

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU...CTION
PERMIT

Permit Number: 090043

This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY
 has permission to Change of use from vacant space to Retail - Permitted - Tenants - Fit-up for "Color Me Mine"
 AT 245 COMMERCIAL ST CL 038 F006001

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 rath... or other...ed-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. J. Hartman

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
 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: 09-0043	Issue Date: 2/4/09	CBL: 038 F006001
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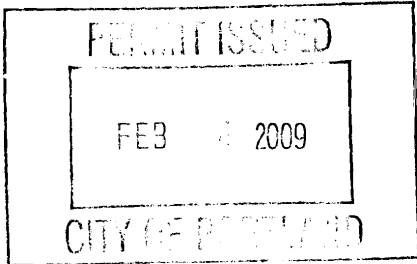
Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: Dekko / Walt Juve	Contractor Address: 40 Portland Pier Portland	Phone: 2076538216
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Vacant Space connected w/ permit# 090041	Proposed Use: Commercial / Retail - Change of use from vacant space to Retail / Cermic Shop - Tenant fit-up for "Color Me Mine"	Permit Fee: \$295.00	Cost of Work: \$20,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B/Acc Type: SB IBC-2003	

Proposed Project Description: Change of use from vacant space to Retail / Cermic Shop - Tenant fit-up for "Color Me Mine"	Signature: <i>KC</i>	Signature: <i>CL</i> 2/4/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Signature]</i>	Date: 1/14/09	

Permit Taken By: Idobson	Date Applied For: 01/14/2009	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>1/14/09</i>	Date: <i>1/14/09</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

02/17/09 Farming okay

~~no~~

04/23/09 See comments in (UI) ~~AAA~~

05/20/09 Farming okay to issue C/O ~~AAA~~

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0043	Date Applied For: 01/14/2009	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: Dekko / Walt Juve	Contractor Address: 40 Portland Pier Portland	Phone (207) 653-8216
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / Retail - Change of use from vacant space to Retail / Ceramic Shop - Tenant fit-up for "Color Me Mine"	Proposed Project Description: Change of use from vacant space to Retail / Ceramic Shop - Tenant fit-up for "Color Me Mine"
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/14/2009

Note: **Ok to Issue:**

- 1) This property is located within a Pedestrian Activities District (PAD) which restricts first floor uses abutting the public sidewalk. Your retail/ceramic shop meets the use criteria of the PAD district. Please note that all existing windows must not be removed or blocked from public view. Any changes to the windows or exterior shall require a separate review and approval.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) Separate permits shall be required for any new signage.
- 4) 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:** Chris Hanson **Approval Date:** 02/04/2009

Note: Made some changes to conditions that Greg did not have in there. I resubmitted to buildings on 01/30/2009. **Ok to Issue:**
Keith

- 1) This appliance/stove shall be installed, operated and maintained per the manufacturers specifications and the UL listing
- 2) The tables and chairs must not block any means of egress of any building, even during storage.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) 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.
- 5) Separate Permits shall be required for any new signage.

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

Note: **Ok to Issue:**

- 1) Kiln room needs to have 1 hr rating with a rated door assembly that is self-closing.
- 2) All construction shall comply with NFPA 101
- 3) The sprinkler system shall be installed in accordance with NFPA 13.

Comments:

1/14/2009-mes: This is on the first floor on one side. The other side is supposedly for a new restaurant. However, we have not seen a permit for that use yet.



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>245 Commercial St. Portland 04101</u>		
Total Square Footage of Proposed Structure/Area <u>1,866</u>	Square Footage of Lot <u>1,866</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>7</u> Lot# <u>4</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Jennifer Wanda</u> Address <u>169 Falmouth St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207) 653-1193</u>
Lessee/DBA (If Applicable) <u>Oligrew, LLC DBA</u> <u>Color me mine of</u> <u>Southern Maine</u>	Owner (if different from Applicant) Name <u>MEMIC - Catherine Lamson</u> Address <u>261 Commercial St.</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>220,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>295</u>
Current legal use (i.e. single family) <u>Office Space</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Office Space</u> Proposed Specific use: <u>Retail</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Tenant - fit-up "Color me mine" ju</u>		
Contractor's name: <u>Walt Juve - DeKLO</u> Address: <u>40 Portland Pier #11</u> City, State & Zip <u>Portland, ME. 04101</u> Telephone: <u>653-8216</u> Who should we contact when the permit is ready: <u>Jennifer Wanda</u> Telephone: <u>653-1193</u> Mailing address: <u>169 Falmouth St. Portland, ME. 04102</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.

