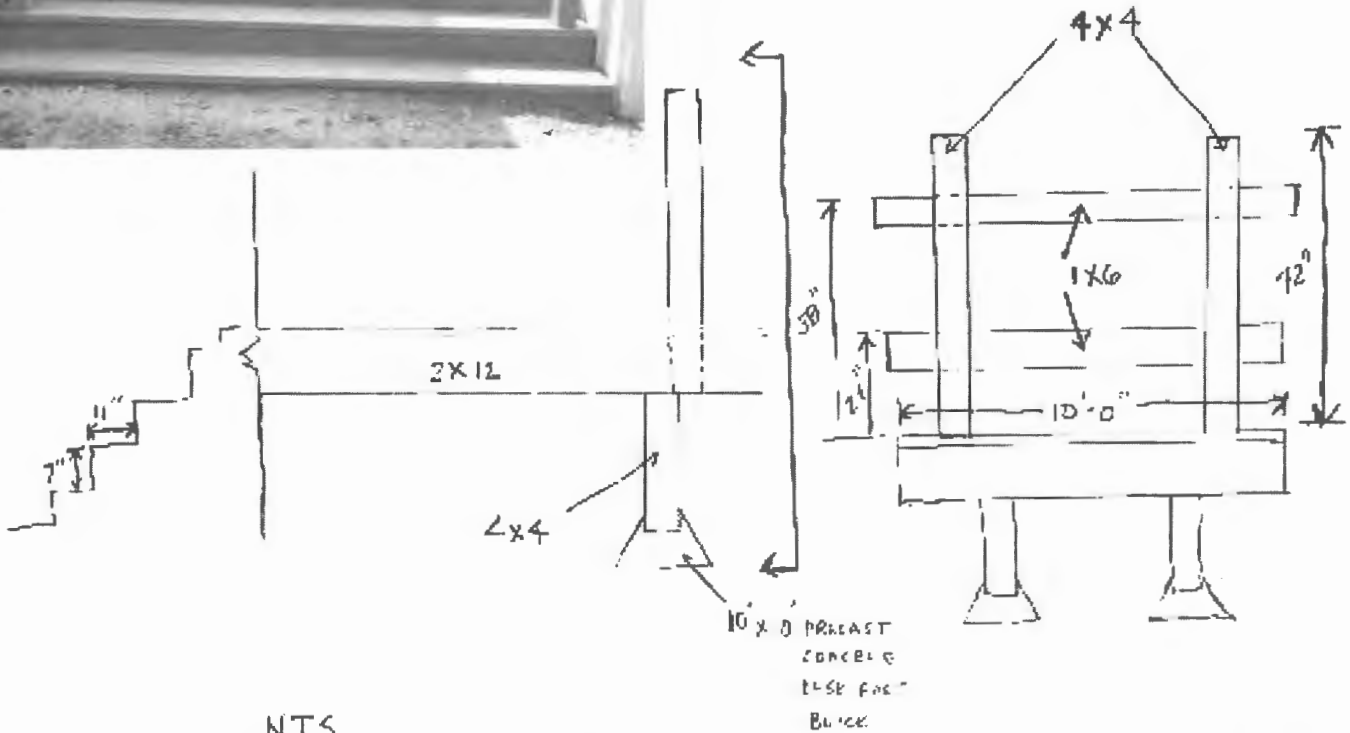
Referance ID:	7009	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-06-4318-SOB - 4 temp trailers and deck to connect them			
Additional Comments: 57 Center			

Thank You for your Payment!

CIANBRO - OFFICE LOGISTICS DECK DETAIL



Graspable handrail



LAND LEASE

1. **PARTIES** Cotton Street Holdings LLC, a Maine limited liability company with a mailing address of 72 Commercial Street, Suite 1, Portland, Maine 04101 ("LANDLORD"), hereby leases to Cianbro Corporation, a Maine corporation with a mailing address of 101 Cianbro Square, P.O. Box 1000, Pittsfield, Maine 04967 Attn: Richard Brescia ("TENANT"), and TENANT hereby leases from LANDLORD the following described premises.
2. **PREMISES** The leased premises is the approximately 17,000 square foot parcel of land located at or near Center Street, Spring Street, and Cotton Street in Portland, Maine, such parcel being more particularly depicted on Exhibit A attached hereto, subject to and with the benefit of all matters of record.
3. **TERM** The term of this Lease shall be for fifteen (15) months, commencing July 1, 2012, and ending September 30, 2013.
4. **RENT AND REAL ESTATE TAXES** TENANT shall pay to LANDLORD monthly rent of

5. **UTILITIES**

6. **USE OF LEASED PREMISES** TENANT shall use the leased premises for only construction trailers, staging, and storage uses related to TENANT'S construction work on the Cumberland County Civic Center, and for no other purposes. TENANT is leasing the leased premises AS IS and WHERE IS, and LANDLORD makes no representations or warranties regarding the leased premises, including without limitation whether or not the leased premises is suitable for such uses or whether or not such uses are allowed under applicable laws, ordinances, regulations or codes, such investigation being TENANT'S sole responsibility.

