

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED
Permit Number: 060740
MAY 26 2006
CITY OF PORTLAND

This is to certify that BROWN J B & SONS

has permission to Retail - Change of use to Retail outlet s

AT 65 WEST COMMERCIAL ST

058 C001001

provided that the person or persons who accept this permit shall comply with the provisions of the Statutes of the State 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 with 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 when permission is procured before this building or part thereof is occupied or service is provided. 4
YOUR NOTICE REQUIRED

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

OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley, P.F.D. 5/19/06

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

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

Permit No: 06-0740 Issue Date: PERMIT ISSUED CBL: 058 C001001			
Location of Construction: 65 WEST COMMERCIAL ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name: Ronnie Sellers Productions, Inc.	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Glen Stimson	Phone: 207-772-6833	Permit Type: Change of Use - Commercial	Zone: B5B
Past Use: Commercial / Office	Proposed Use: Commercial/ Retail - Change of use to Retail outlet store <i>state 107</i> <i>2,300 sq ft</i>	Permit Fee: \$105.00	Cost of Work: \$105.00
Proposed Project Description: Retail - Change of use to Retail outlet store		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>ILL PROSPECT</i>	INSPECTION: Use Group: <i>M/B</i> Type: <i>3B</i> <i>5/19/06</i> Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

Permit Taken By: Idobson	Date Applied For: 05/18/2006	Zoning Approval		
1. 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 type="checkbox"/> MM <input type="checkbox"/> A	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>5/19/06</i>
	Date: _____			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	

City of Portland, Maine - Building or Use Permit

Permit No: 06-0740	Date Applied For: 05/18/2006	CBL: 058 C001001
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55 WEST COMMERCIAL ST Business Name:	BROWN J B & SONS Contractor Name:	PO BOX 207 Contractor Address:	Phone:
Tenant/Buyer's Name: Glen Stimson	Phone: 207-772-6833	Permit Type: Change of Use - Commercial	

Commercial/ Retail - Change of use to Retail outlet store suite 107	Retail - Change of use to Retail outlet store
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/19/2006
Note: **Ok to Issue:**

1) Separate permits shall be required for any new signage.
 2) 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:** Mike Nugent **Approval Date:** 05/19/2006
Note: **Ok to Issue:**

1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 05/19/2006
Note: **Ok to Issue:**

1) Maintain all fire And life safety components NFPA72 NFPA13
 2) Assure all proper egress.

earlier permit 05-1299



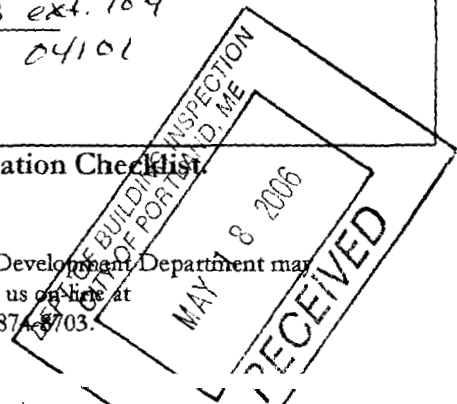
General Building Permit Application

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>65 West Commercial Street, Portland, ME 04101 Suite 107</u>		
Total Square Footage of Proposed Structure <u>220 sq. ft.</u>	Square Footage of Lot	
<u>58 c 1</u>		<u>772-6833 ext 104</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ronnie Sellers Productions</u> <u>Portland, ME 04101</u>	cost Of Work: \$ \$ \$
Project description: <u>Office</u> <u>Retail</u>		
Project description: <u>Retail Outlet Store in one room of the Office.</u> <u>Building is located in No. 40 & 41 of plot plan. Parking lot</u> <u>is No. 39 & 148</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Glen Stinson</u>		
Mailing address: <u>65 West Commercial Street, Portland, ME 04101</u>		
Phone: <u>(207) 772-6833 ext. 104</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant) [Signature] Business Manager Date: 5/18/06

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

INSTALL
VCT
12"x12"
& 4" VINYL
BASE

INSTALL NEW
REPLACEMENT
WINDOWS TO
MATCH ADJACENT

OFFICE 3

OFFICE 4

5'-4"