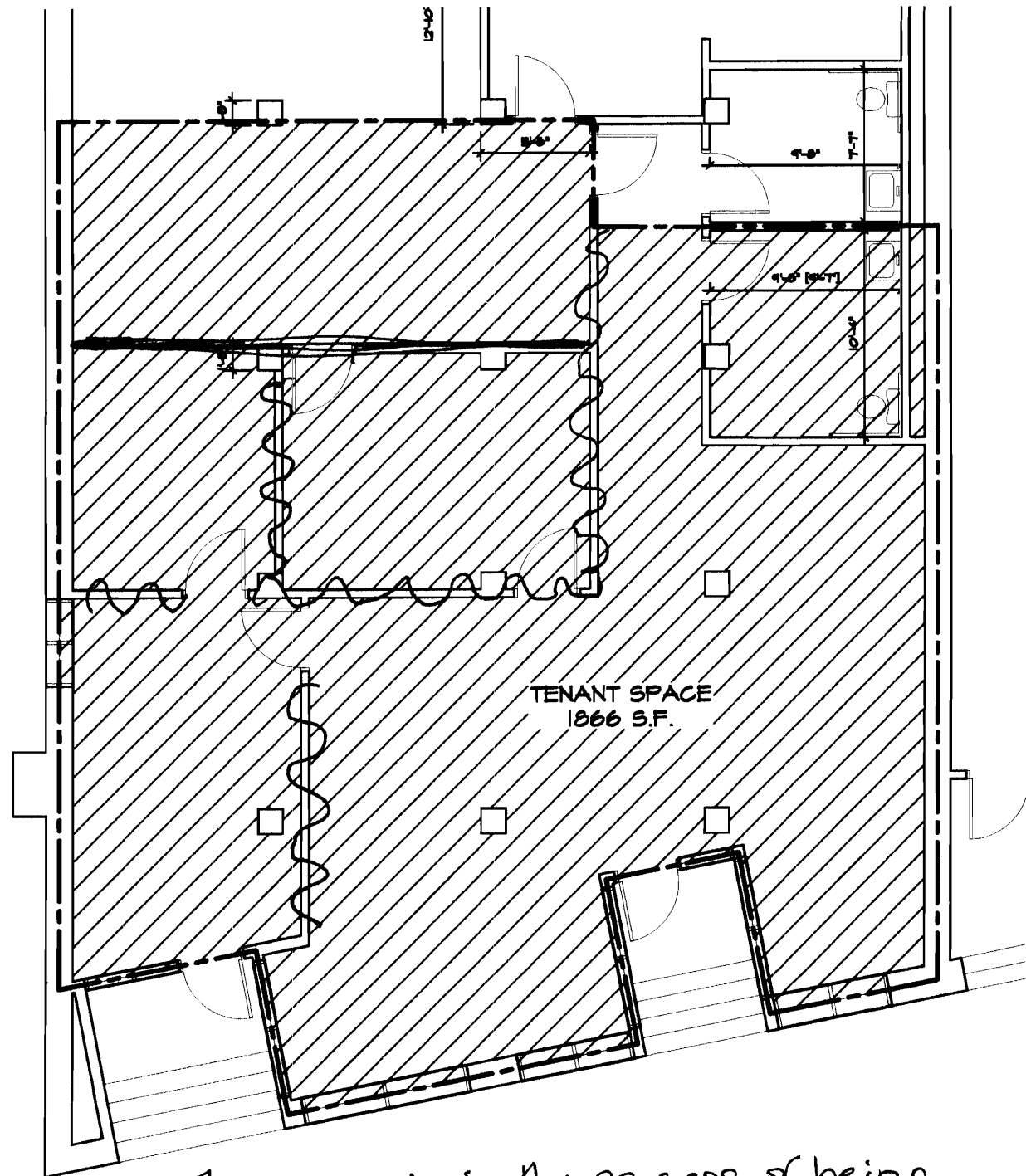
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 1/13/09