7. **COMPLIANCE WITH LAWS** TENANT agrees to conform to the following provisions during the entire term of this Lease and further time as TENANT holds any part of said premises: (i) TENANT shall not injure or deface the leased premises; (ii) no nuisance shall be permitted on the leased premises; (iii) TENANT shall not permit the use of the leased premises for any purpose which is contrary to law or ordinance or liable to invalidate any insurance on the leased premises or cause a material increase in the premiums therefor. Tenant shall not permit any lien of any nature to be placed against the leased premises, including without limitation mechanic's liens. In the event any lien for work, labor, services, supplies or materials shall at any time, whether before, during or after the term of this lease, be filed against the leased premises by reason of work, labor, services, supplies or materials performed or furnished to or on behalf of Tenant or to anyone occupying the leased premises, or any portion thereof, by, through or under Tenant, Tenant shall forthwith cause the same to be discharged of record or bonded to the satisfaction of Landlord.

8. **MAINTENANCE**

JTH

LANDLORD shall at its own expense remove snow from the sidewalks surrounding the leased premises in compliance with the Portland sidewalk snow removal ordinance. LANDLORD shall have no other maintenance obligations with respect to the leased premises.

9. ALTERATIONS-
ADDITIONS

TENANT shall not make any material alterations or additions to the leased premises, without on each occasion obtaining prior written consent of LANDLORD, which consent shall not be unreasonably withheld, conditioned or delayed. LANDLORD hereby consents to the installation by TENANT of a perimeter security fence and gate for the leased premises, the installation of supports and utility services for construction trailers, and the installation of TENANT'S signage, provided that such installations or construction (and its removal at the end of the term) is performed in compliance with the Construction Requirements. TENANT shall not suffer or permit any lien of any nature or description to be placed against the leased premises or any portion thereof, and in the case of any such lien attaching by reason of the conduct of TENANT to immediately pay and remove the same.

10. ASSIGNMENT-
SUBLEASING

TENANT shall not by operation of law or otherwise, assign, mortgage or encumber this Lease, or sublet or permit the leased premises or any part thereof to be used by others except for TENANT'S subcontractors or material suppliers for the Civic Center construction work, without LANDLORD'S prior written consent in each instance.

11. LANDLORD'S
ACCESS

12. INDEMNIFICA-
TION AND
LIABILITY

13. TENANT'S
LIABILITY
INSURANCE

14. DEFAULT AND
BANKRUPTCY

15. NOTICE

JTH

16. SURRENDER
AND HOLDOVER

TENANT shall at the expiration or other termination of this lease peaceably yield up the leased premises and all improvements thereto existing on the date of this lease in the same order, repair and condition as in at the commencement of this lease, damage by fire, unavoidable casualty, and reasonable wear and tear only excepted. TENANT shall remove all construction trailers, fencing, security gates, guard rails, materials, debris, trash, and other items brought onto or installed on the leased premises during the term of this lease and shall re-grade the parking areas of the leased premises such that they are in reasonably good condition for passenger vehicle parking.

17. HAZARDOUS
MATERIALS

TENANT covenants and agrees that it will not use, transport, handle, store, release or dispose of any hazardous, toxic or special wastes, materials or substances including but not limited to asbestos, oil and petroleum products (the "Hazardous Materials") on or about the leased premises, nor will it allow such use, transport, handling, storage, release or disposal by others. TENANT, its agents, contractors or employees, will comply with all applicable laws, ordinances and regulations which relate to the use, storage, transportation, handling, release and disposal of the Hazardous Materials. The terms used in this paragraph shall include, without limitation, all substances, materials, wastes, etc., designated by such terms under any laws, ordinances or regulations, whether federal state or local. TENANT agrees to indemnify and hold LANDLORD harmless from any claim, judgment, damage, cost, loss, penalty, and expense, including without limitation attorneys' and paralegals' fees incurred by LANDLORD in connection therewith, caused by TENANT'S breach of this paragraph.

TENANT shall have no responsibility for Hazardous Materials which are in, on, or under the leased premises as of the date of this lease. LANDLORD shall indemnify and hold the TENANT harmless from any and all loss, expense, or damages (including, but not limited to, all expenses of litigation, court costs, and attorney fees) for any claim against or liability of TENANT arising out of the existence of Hazardous Materials in, on, or under the leased premises as of the date of this Lease.

