

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

## BUILDING PERMIT

This is to certify that FURMAN HOLDINGS LLC

Located At 1000 CONGRESS ST

ID: 2011-05-1066-ALTCOMM

CBL: 076 - - A - 030 - 001 - - - -

has permission to Change the Use, convert vacant warehouse into fitness studio, renovations including bathrooms 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 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

 7/12/11  
Code Enforcement Officer / Plan Reviewer

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

# City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1066-ALTCOMM	Date Applied: 5/17/2011	CBL: 076 - - A - 030 - 001 - - - -	
Location of Construction: 1000 CONGRESS ST	Owner Name: FURMAN HOLDINGS LLC	Owner Address: PO BOX 2 DTS PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: Fitzgerald, Steve	Contractor Address: 99 Edwards ST PORTLAND ME 04102	Phone: (207) 239-9319
Lessee/Buyer's Name: Adam Nelson - "Cross Fit Casco Bay	Phone: 207-761-0003	Permit Type: CHUSE-COMM - Change of Use Commercial	Zone: I-L
Past Use: Warehouse	Proposed Use: Change of use to fitness center -- tenant fit up	Cost of Work: 10000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: 3B A-3 Type: 3B A-3 Signature: JMB 7/12/11
Proposed Project Description: 1000 Congress St. - change of use from warehouse to fitness center		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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 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: Ok w/conditions 5/27/11 ABH	Date:	Date: ABH

## 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 appication 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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

1. Plumbing Rough Commercial
2. Close In Elec/Plmb/Framing
3. Certificate of Occupancy Inspection

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](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-05-1066-ALTCOMM

Located At: 1000 CONGRESS

CBL: 076 - - A - 030 - 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. The change of use requires seventeen parking spaces; 29 are shown on the site plan.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans sub
3. Application requires State Fire Marshal approval.
4. A master box fire alarm system with voice evac is required.
5. A separate Fire Alarm Permit is required.
6. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
7. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
8. Fire extinguishers are required per NFPA 10.
9. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
10. 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.
11. Any cutting and welding done will require a Hot Work Permit from Fire Department.

### **Building**

1. Application approval based upon information provided by applicant, including revisions received dated 7/11/11. Any deviation from approved plans requires separate review and approval prior to work. Building type classification to be changed to 3B.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including water fountain.
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.



# General Building Permit Application

Check 1/5 day  
for 5 day  
\$111

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>1000 Congress Street</u>		
Total Square Footage of Proposed Structure/Area <u>Remodeling 9800 SF / Addition 688</u>	Square Footage of Lot <u>7449</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>076 - A030001</u> Block# Lot#	Applicant <u>must</u> be owner, Lessee or Buyer Name <u>ADAM NELSON</u> Address <u>139 KENNEBEC ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207-761-0603</u> (OFFICE) <u>603-767-9768</u> (CELL)
Lessee/DBA (If Applicable) <u>ADAM NELSON</u> <u>139 KENNEBEC ST.</u> <u>PORTLAND, ME</u> <u>04101</u>	Owner (if different from Applicant) Name <u>Ross Furman Holdings</u> Address <u>P.O. Box 2075</u> City, State & Zip <u>Portland, ME</u> <u>04101</u>	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ Total Fee: \$ <u>195</u>
Current legal use (i.e. single family) <u>Vacant</u> Number of Residential Units If vacant, what was the previous use? <u>Merchandise</u> Proposed Specific use: <u>Exercise/Fitness Studio</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>Convert vacant warehouse into fitness studio</u>		
Contractor's name: <u>STEVE FITZGERALD</u> Address: <u>99 EDWARDS ST.</u> City, State & Zip <u>PORTLAND, ME 04102</u> Telephone: <u>207-239-9319</u> Who should we contact when the permit is ready: <u>ADAM NELSON</u> Telephone: <u>603-767-9768</u> Mailing address: <u>139 KENNEBEC ST PORTLAND, ME 04101</u> (CELL)		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

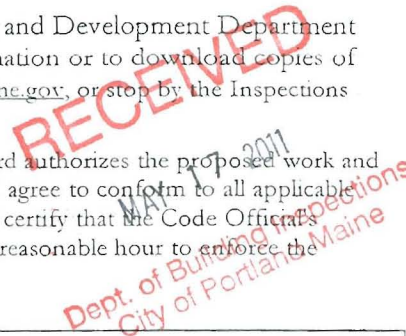
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

Signature: Adam W. Nelson

Date: 04 MAY 2011

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



**Jeanie Bourke - 1000 Congress Street**

---

**From:** John Ossie <johnno@fmccadd.com>  
**To:** Jeanie Bourke <JMB@portlandmaine.gov>  
**Date:** 7/7/2011 4:42 AM  
**Subject:** 1000 Congress Street  
**Attachments:** DOC063011-007.pdf; Site Plan-Work (2).pdf; nEW Floor Plan-Work (2).pdf

Hi Jeanie.