PAINT ALL WALLS, DOORS AND FRAMES

INSTALL
CARPET AND
4" VINYL BASE
THROUGHOUT

RE-KEY
EXISTING
DOOR FOR
NEW TENANT

3 WAY
SWITCH
THIS
AREA
ONLY

ELECTRIC RM

STAIRS
UP

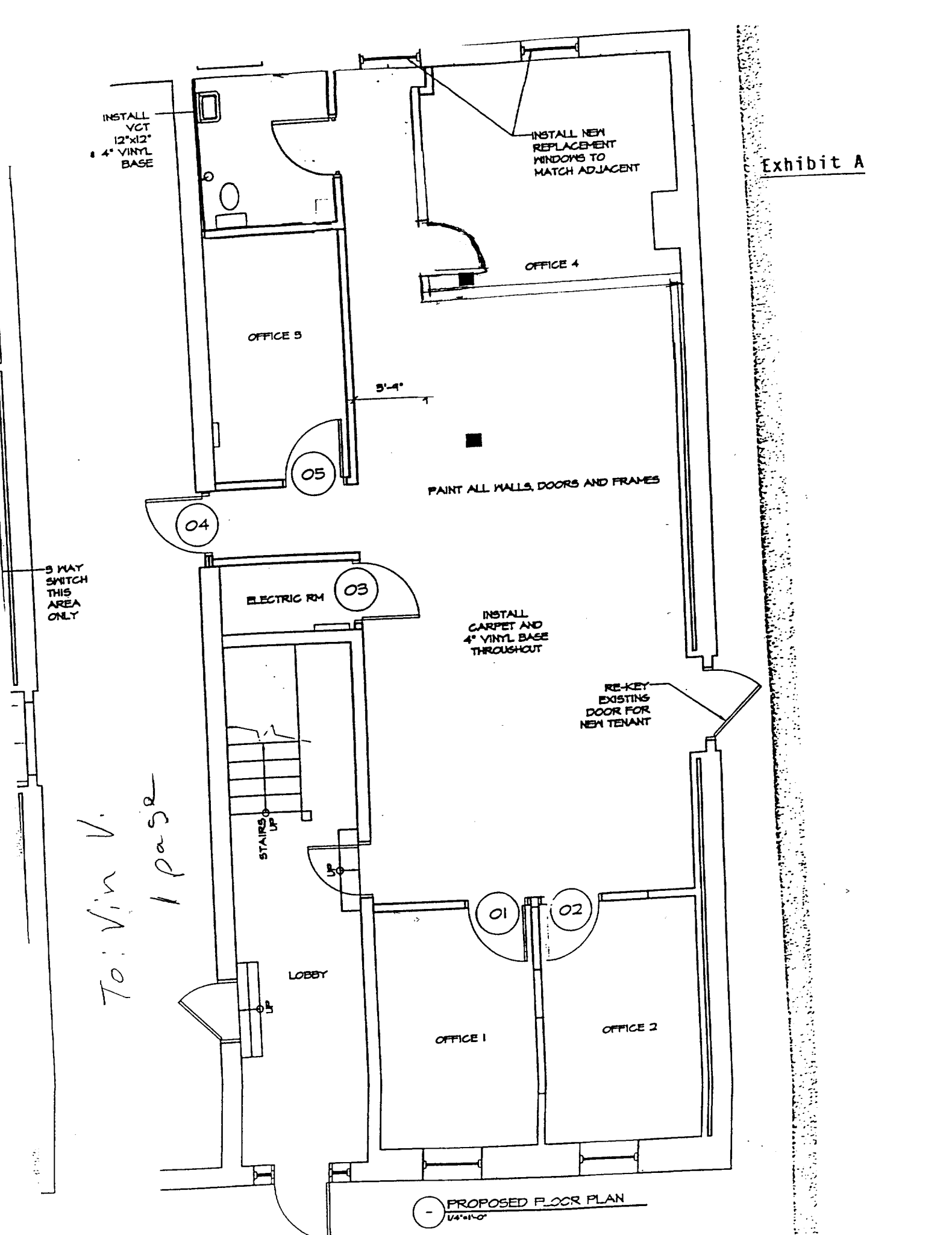
LOBBY

OFFICE 1

OFFICE 2

PROPOSED FLOOR PLAN
1/4"=1'-0"