18. LANDLORD
DEFAULT

19. WAIVER OF
RIGHTS

20. SUCCESSORS
AND ASSIGNS

24. SECURITY
DEPOSIT

9TH

25. MISC.

Unless repugnant to the context, "LANDLORD" and "TENANT" mean the person or persons, natural or corporate, named above as LANDLORD and TENANT respectively, and their respective heirs, executors, administrators, successors and assigns. If any provision of this lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this lease and the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each provision of this lease shall be valid and enforceable to the fullest extent permitted by law. All negotiations, considerations, representations and understandings between LANDLORD and TENANT are incorporated herein and no prior agreements or understandings, written or oral, shall be effective for any purpose. No provision of this lease may be modified or altered except by agreement in writing between LANDLORD and TENANT, and no act or omission of any employee or agent of LANDLORD shall alter, change, or modify any of the provisions hereof. This lease shall be governed exclusively by the provisions hereof and by the laws of the State of Maine, without taking into account any choice of law principles.

26. TENANT'S WORK

27. LEASE
SUBORDINATION;
ESTOPPEL
CERTIFICATES

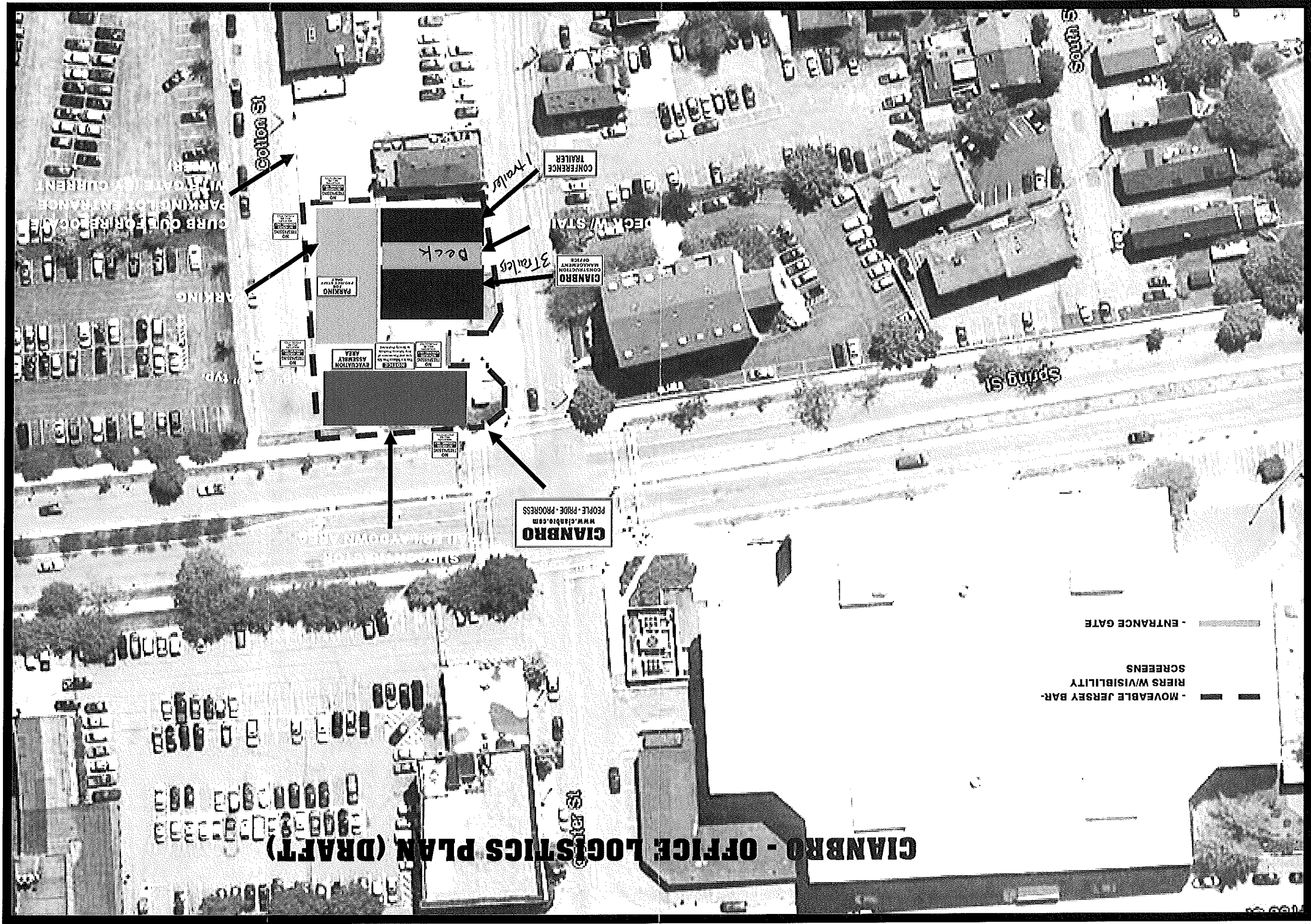
IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this 7th day of June, 2012.