I have modified the construction type to Type VA in accordance with Table 503

This should eliminate the need to have interior rated construction.

The building is single story on a concrete slab with exterior brick walls.

The primary structure is steel beams and columns with heavy timber purlins.

The roof is a 2" thick wood deck.

I also added a stair detail.

I have also attached the quote from the mechanical contractor for installation of an air handling unit.

Let em know if you need anything else from me.

I'll be going vacation starting Friday.

Thanks

John Ossie

FMC CADD

RECEIVED  
JUL 11 2011  
Dept. of Building Inspections  
City of Portland Maine



**MECHANICAL  
SERVICES, INC.**  
**MAINE CONTROLS**  
mechanicalservices.com

400 PRESUMPCOT STREET  
PORTLAND, ME 04103-5292

TEL (207) 774-1531  
FAX (207) 553-7006

72 FREEDOM PARKWAY  
HERMON, ME 04401-5788

TEL (207) 947-6250  
FAX (207) 848-5592

525 CENTRAL DRIVE  
PRESQUE ISLE, ME 04769

TEL (207) 554-1212  
FAX (207) 762-6088

40 GABRIEL DRIVE  
AUGUSTA, ME 04330-9430

TEL (207) 626-0822  
FAX (207) 621-1008

## PROPOSAL and CONTRACT

Customer:	CrossFit Casco Bay	Contact:	Adam Nelson
Address:	139 Kennebec St Portland, ME 04101		T: (207) 767-0360
			F:
Job Location:	1000 Congress St Portland	SE#:	18027
		Date:	June 30th, 2011

### DESCRIPTION OF SERVICES COVERED BY THIS CONTRACT:

Mechanical Services, Inc shall provide all labor and materials to install two (2) fresh air in-line fans. The fans will produce a total of 2100 cfm of fresh air. The fans will be hung inside with a short piece of spiral ductwork ran through the exterior wall. One fan will be use an existing penetration towards the front of the building. The other fan will be located at the back of the building and will penetrate through the wall where the old window is located. A back draft damper will be installed on each fan to keep any debris, bugs, etc out of the fan while it is not running. The fans will be controlled by a wall mounted switch.

### COST FOR THIS PROPOSED WORK SHALL BE:

Three Thousand Nine Hundred and Eighty Seven Dollars (\$3,987.00)

The work shall be invoiced at completion. Any additional work will be performed upon written authorization and will be invoiced separately from work described above.

### THE FOLLOWING WORK IS NOT INCLUDED IN THIS PROPOSAL:

- The handling or disposal of, or any costs associated with the handling or disposal of, hazardous materials, special waste, or mold, or any byproduct thereof.
- Unless specifically provided for herein, Mechanical Services, Inc. is not responsible for the structural integrity of any portion or aspect of the building where this work will be performed, including the ability of the structure to support the load of the equipment being installed.
- All extra service to correct problems found during work described above.
- Electrical issues due to excessive loading on the existing electrical outlet circuit.

**WARRANTY:** For a period of one year from the date of start-up, all parts and labor for new equipment provided by Mechanical Services, Inc.

### THIS PROPOSAL IS VALID FOR 30 DAYS.

Customer signature below attests to financial responsibility for payment of invoices in accordance with our terms of net 30 days. A finance charge of 1½% per month (annual percentage rate of 18%) will be charged on all amounts due and unpaid 30 days from invoice date. **Mechanical Services, Inc.** shall be entitled to recover from the customer all costs incurred, including reasonable attorney fees, for the collection of any amounts due.

Prepared By:

Signature

James Dwyer Title: Project Engineer

Date: 6/30/11

### ACCEPTANCE

**Mechanical Services, Inc.** is hereby authorized to perform the work as described in this proposal.

Accepted By: (typed or printed name)

Title:

Date:

Signature

## Zoning Comments

5-19-11 Permit is on hold. Spoke to Adam Nelson. Need right, title & interest. What is the size if the space that he is leasing? Needs 17 parking spaces. Parking spaces shown are on different property. Need lease from property owner to park there. -amachado

5-20-11 Spoke to John Ossie at FMCCadd. The area of work is 4800, but the total gross floor area of the space is 6,858.