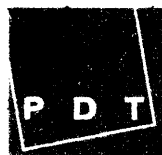
This is not a permit; you may not commence ANY work until the permit is issue

JAN 14 2009

Existing Floorplan



This space is in the process of being
~~cleared~~ renovated by owner, MEMIC.
 — = new wall
 - - = Demolished.



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

49 DARTMOUTH STREET
 PORTLAND, MAINE 04101
 www.pdtarch.com

08 PDT Architects

245-251 Commercial Street
 PORTLAND, MAINE

TITLE
 PARTIAL FIRST FLOOR PLAN

JOB # 08-086, 08-088
 DATE 11/13/08

SHEET


Subject: Kiln specs

To whom it may concern:

I hope the following gives you the information you need regarding the CMM kilns. Our products are lead free and non toxic. We have safety data sheets in our Risk manual that substantiates our product integrity and safety and can be provided upon request. There is a common misconception that kilns are vented. Actually, just the opposite is the case.

The kiln takes 8 hours to heat up and 8 hours to cool down. The hot air (1850 degrees) is trapped within the kiln walls and is not allowed to escape. This keeps the ceramics from being stressed. The 4 inch brick walls, floor and lid of the kiln insulate the kiln from the outside environment.

The kiln, a Skutt KM 1227 3 Phase, requires 31.7 amps and is a 208, 3-phase unit (11,520 watts). It is rated at 23,500 BTU's per hour at 2300 degrees, a temperature far in excess of our computer settings. We generate about 84.3% of that (1850 degrees) or just under 20,000 BTU's per hour. (Below what a 3 ton AC unit can easily handle.

The vent (enviro-vent) that is referred to does not vent the hot air out.  It is more like the fan in your microwave or convection oven at home and its purpose is to circulate air within the kiln. We drill three or four tiny holes (1/8th") in the top of the lid and again in the floor of the kiln. Then we suck in a minute amount of room temp air into the kiln and take out an equal amount of hot air from the bottom. The bottom air is mixed with hundreds of parts of room temp air and then vented out. (about 80 degrees at 1/3rd the velocity of your home clothes dryer vent) This produces a small amount of circulation within the kiln and creates an even distribution of heat during firing. There is no legal requirement for this vent. It was an invention of Skutt to make the kiln burn more evenly and more efficiently and has only been around about ten years.

Also, please note that our kilns run in the middle of the night and are off when workers come in the morning. The room is warm, about 80-85 degrees. During firing the top of the kiln does get warm, about 90-100 degrees.

Please feel free to call if you have any further questions.

Michael Mooslin
President and CEO
COLOR ME MINE ENTERPRISES, INC
5140 Lankershim Blvd
North Hollywood, CA 91601

818 505 2101
818 509 4772 (Fax)
310 569 0205 (Cell)
213 687 0828 (Res)