TENANT: Cianbro Corporation

LANDLORD: Cotton Street Holdings LLC

By: H. Bonnie Brown
H. Bonnie Brown, Corporate Secretary

By: Jeremy T. Harris
Jeremy T. Harris, its duly-authorized Manager





An ALGECO SCOTSMAN Company

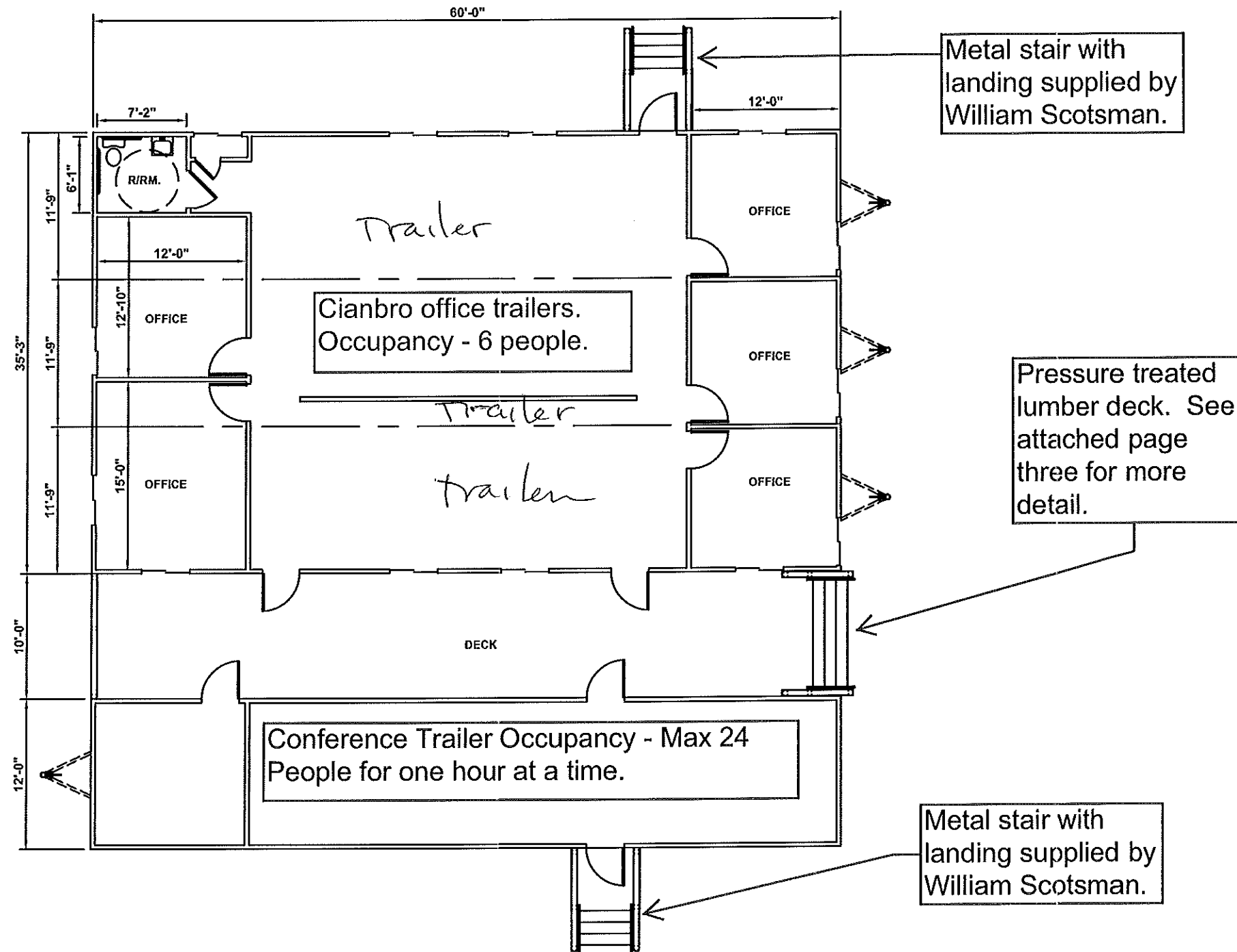
901 South Bond Street
Baltimore, Maryland 21231

800.782.1500

www.willscot.com

PORTLAND

MODULAR BUILDING
REDI-PLEX



CAD FILE:	DWG #	REV#	REP:	APPROVAL:
	A-1	0	NICOLE MILONE	
SCALE:	SERIAL#:	DATE	DWN BY:	APVL DATE:
1/8"=1'	WS2012-0230	05/18/12	DME	

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6/21/2012

2 of 3