5-27-11 Adam Nelson provided documentation that Ross Furman through Hope Leavitt Realty, LLC owns land formerly known as Ogdensburg Street, and parcel 'B' & parcel 'C' where the parking is shown on the site plan.



# Accessibility Building Code Certificate

Designer: John Ossie / FMC CADD

Address of Project: 1000 Congress St Portland

Nature of Project: convert vacant warehouse into fitness

studio

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: G. J. C.

Title: Owner

Firm: FMC CADD

Address: 141 Frebbie St.

Portland, ME 04107

Phone: 207 872-0511

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design Application

From Designer:

John Cassie

Date:

05-04-2011

Job Name:

1000 Congress St. remodel

Address of Construction:

1000 Congress St. Portland, ME

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) A-3, use group Exercise Room

Type of Construction UB 3B per IBC 2009

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations

\_\_\_\_\_ 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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)

\_\_\_\_\_ Basic wind speed (1809.3)

\_\_\_\_\_ Building category and wind importance Factor,  $I_w$   
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)

\_\_\_\_\_ Design option utilized (1614.1)

\_\_\_\_\_ Seismic use group ("Category")

\_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)

\_\_\_\_\_ Site class (1615.1.5)

\_\_\_\_\_ 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 snowload,  $P_s$  (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, 1617.5)

\_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

\_\_\_\_\_ Flood Hazard area (1612.3)

\_\_\_\_\_ Elevation of structure

### Other loads

\_\_\_\_\_ 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)



## Certificate of Design

Date: 05-04-2011

From: John Ossie Fmc CAPD

These plans and / or specifications covering construction work on:

Remodel of 1000 Congress Street, Portland Maine

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: John Ossie

Title: Owner

(SEAL)

Firm: Fmc CAPD

Address: 141 Franklin St.

Portland ME 04102

Phone: 207-870-8511

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

**MUNICIPAL RELEASE DEED**

KNOW ALL MEN BY THESE PRESENTS, that **CUMBERLAND COUNTY**, a political subdivision of the State of Maine, whose mailing address is 142 Federal Street, Portland, Maine 04101, for consideration paid, releases to **HOPE LEAVITT REALTY, LLC**, a Maine limited liability company with a mailing address of P.O. Box 2, Portland, Maine 04112, its successors and assigns forever, certain lots or parcels of land, together with all buildings and improvements thereon and all rights, easements, privileges and appurtenances belonging thereto, located off Congress Street along and adjacent to County Way in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

*- Ross  
Ferman.*

A parcel of land approximately thirty eight feet (38') by one hundred and twenty three feet (123') abutting the said County Way and shown as "Parcel B" on Exhibit A attached hereto. Also conveying hereby any and all interest of the Grantor in and to the area now or formerly known as Ogdensburg Street in the City of Portland and any and all interest of the Grantor in and to the lot or parcel of land shown as "Parcel C" on Exhibit A attached hereto.

IN WITNESS WHEREOF, the said Cumberland County has caused this instrument to be signed in its corporate name by its County Commissioners, duly authorized, this 22nd day of February, 2010.

CUMBERLAND COUNTY

Peter J. Cuckston  
Witness

By: [Signature]  
James F. Cloutier  
Cumberland County Commissioner

Peter J. Cuckston  
Witness

By: [Signature]  
Malory O. Shaughnessy  
Cumberland County Commissioner

Peter J. Cuckston  
Witness

By: [Signature]  
Richard J. Feeney  
Cumberland County Commissioner

**RECEIVED**

MAY 27 2011

Dept. of Building Inspections  
City of Portland Maine

State of Maine  
Cumberland, ss.

February 22, 2010

Personally appeared the above-named James F. Cloutier, Malory O. Shaughnessy and Richard J. Feeney and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of the Cumberland County Commissioners and Cumberland County.