To: Vin V.
1 page



DEFINITIONS AND BASIC DATA

The following sets forth certain basic data of this Lease and the definitions of certain items contained in this Lease, all of which are hereby incorporated in this Lease:

1. Lessor: J.B. Brown & Sons
482 Congress Street, 5th Floor
Portland, Maine 04101

Lessee: Ronnie Sellers
Ronnie Sellers Productions, Inc.
81 W. Commercial Street
Portland, Maine 04101

2. Premises: The space designated as of the date of this Lease to Exhibit A, consisting of 1,300+- square feet at 65 West Commercial Street, Suite 107 including, if any, the Parking Rights as hereinafter defined (the "Premises") in the building located at 65-85 West Commercial Street, Suite 106, Portland, Maine (the "Facility").

3. Term: The term of this Lease commences on June 1, 2006 and ends on June 30, 2008.

4. <u>Base Rent</u> :	Estimated						
June 1, 2006 – June 30, 2007	<table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><u>Rent (yr/mo)</u></td> <td style="text-align: center;"><u>R. E. Taxes + (CAMS)</u></td> <td style="text-align: center;"><u>Monthly Total</u></td> </tr> <tr> <td style="text-align: center;">\$12,504/yr:\$1,042/mo</td> <td style="text-align: center;">\$338.00</td> <td style="text-align: center;">\$1,380.00</td> </tr> </table>	<u>Rent (yr/mo)</u>	<u>R. E. Taxes + (CAMS)</u>	<u>Monthly Total</u>	\$12,504/yr:\$1,042/mo	\$338.00	\$1,380.00
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\$12,504/yr:\$1,042/mo	\$338.00	\$1,380.00					
July 1, 2007 – June 30, 2008	<table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">\$13,752/yr:\$1,146/mo</td> <td style="text-align: center;">TBD</td> <td></td> </tr> </table>	\$13,752/yr:\$1,146/mo	TBD				
\$13,752/yr:\$1,146/mo	TBD						

5. "Lessee's Percentage" on the date hereof is **3.25%** which represents the rentable square footage of the Premises in proportion to the rentable square footage of the Facility.

6. Additional Rent:

- (a) Lessee's Percentage of Common Area Charges as described in Section 3.2.
- (b) Lessee's Percentage of Taxes as described in Section 3.3.

7. Security Deposit: \$1,042.00 (see Section 10.1)

8. Broker: None

9. Use: Publishing company, retail outlet store, and general business office space

10. Parking: Parking available in common with other tenants in the parking lot adjoining the property. In addition, Lessor will allow Lessee to post "Outlet Store **Parking**" parking signs on the 5-6 adjacent parking spaces to the Premises that face West Commercial Street.

11. Lessor's work: As stated in Addendum A of this lease document

MAY-18-2006 13:29

RONNIE SELLERS PRODUCTION

207 772 6814

P.01/01

Machako
1 page

Exhibit A

32'2" x 17'6"

Dimension
Suite # 106

874-8716

INSTALL
VCT
12"x12"
4" VINYL
BASE

INSTALL NEW
REPLACEMENT
WINDOWS TO
MATCH ADJACENT

OFFICE 3

OFFICE 4

17'6"

5'-4"

PAINT ALL WALLS, DOORS AND FRAMES

INSTALL
CARPET AND
4" VINYL BASE
THROUGHOUT

32'2"