Visit us at www.colormemine.com

Electrical requirements for Skutt Kilns and Controllers

Model	Volts	Amps	Watts	Copper Wire Size*	Fuse or Breaker Size	NEMA Receptacle Configuration
Pintc	115	14.7	1690	12	20	5-15
Octagon Fuser	240	15	3600	10	20	6-30
KS-609	115	17	1950	10	20	5-15
KS-614-3	115	20	2300	10	30	(Canada) 5-30
KS-614-3	115	20	2300	10	30	5-20
KS-714	240-208	20	3600	10	30	14-30
KS-818P*	240	21.7	5220	10	30	6-50
KS-818P*	208	24	4990	10	30	6-50
KS-818PWR*	240	32.6	7820	6	45	6-50
KS-818PWR*	208	36	7500	6	45	6-50
KS-818*	240	27.8	6660	8	40	6-50
KS-818*	208	26.7	5550	8	40	6-50
KS-818WR*	240	41.6	9990	6	50	6-50
KS-818WR*	208	40	8320	6	50	6-50
KS-1018*	240	39.4	9460	6	50	6-50
KS-1018*	208	40	8320	6	50	6-50
KS-1027*	240	48	11520	6	60	6-50
KS-1027*	208	48	9980	6	60	6-50
KS-1027 3ph*	240 3ph	29.3	11520	8	40	15-50**
KS-1027 3ph*	208 3ph	31.7	11000	8	40	15-50**
KS-1227	240	48	11520	6	60	6-50
KS-1227	208	48	9980	6	60	6-50
KS-1227 3ph	240 3ph	29.3	11520	8	40	15-50**
KS-1227 3ph	208 3ph	31.7	11000	8	40	15-50**
KM-614-3	115	20	2300	10	30	(Canada) 5-30
KM-614-3	115	20	2300	10	30	5-20
KM-714	240-208	20	3600	10	30	14-30
KM-818*	240	27.8	6660	8	40	6-50
KM-818*	208	26.7	5550	8	40	6-50
KM-818-30A-3	240	21.7	5200	10	30	6-30
KM-818-30A-3	208	24.0	4990	10	30	6-30
KM-1018*	240	39.4	9460	6	50	6-50
KM-1018*	208	40	8320	6	50	6-50
KM-1027*	240	48	11520	6	60	6-50
KM-1027*	208	48	9980	6	60	6-50
KM-1027 3ph*	240	29.3	11520	8	40	15-50**
KM-1027 3ph*	208	31.7	11000	8	40	15-50**
KM-1227	240	48	11520	6	60	6-50
KM-1227	208	48	9980	6	60	6-50
KM-1227 3ph	240	29.3	11520	8	40	15-50**
KM-1227 3ph	208	31.7	11000	8	40	15-50**
KM-1	208-240		Switching Capacity		48	6-50
KM-1 3ph	208-240		Switching Capacity		40	15-50

*Electrical requirements are the same for 3' Models

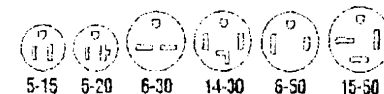
KilnMaster Specifications

Delay Firing start: up to 99 hours and 99 minutes. • Cone Fire Mode: entry by cone number, 3 firing speeds, Cone 022 to cone 10. • Ramp/Hold Mode: Entry by temperature, create programs from 1 to 8 segment. Each segment can specify a rate of heating or cooling to a specified temperature with an optional hold, to maximum temperature of 2400° F. • Memory holds up to 6 firing programs. • Safety Features: Power Failure Detection, Thermocouple Failure Detection, Microprocessor Fault Detection. • Electronic Cone Table: Converts cone numbers to temperature. Digital Readout: Fahrenheit or Centigrade. Program Review: Review program and current segment during firing. • Temperature Alarm: Adjustable to desired temperature. • Control Panel: Sealed Touch Pad, washable. • Thermocouple: Type K. • Designed and manufactured in the USA.

EnviroVent Specifications

Materials: Stainless steel plenum and duct, steel blower housing. • Electrical: 115V household current. • Shipping weight: 25 lbs. • Kit includes: Integral blower unit with in-line switch, 18" stainless steel exit duct, installation and operating instructions, twist drill set. • Recommended ducting: 4" rigid or flexible aluminum ducting. • Total airflow: 70 cfm. • Maximum ducting distance: 70 ft. • Maximum bends: No more than 4 sweeping bends. • Motor UL and CSA listed. Complete system UL listed when used on a Skutt UL listed kiln.

NEMA Receptacle Guide



*For each additional 50 feet use heavier wire, numerically two numbers lower—for example, instead of #10, use #8. If you anticipate installing any larger kiln in the future, use the heavier wire. ** See special instructions and wiring diagram in kiln instruction manual.