Before me,

*Barbara Mary Buckley*

Notary Public/Attorney-at-Law

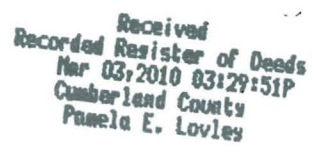
BARBARA MARY BUCKLEY  
Notary Public, Maine

My Commission Expires May 22, 2010

Printed Name

SEAL

WESTFIELD



EXEM

**KELLY, REMMEL & ZIMMERMAN**

ATTORNEYS AT LAW  
53 EXCHANGE STREET  
P.O. BOX 597  
PORTLAND, MAINE 04112-0597

U. CHARLES REMMEL, II  
BARRY ZIMMERMAN  
GRAYDON G. STEVENS  
R. TERRANCE DUDDY  
TIMOTHY H. NORTON  
MICHAEL A. DUDDY  
JOHN A. MCARDLE, III  
JENNIFER A. ARCHER  
LAURI BOXER-MACOMBER

*OF COUNSEL*  
JOHN N. KELLY

TELEPHONE  
207-775-1020

WATTS

800-540-4212

FAX  
207-773-4895

SENDER'S EMAIL  
[tnorton@krz.com](mailto:tnorton@krz.com)

March 3, 2010

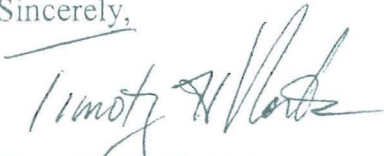
Peter J. Van Hemel, Esq.  
Bernstein, Shur, Sawyer & Nelson  
100 Middle Street  
P.O. Box 9729  
Portland, ME 04112

RE: Hope Leavitt Realty, LLC – 1000 Congress Street

Dear Peter:

Enclosed are checks in payment of your legal fees in connection with this transaction and in full payment of the purchase price for the land. I also enclose a copy of the closing statement.

Sincerely,



Timothy H. Norton

THN/llp  
Enclosures

Cc: Jennifer Small ✓  
Ross Furman

**RECEIVED**

MAY 23 2011

**Dept. of Building Inspections  
City of Portland Maine**

## CLOSING STATEMENT

Seller: County of Cumberland  
Buyer: Hope Leavitt Realty, LLC  
Property off County Way, Portland, Maine

Closing Date: February 17, 2010

### 1 SELLERS' TRANSACTION:

<b>SALE PRICE</b>	<b>\$</b>	<b>15,000.00</b>
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Less:

a.	Transfer Taxes	N/A*
b.	Seller's Attorney's Fees	\$1,750.00
c.	Real Estate Tax Proration	N/A**

Total Deductions:		<b>(\$1,750.00)</b>
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Plus:

a.	Buyer's contr. to Seller's Attorney's fees	<b>\$ 1,750.00</b>
----	--	--------------------

Total Additions:	<b>\$</b>	<b>1,750.00</b>
------------------	-----------	-----------------

<b>TOTAL DUE SELLER:</b>	<b>\$</b>	<b>15,000.00</b>
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### 2 BUYER'S TRANSACTION:

<b>PURCHASE PRICE:</b>	<b>\$</b>	<b>15,000.00</b>
------------------------	-----------	------------------

Less:

a.	Real Estate Tax Proration	N/A**
----	---------------------------	-------

Total Deductions:		<b>\$0.00</b>
-------------------	--	---------------

Plus:

a.	Transfer Taxes:	<b>\$ 33.00</b>
b.	Recording Fees (Deed)	<b>\$ 20.00</b>
c.	Buyer's contr. to Seller's Attorney's fees	<b>\$ 1,750.00</b>

Total Additions:	<b>\$</b>	<b>1,803.00</b>
------------------	-----------	-----------------

<b>TOTAL DUE FROM BUYER:</b>	<b>\$</b>	<b>16,803.00</b>
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3 SOURCE OF FUNDS:


a. Buyer's Funds	\$	16,803.00
TOTAL	\$	16,803.00

4 CHECKS TO BE ISSUED:

a. County of Cumberland (Seller)	\$	15,000.00
b. Cumberland County Registry of Deeds	\$	53.00
c. Bernstein Shur (Seller's Attorney)	\$	1,750.00
TOTAL CHECKS:	\$	16,803.00

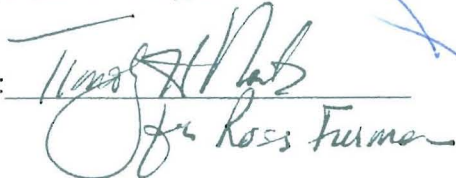
County of Cumberland

By:



Hope Leavitt Realty, LLC

By:



\* The County is exempt from real estate transfer taxes.

\*\* The Property is owned by the County of Cumberland and is exempt from real estate taxes.