RE-KEY
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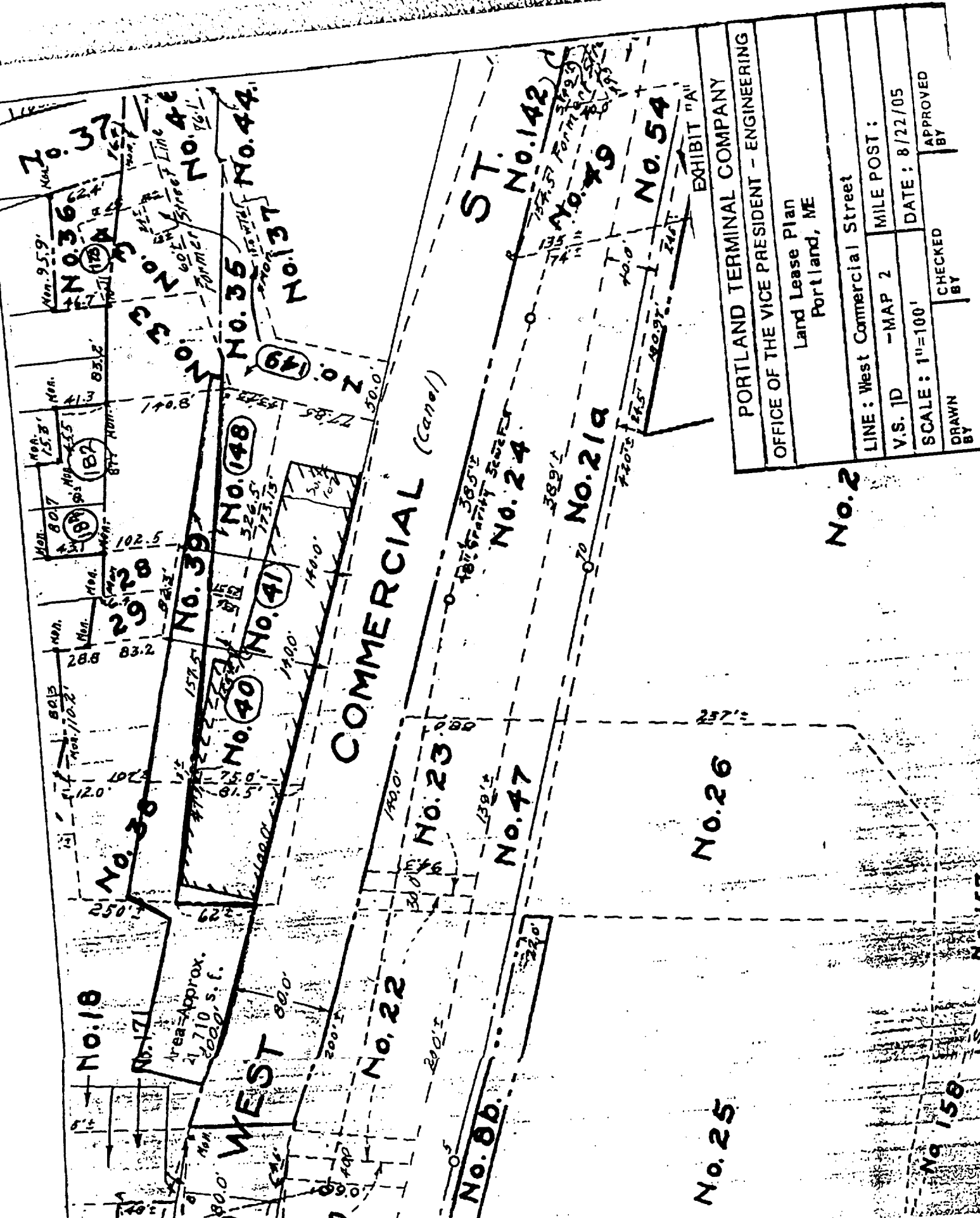
LOBBY

OFFICE 1

OFFICE 2

PROPOSED FLOOR PLAN
14-1107

To: Vin V.
1 page



PORTLAND TERMINAL COMPANY	
OFFICE OF THE VICE PRESIDENT - ENGINEERING	
Land Lease Plan Portland, ME	
LINE: West Commercial Street	MILE POST:
V.S. 1D - MAP 2	DATE: 8/22/05
SCALE: 1"=100'	CHECKED BY
DRAWN BY	APPROVED BY

No. 2

No. 26

No. 25

No. 158

No. 157

No. 8b

No. 22

No. 47

No. 23

No. 24

No. 21a

ST.

No. 142

No. 49

No. 54

WEST

COMMERCIAL (Canal)

No. 37

No. 36

No. 46

No. 35

No. 137

No. 148

No. 39

No. 41

No. 40

No. 38

No. 171

No. 18

No. 59

No. 153

No. 807

No. 828

No. 102

No. 102

No. 102

No. 102

60' Street Line

Former

15' with

15' with

326.5'

173.15'

140.0'

140.0'

157.5'

157.5'

140.0'

140.0'

140.0'

140.0'

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17.85'

17.85'

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200.5'

200.5'

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EXHIBIT "A"

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