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") dated as of December 30, 2008, is by and between **MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY**, a Maine insurance corporation, with an office and place of business in Portland, Maine ("Landlord") and **OLIGREW, LLC**, a Maine limited liability company, doing business as **COLOR ME MINE OF SOUTHERN MAINE** ("Tenant").

RECITALS:

A. Landlord owns certain real property and improvements situated at 245 Commercial Street, Portland, Maine (the "Property"). The Property is improved with an office building (the "Building") having a rentable floor area of 36,946 square feet.

B. Landlord wishes to lease to Tenant and Tenant wishes to lease from Landlord approximately 1,866 +/- sf, on the first floor of the Building, as cross hatched on the plan attached hereto as **EXHIBIT A** (the "Leased Premises" or "Premises").

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Leased Premises.

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Leased Premises. **TO HAVE AND TO HOLD** the Leased Premises for the term and rental hereinafter provided and upon the conditions, covenants and agreements hereinafter set forth. **THE PREMISES IS LEASED SUBJECT TO THE OPERATION AND EFFECT OF ANY AND ALL INSTRUMENTS AND MATTERS OF RECORD OR IN FACT.**

2. Term.

(a) The initial term of this Lease (the "Initial Term") shall be for five (5) years and one (1) month, commencing on the "Commencement Date" (as such term is defined below) and ending on the last day of the calendar month that is five (5) years and one (1) month after the Commencement Date. The Commencement Date shall be the date that Landlord completes Landlord's Work specified on **EXHIBIT B** attached hereto. Base Rent shall commence one (1) month after the Commencement Date. Upon request of either party, Landlord and Tenant shall enter into an instrument in recordable form confirming the Commencement Date and the end of the Term.

39. **Recording.**

The parties agree that this Lease will not be recorded. Landlord agrees the, upon request by Tenant, Landlord will executed a Notice of Lease evidencing this Lease and satisfying the requirements of Maine law. Such Memorandum shall expressly provide that it is being executed to evidence this Lease and does not vary the terms hereof.

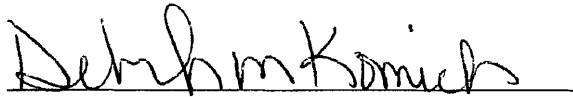
40. **Lease Guaranty.** This Lease is conditioned upon Jennifer Wanda executing and delivering to Landlord a Lease Guaranty substantially in the form attached hereto as **EXHIBIT C.**

41. **Governing Law.**

This Lease shall be governed by and interpreted in accordance with the laws of the State of Maine.

IN WITNESS WHEREOF, the undersigned have executed this Lease as of the date first set forth above.

WITNESSED BY:



Landlord:

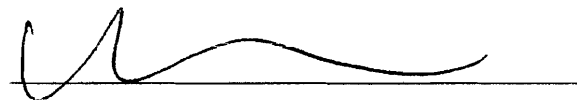
**MAINE EMPLOYERS' MUTUAL
INSURANCE COMPANY, a Maine
insurance corporation**

By: 

Its: Vice President

TENANT:





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.

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

 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.

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.



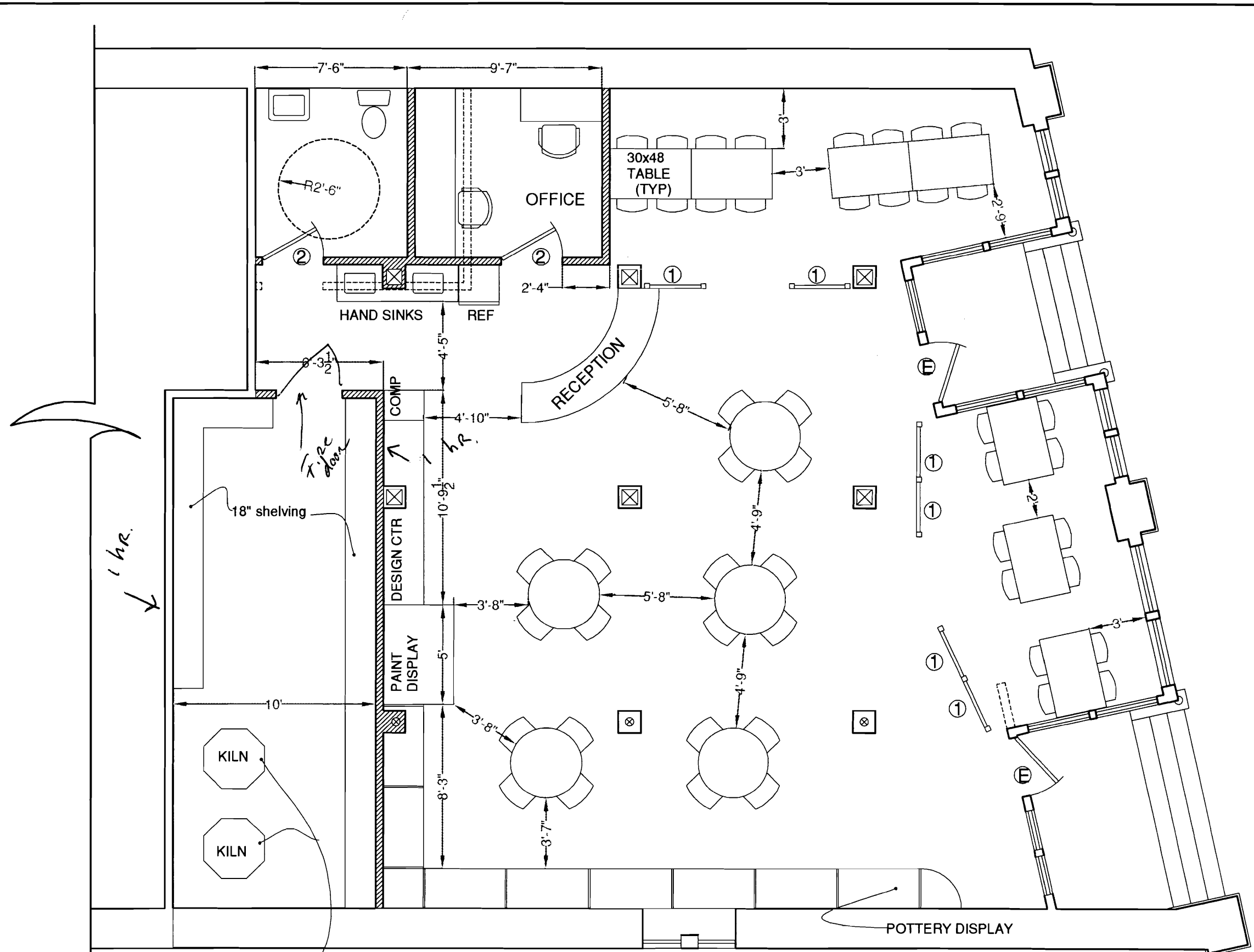
Signature of Applicant/Designee

2/4/09

Date

Signature of Inspections Official

Date



LEGEND

① RIGID SCREENS

FLOOR TO CEILING 56" 9" 30" 1/2" MDF PAINTED 3"x3" HARDWD VERTICAL 1"x3" HARDWD HORIZONTAL

DADO MDF PANEL INTO FRAME.

② 3'-0" X 6'-8" SOLID CORE DOORS

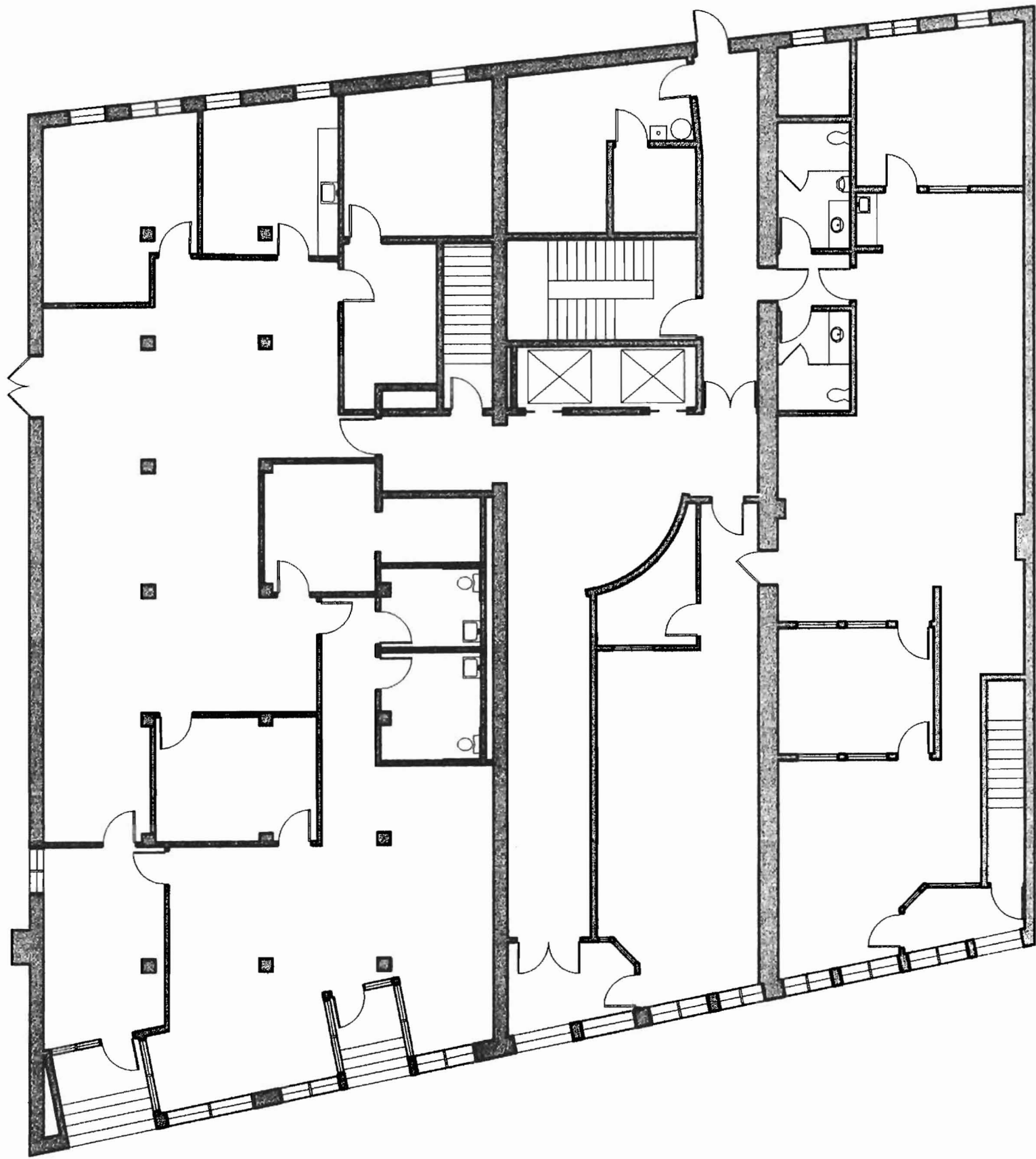
Ⓔ EXISTING DOORS

⊠ EXIS 9" SQ COLUMNS WRAPPED W 5/8 GWB

⊗ EXIS 5" DIA STL COLUMNS BOXED IN TO MATCH 9" WD> COLUMNS W 5/8 GWB

--- DEMO WALL

▨ NEW 2X4 WALL W 1/2" GWB



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarch.com

09 PDT Architects

245-251 Commercial Street
PORTLAND, MAINE

TITLE
FIRST FLOOR PLAN

JOB # 08-086, 08-088

DATE

SHEET

1 / 1