1660

**RAHF TRUST FOR  
MALONE COMMERCIAL BROKERS INC.**  
5 MOULTON STREET  
PORTLAND, ME 04101

TD BANKNORTH  
MAINE  
52-7445-2112

March 3, 2010

PAY TO THE  
ORDER OF

The County of Cumberland

\$ 15,000.00

DOLLARS

Fifteen Thousand Dollars and No Cents\*\*\*\*\*

MEMO

Escrow Release for County Rd- Furman

⑈001660⑈ ⑆211274450⑆ 029143625⑈

Details on back  
Security Features Included

1090

**SUCCESSFUL VENTURES INC.**  
P.O. BOX 2  
PORTLAND, MAINE 04112

PAY TO THE  
ORDER OF

Barnstefm Shun Sawyer Nelson  
One thousand seven hundred fifty

DATE 2/24/10 52-7457-2112

\$ 1750.<sup>00</sup>

DOLLARS 00/100

**Gorham**  
SAVINGS BANK

FOR

land 1000 Congress St.

Ron Fuller

# MAINE LEASE

This lease was developed to provide both landlords and tenants with a lease that is both reasonable and understandable. Some lease sections allow you to write in additional information. For these sections if you have no additions write in "None" or "N.A." ("Not Applicable"). Both parties should read this lease carefully and agree with all provisions before signing it. If there are provisions you want changed or added, cross out or write in. Then both parties should initial the changes. Finally, each party should receive a copy of the signed lease.

RECEIVED

## 1. PARTIES TO THIS LEASE

The parties to this lease are:

MAY 23 2011

LANDLORD		TENANT	
Name: <u>ROSS Y. FURMAN</u>	Name: <u>ADAM NELSON</u>	Dept. of Building Inspections City of Portland Maine	
Address: <u>BOX TWO</u>	Address: <u>254 SPRUCE HILL RD</u>		
Telephone: <u>PORTLAND, ME</u>	Telephone: <u>(207) 677-6580</u>		
Fax: <u>(207) 773-7000</u>	Fax: <u>(207) 677-6580</u>		
	Email: <u>adam.nelson@maine.gov</u>		
	Name: _____		
	Address: _____		
	Telephone: _____		

## 2. MANAGING AGENT

If the landlord employs an agent to manage this property, the agent is:

Name: N/A  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

## 3. PROPERTY LOCATION

This property is an office, a warehouse, other. It is located at: 1000 CONGRESS ST Floor: FIRST Unit #: PORTLAND, ME. 04101

## 4. LENGTH OF LEASE

A. Initial Rental Period. The landlord will rent this property to the tenant for 60 months. This term shall begin on the 15 day of SEPT. 2011 and shall end on the 31 day of August 2016 at noon.

## 5. RENT PAYMENTS

A. Rent Amount. The rent for this property is \$ 2975. a month. The tenant shall pay the rent for each month on the 15 day of the month.

B. Paying the Rent. The rent should be paid to: ROSS Y. FURMAN. The landlord can assess a penalty of 4 % (up to 4%) of the monthly rent once payment is 15 or more days late.

## 6. SECURITY DEPOSIT

A. Amount of Security Deposit. The tenant has paid the landlord \$ N/A as a Security Deposit. The Security Deposit is in addition to rental payments and should not be substituted by the tenant for unpaid rent. The landlord will hold the Security Deposit until the end of the tenancy. The

Security Deposit remains the tenant's money. The deposit does not have to be held in an interest bearing account. The landlord will not require a Security Deposit of more than two months rent.

B. Return of Security Deposit. The Security Deposit may be used by the landlord after the tenancy has ended to repair damage to the property and for the actual costs of unpaid rent or other charges owed the landlord and agreed to in this lease or the cost of storing and disposing of unclaimed property. The Security Deposit cannot be used to pay routine cleaning or painting made necessary by normal wear and tear. The landlord will return the entire Security Deposit to the tenant at the end of the lease if the following conditions are met:

(1) The property is in good condition except for (a) normal wear and tear or (b) damage not caused by the tenant or the tenant's employees, invitees or guests;

(2) The tenant does not owe any rent or utility or other charges agreed to in this lease which the tenant was required to pay directly to the landlord; and

(3) The tenant has not caused the landlord expenses for storage and disposing of unclaimed property.

If the landlord deducts money from the tenant's Security Deposit, the landlord will provide the tenant a list of the items for which the tenant is being charged and return the balance of the Security Deposit.

The landlord will return the Security Deposit, or the remaining balance, to the tenant no more than thirty (30) days after the tenancy ends.

#### 7. UTILITIES OF THE PROPERTY:

Utilities and services shall be paid by the parties as follows:

	Landlord	Tenant	Description
Electricity	<u>N/A</u>	<u>X</u>	
Heating Oil	<u>N/A</u>		
Natural Gas		<u>X</u>	
Sewerage		<u>X</u>	
Trash Removal		<u>X</u>	
Property Maintenance		<u>X</u>	
Snow Removal		<u>X</u>	
Air Conditioning		<u>X</u>	
Hot Water		<u>X</u>	
Cold Water		<u>X</u>	
Telephone		<u>X</u>	
Cable/DSL/Internet		<u>X</u>	

TENANT  
PAYS

ANNUAL REAL ESTATE 100%  
TAXES ON building  
@ 1000 Congress St  
Portland, Me. 2

8. Damage. The tenant agrees not to damage the property, the building, the grounds or the common areas or to interfere with the rights of other tenants to operate in their units in peace and quiet. Damage caused by the tenant, or the tenant's employees, invitees or guests shall be repaired by the tenant at the tenant's expense. Upon the tenant's failure to make such repairs the landlord, after reasonable written notice to the tenant, may make the repairs and the tenant shall be responsible to the landlord for their reasonable cost.

9. LANDLORD ENTRY INTO THE PROPERTY

Except for emergencies, the landlord may enter the property only during reasonable hours and after obtaining the tenant's consent at least 24 hours in advance. The tenant may not unreasonably withhold consent to the landlord to enter the property.

10. DISTURBING THE PEACE

The tenant agrees not to cause or allow on the premises any excessive nuisance, noise or other activity which disturbs the peace and quiet of other tenants in the building or violates any state law or local ordinance.

11. EVICTION FOR VIOLATION OF LEASE

A. Notice of Violation. Serious or repeated violations of the terms of this lease can result in termination of the lease and eviction of the tenant. Except for failure to pay rent (see Paragraph B) or dangerous actions by a Tenant (see Paragraph B), if the tenant does not live up to the terms of this lease the following will occur:

(1) The landlord may deliver to the tenant a written notice describing the violation and demanding that the tenant cease the lease violation within 10 days of delivery of the notice.

(2) If the tenant does not comply within the 10 day period, the landlord may deliver to the tenant a second written notice that the lease will end within 30 days. On that day, the lease term automatically terminates and the tenant must leave the property and return the keys to the landlord.

B. Eviction for failure to pay rent. If the tenant is 14 days or more late in paying the rent the landlord may send a notice that states that the lease will end in 7 days, unless the tenant pays all overdue rent or late charges before the 7 day period ends. If the tenant fails to pay the rent the lease term automatically terminates and the tenant will leave the property and return the keys to the landlord.

C. Eviction for Dangerous Acts. If the tenant's actions pose an immediate threat to the health or safety of other occupants or the landlord or the landlord's employees, or to the physical structure of the building, then the lease can be terminated immediately, without prior warning.

D. Notice of Termination. The landlord must notify the tenant in writing when the lease is terminated. This notice must:

(1) State the reasons for termination with enough specificity to allow the tenant to prepare a defense;

(2) Advise the tenant that if a judicial proceeding for eviction is commenced, the tenant has the right to present a defense in that proceeding; and

(3) Be served on the tenant by sending a prepaid first class properly address letter ( return receipt request) to the tenant at the property or by delivering a copy of the notice to the rental unit.

12. SUBLEASING

The tenant agrees not to sublease or assign this property without the prior written consent of the landlord. Consent will not be withheld, except for good reason.

13. WHEN THE TENANCY ENDS

The tenant will have to pay for damage to the property only if the damage was caused by the tenant or the tenant's employees, invitees or guest. The tenant must return the keys to the property or else the tenant can be considered a "hold-over" tenant and will be obligated to pay monthly rent.

14. OTHER AGREEMENTS

Will install GAS HEATER IN SPACE 1  
The landlord and the tenant also agree to the following: <sup>COVER</sup> WINDOWS IN BACK BUILDING.  
ROSS = level floor; Fix lights & outlets; Pass door in Building  
Adam = Bathrooms & Showers Build-out; Repair Back Wall & Paint-out interior

15. SIGNATURES

The tenant's signature is a personal guarantee of all obligations within this lease. Both tenant and landlord have received identical copies of this lease. Each copy has been signed and dated by both landlord and tenant.

2<sup>nd</sup> Day of MAY 20011  
(Dated)

Jennifer J. Furman PRINTED:

2<sup>nd</sup> Day of May 20011  
(Dated)

Jennifer J. Furman PRINTED:

2<sup>nd</sup> Day of May 20011  
(Dated)

Jennifer J. Furman PRINTED:

2<sup>nd</sup> Day of May 20011  
(Dated)

Jennifer J. Furman PRINTED:

Adam P. Nelson  
(Personally guaranteed) (Tenant)

ADAM NELSON

Adam P. Nelson  
(Personally guaranteed) (Tenant)

Adam P. Nelson  
(Personally guaranteed) (Tenant)

Ross Y. Furman  
(landlord)

Ross Y. Furman  
(landlord)

Ross Y. Furman  
(landlord)

Ross Y. Furman  
(landlord)

1 <sup>ST</sup> YEAR	monthly Rent	\$ 2975. <sup>00</sup> MO.
2 <sup>ND</sup> year	" "	\$ 3075. MO.
3 <sup>RD</sup> year	" "	\$ 3175. MO.
4 <sup>TH</sup> year	" "	\$ 3275 MO.
5 <sup>TH</sup> year	" "	3375 MO.



# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Remodel 100 Congress St. for Cross fit

PROJECT ADDRESS: 100 Congress CHART/BLOCK/LOT: 076 A030001

APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Remodel of Vacant Maint facility into Fitness Studio

## CONTACT INFORMATION:

### OWNER/APPLICANT

Name: ADAM NELSON

Address: 139 KENNEBEC ST.

PORTLAND, ME

Work #: 207-761-0003

Cell #: 603-767-9768

Fax #: \_\_\_\_\_

Home #: 207-677-6300

E-mail: adam.nelson@crossfitcascobay.com

### CONSULTANT/AGENT

Name: FMC CADD (John Ossi)

Address: 141 Probler St.

Work #: 207 878-8511

Cell #: 329-6499

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

RECEIVED

JUN 17 2011

Dept. of Building Inspections  
City of Portland Maine

### Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg. 2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

### Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

Y  
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See attached  
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Signature of Applicant:

Adam Nelson

Date:

04 MAY 2011

Criteria for an Administrative Authorizations:  
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment  
Y(yes), N(no), N/A

Planning Division  
Use Only

a) Is the proposal within existing structures?	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	No	n/a
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	Yes	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	No	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	Yes	No
m) Is an emergency generator located to minimize noise?	No	No
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The request for an administrative authorization for 1000 Congress Street was granted by Barbara Barhydt, Development Review Program Manager on June 16, 2011 with the following conditions and standard condition of approval.

1. That if any exterior improvements to the site are proposed, then the applicant shall submit an application for those exterior changes, including but not limited to, exterior lighting, expansion of the parking lot or changes to driveway entrances or other site changes.

Standard Condition of Approval

The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Rm. 315, City Hall (874-8703) prior to the start of any construction.



New Exercise Facility  
for  
Crossfit  
1000 Congress Street, Portland, Maine

BUILDING CODE COMPLIANCE:

Design Criteria - This project has been designed for compliance with the following codes:  
A. International Building Code (IBC) 2009 Edition  
B. NFPA 91 - 2009 Edition

Occupancy Classification: Group A-3 Assembly  
Use Group Classification: Exercise Room  
Occupant Load (4,848 sf): 96 (Exercise Room)  
Occupant Load (354 sf): 4 (Office Area)  
Total Occupant Load: 100  
Required egress units 0.2" per occupant x 24" 144" provided  
Construction Classification: Type III 3B

Fire System Requirements:  
A. An automatic sprinkler system is not required  
B. Portable fire extinguishers rating shall be 2-A:20-B:C, spacing shall not exceed 75 feet

Fire Alarm and detection system requirements:  
A. An automatic fire alarm and detection system is required in Group A-3  
B. No Manual fire alarm system is required  
C. No automatic or manual flammable Gas detection system is required.



NOTE:  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.  
ALL DRAWINGS, PLANS, ELEVATIONS, ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF PNC CAD DRAFTING SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. PNC CAD DRAFTING SERVICES, INC. SHALL BE HELD HARMLESS BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. PNC CAD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

SITE PLAN  
1" = 10'-0"

PROPERTY OF

Engineering Resource Center  
200 Congress Street  
Portland, Maine 04103  
207-878-8511 Fax 207-878-8515  
E-Mail: rrc@engrc.com

RE-MODEL OF  
1000 CONGRESS STREET  
for Crossfit  
PORTLAND, ME

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JUL 11 2011  
Dept. of Building Inspections  
City of Portland Maine

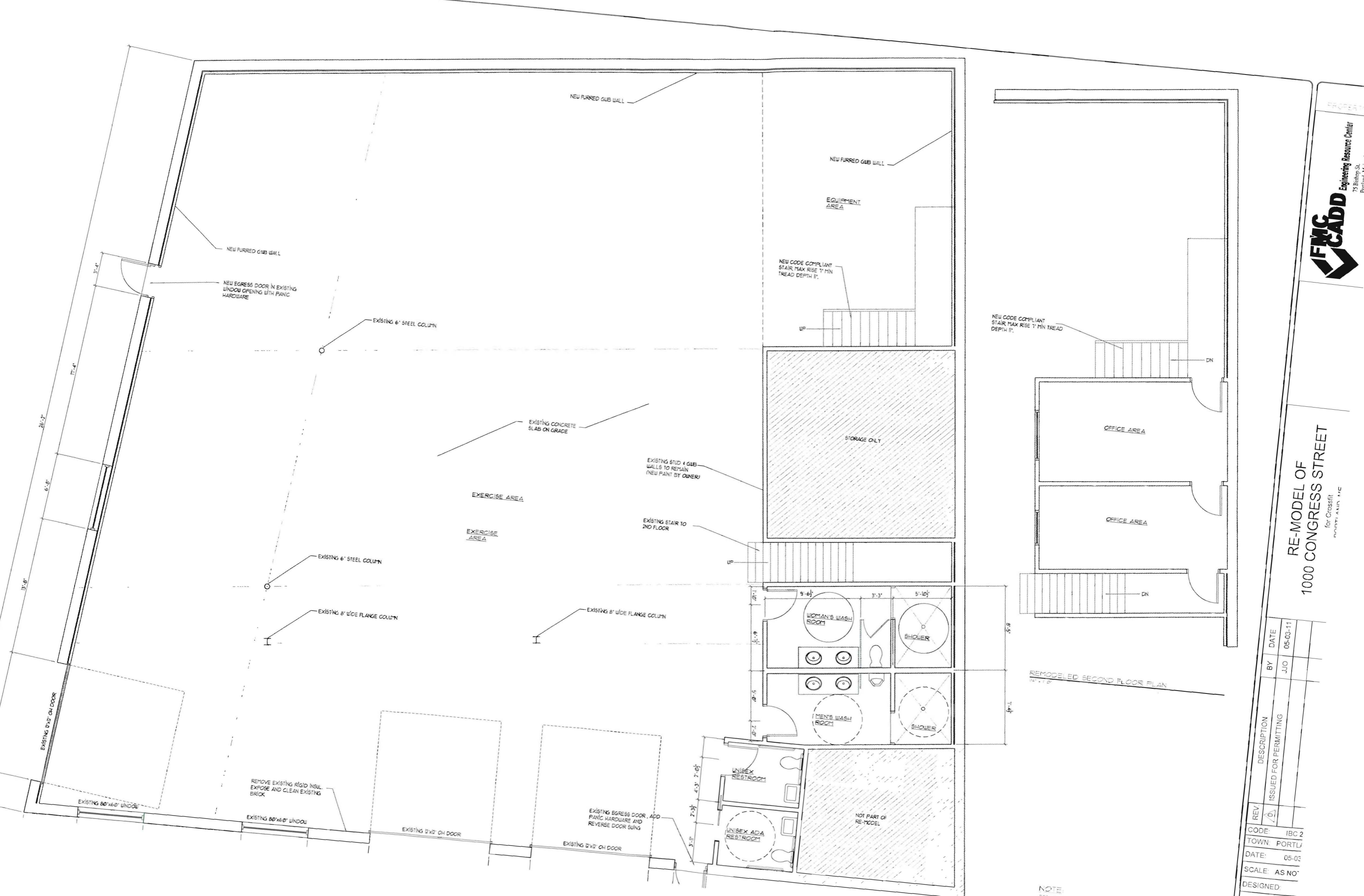


PROPERTY OF



**RE-MODEL OF  
1000 CONGRESS STREET**  
for Crossfit  
PORTLAND, ME

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**RE-MODEL OF  
1000 CONGRESS STREET**  
for Crossfit  
PORTLAND, ME

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CODE:	IBC 2		
TOWN:	PORTLAND		
DATE:	05-03		
SCALE:	AS NOTED		
DESIGNED:			

NOTE:

