

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100838
PERMIT ISSUED

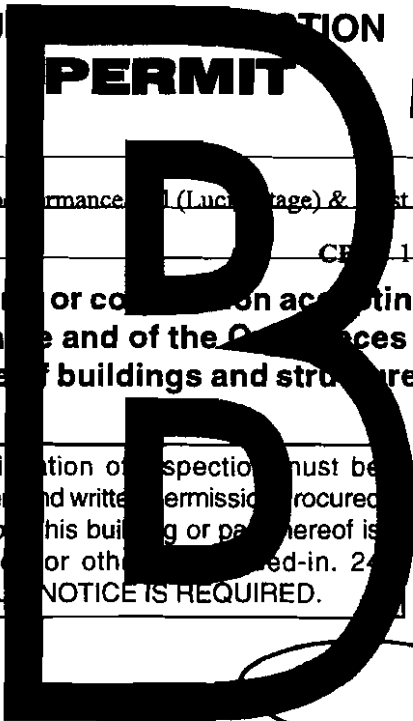
Please Read
Application And
Notes, If Any,
Attached

This is to certify that Chabot Street Llc /self

has permission to Change of Use from office to performance (Live Stage) & Post studios AUG 2 5 2010

AT 29 Baxter Blvd CE 112 F011001

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 altered or otherwise re-erected-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

Firs Dept. CAPT. R. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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: 10-0838	Issue Date:	CBL: 112 F011001
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Location of Construction: 29 Baxter Blvd	Owner Name: Chabot Street Llc	Owner Address: 100 Silver St	Phone:
Business Name: Lucid Stage	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial / Office	Proposed Use: Commercial / Change of Use from office to performance hall (Lucid Stage) & artist studios.	Permit Fee: \$245.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: Change of Use from office to performance hall (Lucid Stage) & artist studios.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>A-1</i> Type: <i>3814</i>	
		Signature: <i>(KG)</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: gg	Date Applied For: 07/15/2010	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 checked="" type="checkbox"/> Site Plan exemption <i>10-119 05035</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: <i>7/25/10 ASU</i>	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 Date: _____	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 <i>ten</i> Date: _____
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PERMIT ISSUED

AUG 25 2010

City of Portland

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

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

Permit No: 10-0838	Date Applied For: 07/15/2010	CBL: 112 F011001
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Location of Construction: 29 Baxter Blvd	Owner Name: Chabot Street Llc	Owner Address: 100 Silver St	Phone:
Business Name: Lucid Stage	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / Change of Use from office to performance hall (Lucid Stage) & artist studios.	Proposed Project Description: Change of Use from office to performance hall (Lucid Stage) & artist studios.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/29/2010

Note: Parking required - performance space 1670 sf = 17 spaces (one per 100 sf); 2722 sf for rehearsal spaces, bathrooms = 7 spaces (one per 400 sf); 1200 sf for storage/construction - no spaces required; .need total of 24 spaces. Letter from abutting property, has plenty of spaces in parking lot to use after 6PM for theater performances. **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:** Tammy Munson **Approval Date:** 08/25/2010

Note: **Ok to Issue:** ✓

- 1) As discussed, additional bathrooms will be added to the plan in order to comply with the Maine State Plumbing Code. A revised plan will be submitted prior to closing in any walls.
- 2) 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.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 08/04/2010

Note: **Ok to Issue:** ✓

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 3) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 5) All construction shall comply with NFPA 1 and 101.
- 6) Application requires State Fire Marshal approval.
- 7) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

PERMIT ISSUED

AUG 25 2010

City of Portland

Comments:

Location of Construction: 29 Baxter Blvd	Owner Name: Chabot Street Llc	Owner Address: 100 Silver St	Phone:
Business Name: Lucid Stage	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

7/16/2010-amachado: Spoke to Liz McMahon. Use will be studios for performing arts and a theater space for public performances. I told her that the change of use is over 5,000 sf so needs minor siteplan.

7/22/2010-amachado: Met with Liz McMahon and Adam. They will submit a scalable site plan, a narrative of exactly what the use is, a letter from the landlord re: overflow parking in the landlord's lot adjacent to theirs and revised interior plans for minor changes.

7/26/2010-amachado: Received scalable plot plan, a narrative, a letter granting overflow parking and revised plans.

8/16/2010-gg: received partial granted site plan exemption as of 08-13-10. Gg Filed with permit in review basket. /gg

PERMIT ISSUED

AUG 25 2010

City of Portland

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 Inspection 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 with construction.**

 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.

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



General Building Permit Application

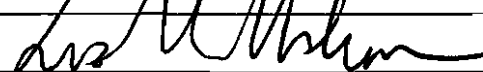
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 29-37 BAXTER BOULEVARD			
Total Square Footage of Proposed Structure/Area 5,400		Square Footage of Lot 15,448	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# 112 Block# F Lot# 26		Applicant * <u>must be owner, Lessee or Buyer</u> Name LUCID STAGE, INC. Address 29 BAXTER BLVD City, State & Zip PORTLAND, ME 04101	Telephone: (207) 807-7320
Lessed/DBA (If Applicable) LUCID STAGE		Owner (if different from Applicant) Name CHABOT ST, LLC Address 100 SILVER ST. City, State & Zip PORTLAND ME. 04101	Cost Of Work: \$15,000 170.00 C of O Fee: \$ 75.00 Total Fee: \$ 245.00
RECEIVED JUL 15 2010			
Current legal use (if <u>Dept of Building Inspections</u>) If vacant, what was the <u>City of Portland and Maine</u>		Number of Residential Units 0	
Proposed Specific use: ARTS CENTER Theater Space, arts + dance classes			
Is property part of a subdivision? NO If yes, please name _____			
Project description: Removing A "model condo" ; Removing A few partial walls ; build out 2 restrooms			
Contractor's name: LIZ McMAHON			
Address: 75 Sheridan St.			
City, State & Zip Portland, ME 04101		Telephone: 807-7320	
Who should we contact when the permit is ready: LIZ McMAHON		Telephone: 807-7320	
Mailing address: 75 Sheridan St. #3 Portland, ME. 04101			

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:  Date: **6/23/10**

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



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: LUCID STAGE

PROJECT ADDRESS: 29 BAXTER BLVD.

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)
NARRATIVE INCLUDED.

CHART/BLOCK/LOT: 112 / F / 26 011

RECEIVED
10 0838
AUG 16 2010
Dept. of Building Inspections
City of Portland Maine

CONTACT INFORMATION:

OWNER/APPLICANT

Name: ADAM GUTGSELL
Address: 34 TYNG ST
PORTLAND, ME
Zip Code: 04102
Work #: 207-671-5078
Home #: _____
Fax #: _____
E-mail: ADAMGUTGSELL@GMAIL.COM

CONSULTANT/AGENT

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Home #: _____
Fax #: _____
E-mail: _____

Criteria for Exemptions: (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?	<u>Y</u>	<u>Yes</u>
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	<u>No</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>N/A</u>	<u>N/A</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>Y</u>	<u>No</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>No</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>NO</u>
g) Is there any additional parking?	<u>Y</u>	<u>No</u>
h) Is there an increase in traffic?	<u>Y</u>	<u>No</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>No</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>Yes</u>
k) Are there adequate utilities?	<u>Y</u>	<u>Yes</u>

Planning Division Use Only Exemption Granted _____ Partial Exemption X Exemption Denied _____

See Attached Review

Planner's Signature Barbara Berlyndt Date August 11, 2010

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW**

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolition or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it is determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

Planning Barbara Barhydt

August 9, 2010

The applicant has requested an exemption from site plan review for the reuse of 29 Baxter Boulevard for a theater, office space, dance studio and warehouse space. The applicant has an agreement to use parking in the adjoining office site for night-time performances. The site has sufficient parking to meet zoning.

A partial exemption is granted with the following requirements and conditions:

1. Repaving of the paved areas behind the building does not require site plan review; however, the applicant must obtain a site alteration permit if they decide to pave beyond existing pavement.
2. The site does not have a public sidewalk, so it does not meet the criteria that sidewalks exist and are in good condition. The applicant must submit a plan for the construction of a concrete sidewalk in the right-of-way for review and approval by the Planning Authority and Public Services. The plan must show the right-of-way line and the design of the sidewalk to City standards. The plan must be approved and the sidewalk installed prior to the issuance of a certificate of occupancy. A performance guarantee for the work in the public right-of-way will be required prior to the start of the sidewalk construction. The City's sidewalk detail for a concrete sidewalk is below.
3. The above granting of a partial exemption does not constitute approval of a building permit and the applicant must obtain all required permits from Portland's Inspection Division before the start of any construction.

July 26, 2010

The concept of Lucid Stage is to provide an affordable multi-use arts venue for the many arts organizations in the Greater Portland area. The venue will provide performance and rehearsal space for artists of various performance and music-based genres, studio space, classroom space, and visual art gallery space.

Lucid Stage is a non-profit start-up with an eight person Board of Directors. We have leased a building at 29 Baxter Boulevard. The property has space for 15 cars to park, and the company has permission from the landlord to use the adjacent parking lot, located at 43 Baxter Boulevard, for overflow parking.

The executive director is Adam Gutgsell. Adam has experience in the finance industry and has been actively involved in the Portland theater community for 13 years. Lucid Stage will also be run by artistic director Liz McMahon. Liz's extensive experience in theater management has positioned her perfectly for this position. She has experience in all aspects of day-to-day venue operation and has developed positive relationships with a wide array of Portland's performing and visual artists.

Lucid will generate income from rentals, tax-deductible donations, business sponsorships, and arts and education grants. The venue appeals to 3 major market segments: Mid-sized arts organizations, visual artists, and arts teachers.

Our affordability, regular hours, flexible layout, and experienced management are major advantages to the success of the venture. Lucid will create a permanent home for many of Portland's artists who are in search of affordable and convenient art space. Our theater in residence will be Mad Horse Theater, who will be celebrating their 25th season this year.

The mission of Lucid is to foster the creation and enjoyment of the arts, and to provide our community with a setting to further promote and encourage the arts. Lucid nurtures artistic growth, and values experimentation.

Lucid shall serve as a resource and gathering place for our community of artists, and foster the growth of local arts groups. We shall engage people of all ages & abilities with arts education, interaction, and exposure to creative experiences. Lucid shall be available for a variety of performing arts, fine arts, and community activities. We seek to illuminate the art of our times through performance, visual art, interdisciplinary genres, and collaborative partnerships. Lucid shall provide arts related education through classes and workshops.

RECEIVED

JUL 26 2010



Commercial Properties^{INC}

Real Estate Investment, Acquisition & Development.

7/22/2010

Liz McMahon
Lucid Stage
29 Baxter Boulevard
Portland ME 04101.

Dear Ms. McMahon

Per your request, Chabot Street LLC would be happy to allow Lucid Stage Co., permission to use 43 Baxter Boulevard as overflow parking for customers on a needs basis during evening performances after 6 p.m.

Regards,

Chabot Street LLC

RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine

OVERFLOW PARKING



43 - 29

Google maps

Address  Baxter Blvd

Address is approximate

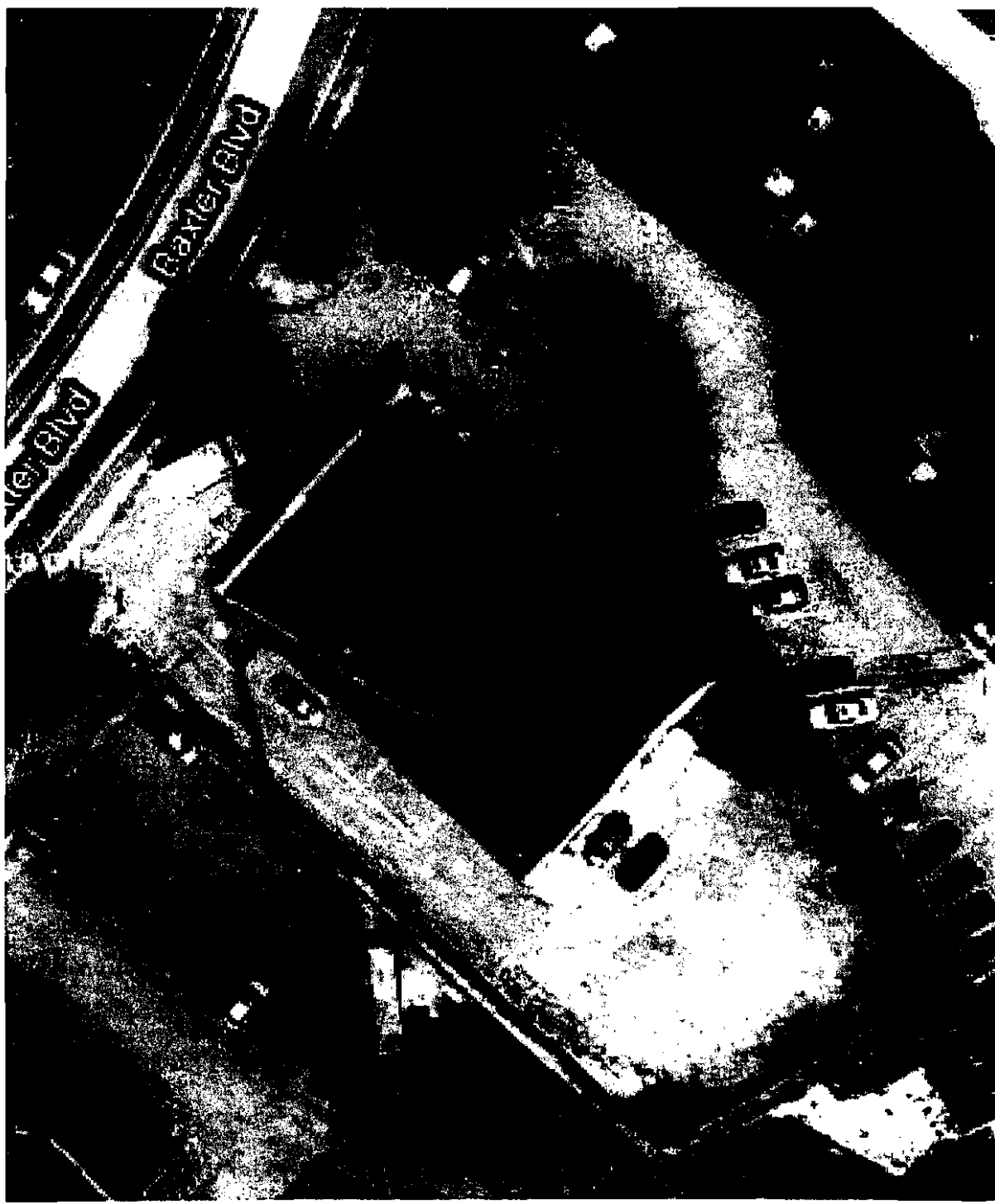
Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



43 Baxter Blvd.

29 BAXTER BLVD.



DATE:
AUGUST 2009
REVISED:

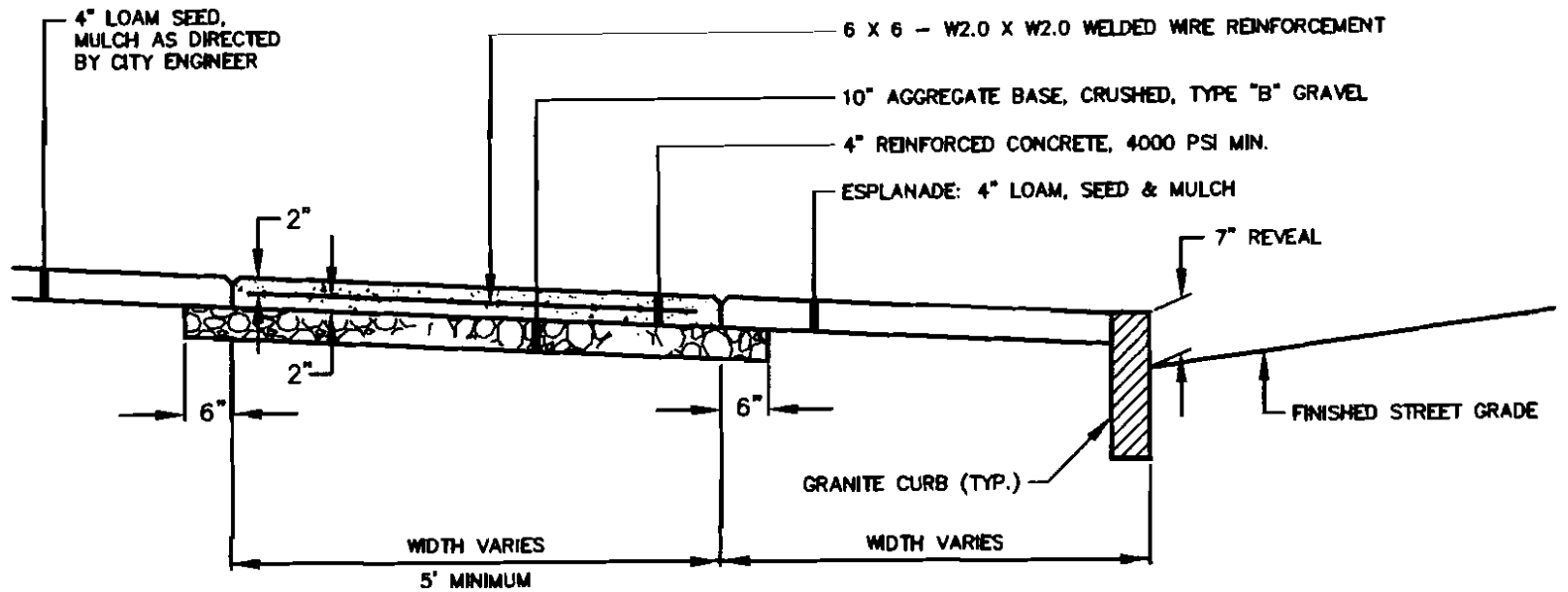
CITY OF PORTLAND, MAINE
TECHNICAL STANDARDS MANUAL

TRANSPORTATION SYSTEMS
AND STREET DESIGN
SECTION I

REINFORCED CONCRETE SIDEWALK

FIGURE:

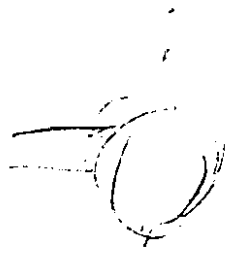
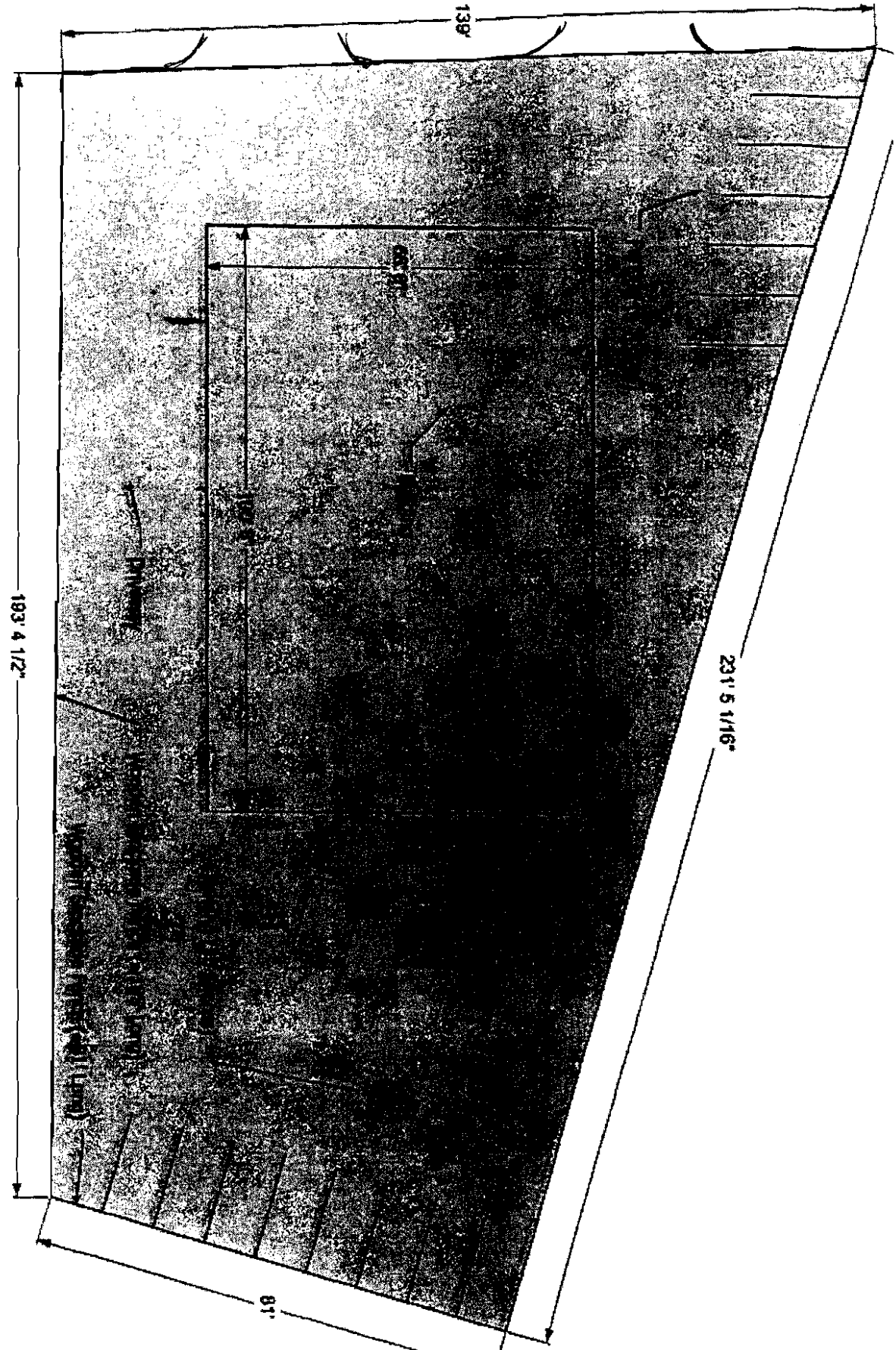
I-14



REINFORCED CONCRETE SIDEWALK

NOT TO SCALE

← BAXTER BLVD →



Lucid Stage

1. Letter 75 spaces
- street parking

-
Paving for 5,400

Buildings 6,700

Parking Spaces - $\frac{1300}{9}$ -
21 spaces -

* - Gravel lot - can we allow a
Gravel lot -

operate as a venue
- Mad Horse - ~~16~~ 16 weeks
4 shows

Acean
P Trails -

- 4 to 6 nights / week -

- Specs

July 26, 2010

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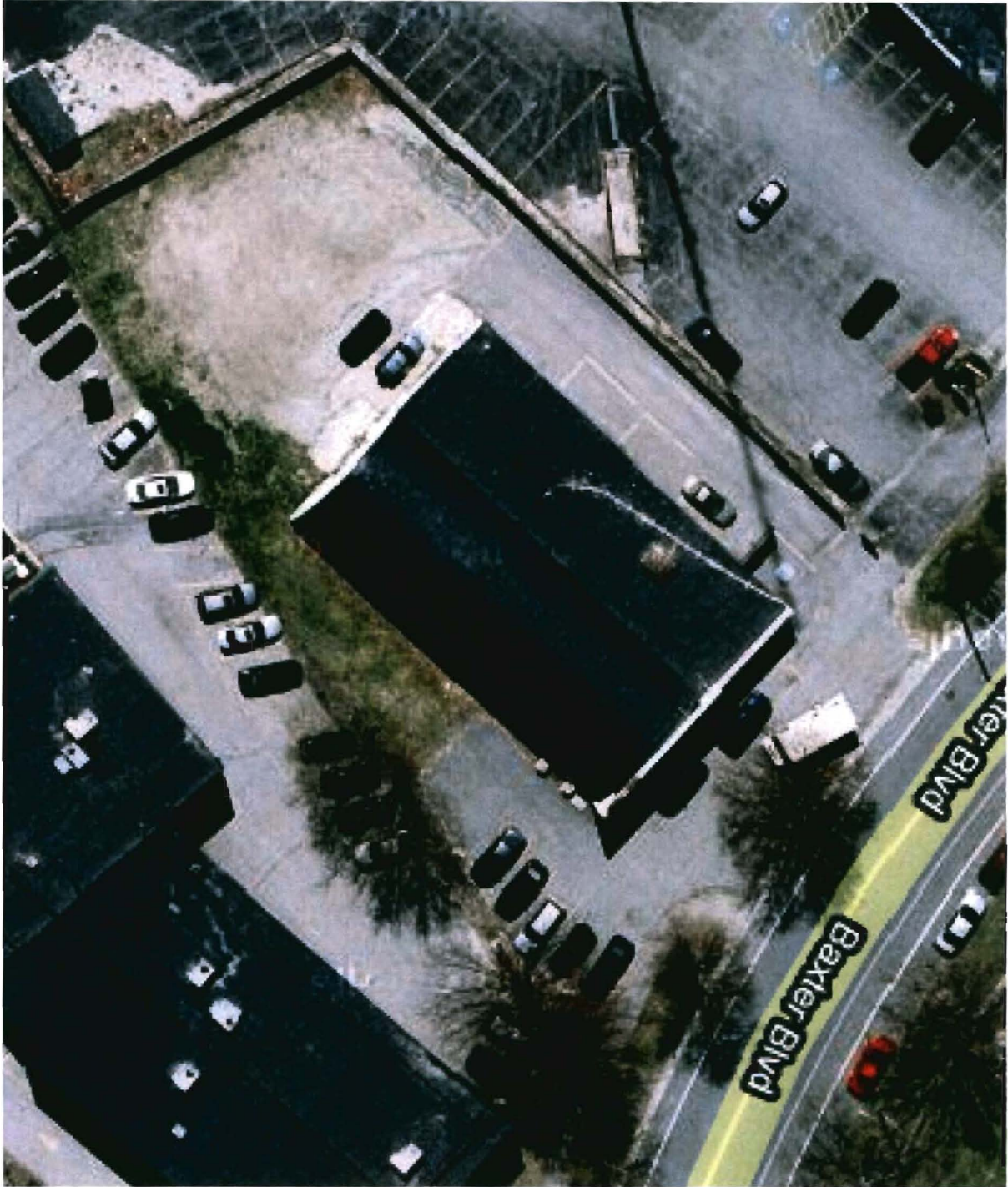
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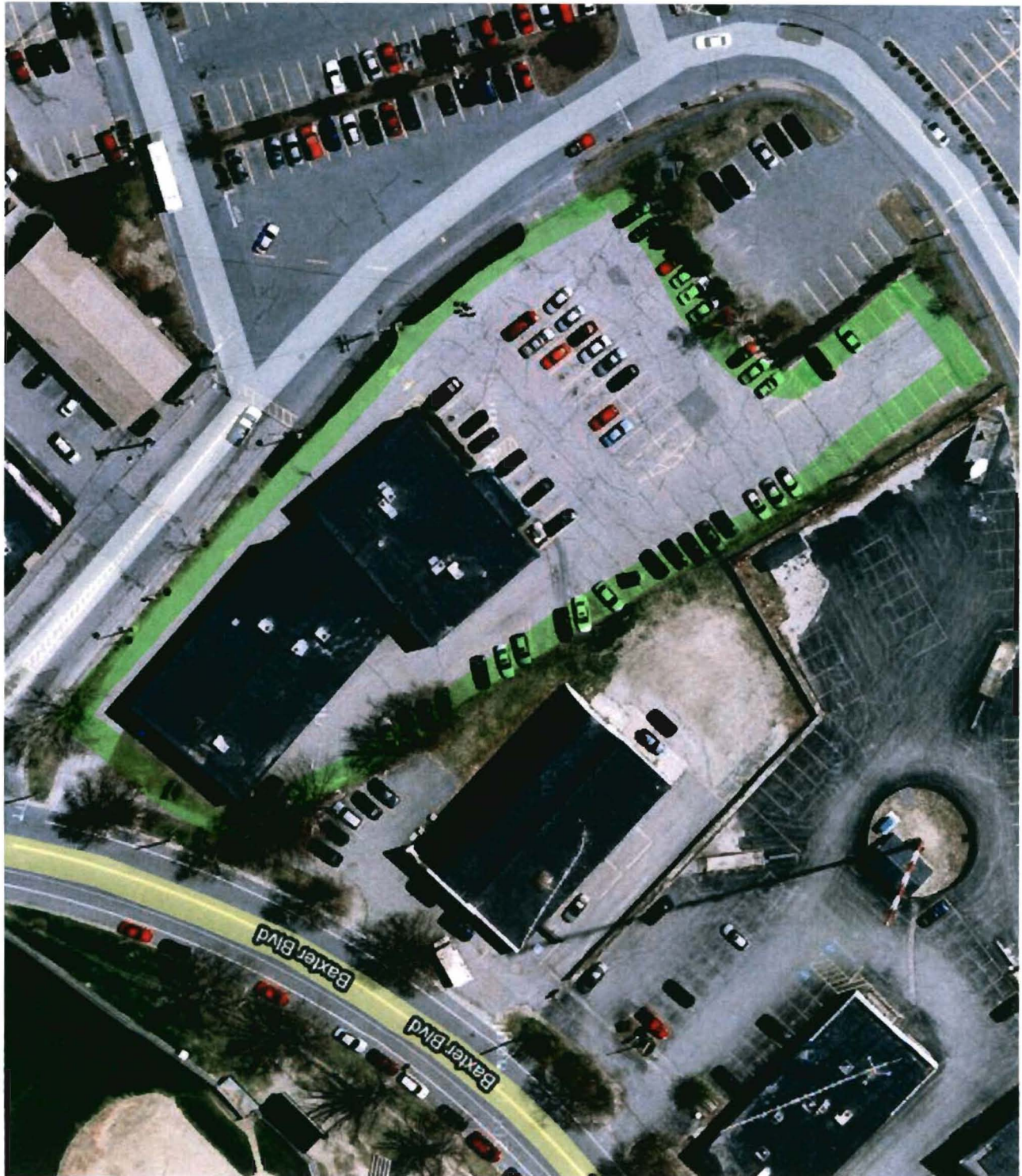
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RECEIVED

JUL 26 2010



OVERFLOW PARKING



43 - 29

Google maps

Address 43 Baxter Blvd

Address is approximate

Save trees. Go green!
 Download Google Maps on your phone at google.com/gmm




43 Baxter Blvd.

29 Baxter BLVD.

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this ~~17th~~ ^{1st July} day of ~~June~~ ^{July}, 2010 by and between CHABOT STREET, LLC, with a principal place of business at 100 Silver Street, Portland, Maine 04101, hereinafter called "Landlord" and LUCID, INC. with a principal place of business at 29 BAXTER PORTLAND, ME, hereinafter called "Tenant".

PREMISES

1. In consideration of the mutual covenants herein contained and of good, lawful and valuable considerations moving to and received by each of the parties to be bound hereby, Landlord hereby demises and leases to Tenant, and Tenant hereby takes from Landlord, those certain premises (hereinafter called the "Demised Premises") located at 29-37 Baxter Boulevard, Portland, County of Cumberland, State of Maine, and further identified as Tax Map 112, Block F, Lot 26, together with the improvements erected thereon.

The Demised Premises are leased in their existing condition as of the commencement date of this Lease to Tenant together with all rights, privileges, benefits, rights of way and easements now or hereafter appurtenant or belonging thereto, whether arising under any private or public grant or authority. The Demised Premises consisting of approximately +/- 5,400 square feet of space. Tenant shall have the use of all parking spaces on site for its own use and not for re-letting.

TERM AND OPTIONS

2. The primary term of this Lease shall be for a period of approximately One (1) year commencing upon the date on which all of the following conditions have been satisfied: (a) this Lease has been fully executed by both parties, (b) Tenant has delivered to Landlord the Security Deposit, and (c) Tenant has delivered to the Landlord an insurance certificate evidencing proof of coverage as required hereunder, and as naming the Landlord as additional insured (the "Commencement Date"), and unless sooner terminated as herein provided, the term shall extend through August 31, 2011.

1st Option Period: Provided that Tenant has not been in default beyond any applicable grace period, of any of the terms and conditions of the Lease, this Lease will automatically renew on September 1, 2011 and shall extend through and expire on August 31, 2015 under the same terms and conditions except that Base Rent shall be at the rates set forth in Section 5 below. It is clearly agreed and understood that the Landlord may, at its sole option, and in the event of Tenant's default in the initial term, rescind any renewal options hereunder, and upon Landlord's notice to the Tenant, the Tenant shall vacate the Premises on August 31, 2011 in accordance with the provisions of this Lease.

2nd Option Period: The Tenant may, at its option, exercised by written notice to the Landlord, given not less than twelve (12) months prior to the end of the current term, extend this Lease for One (1) period of Five (5) years. All terms and conditions of the Lease shall be the same, except that the Base rent for this renewal period shall be as defined in Section 5 below.

EXHIBIT A

TENANT'S WORK / IMPROVEMENTS

The Tenant shall diligently commence and complete improvements to the Premises at its sole cost and expense upon Lease Commencement which improvements may include the following:

Purchase and install lighting fixtures

Purchase, install or repair all electrical and plumbing as needed

All Tenant specific fixtures including, but not limited to: shelving, check in / out counters, storage cabinets, dance floor, control room, etc.

Painting of Premises

Finish Ceiling System

All work in space

All molding and trim work

Build – out (2) ADA restrooms with accessories

Supply and distribute heating and cooling system and its related ductwork – ducts to be exposed

Install finished sheetrock walls as needed

Install perimeter electrical outlets per code

Supply and energize an electrical panel to space

Exit lighting

IN WITNESS WHEREOF, the parties have caused this Lease Agreement to be duly executed on the date first above written.

LANDLORD:
CHABOT STREET, LLC.

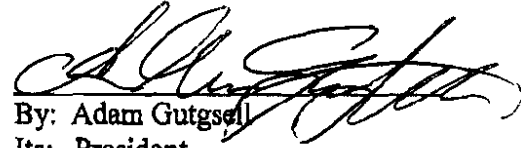
Witness

By: Richard J. McGoldrick
Its: Manager

Date: _____

TENANT:
LUCID, INC.

Witness


By: Adam Gutgsell
Its: President

Date: 7/1/10

Witness


By: Liz McMahon
Its: Secretary

Date: 7/1/10

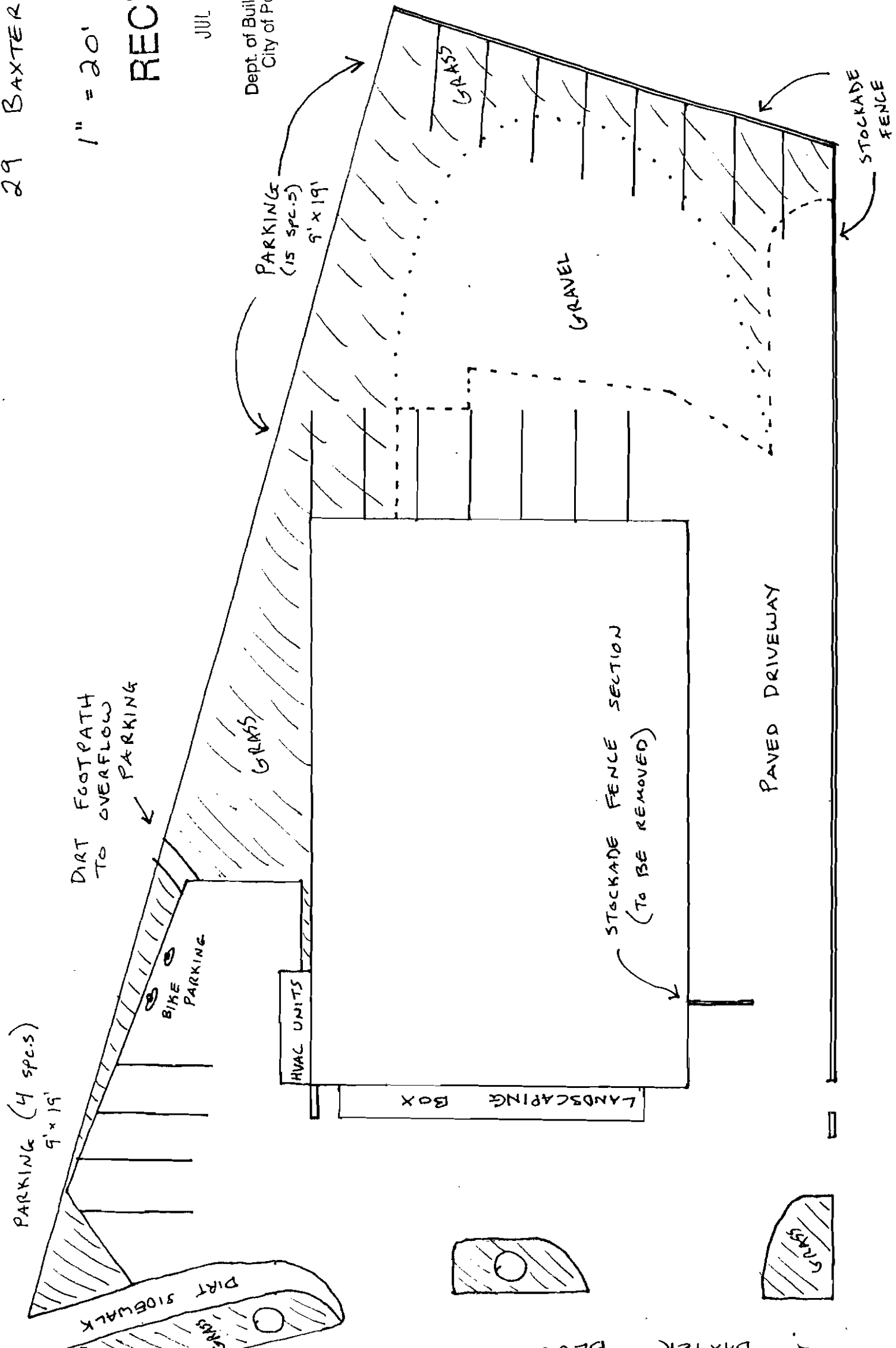
LUCID JIMBEL
29 BAXTER BLVD.

1" = 20'

RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine



1 BAXTER BLVD.

Revised
LUCID STAGE
29 BAXTER BLVD.

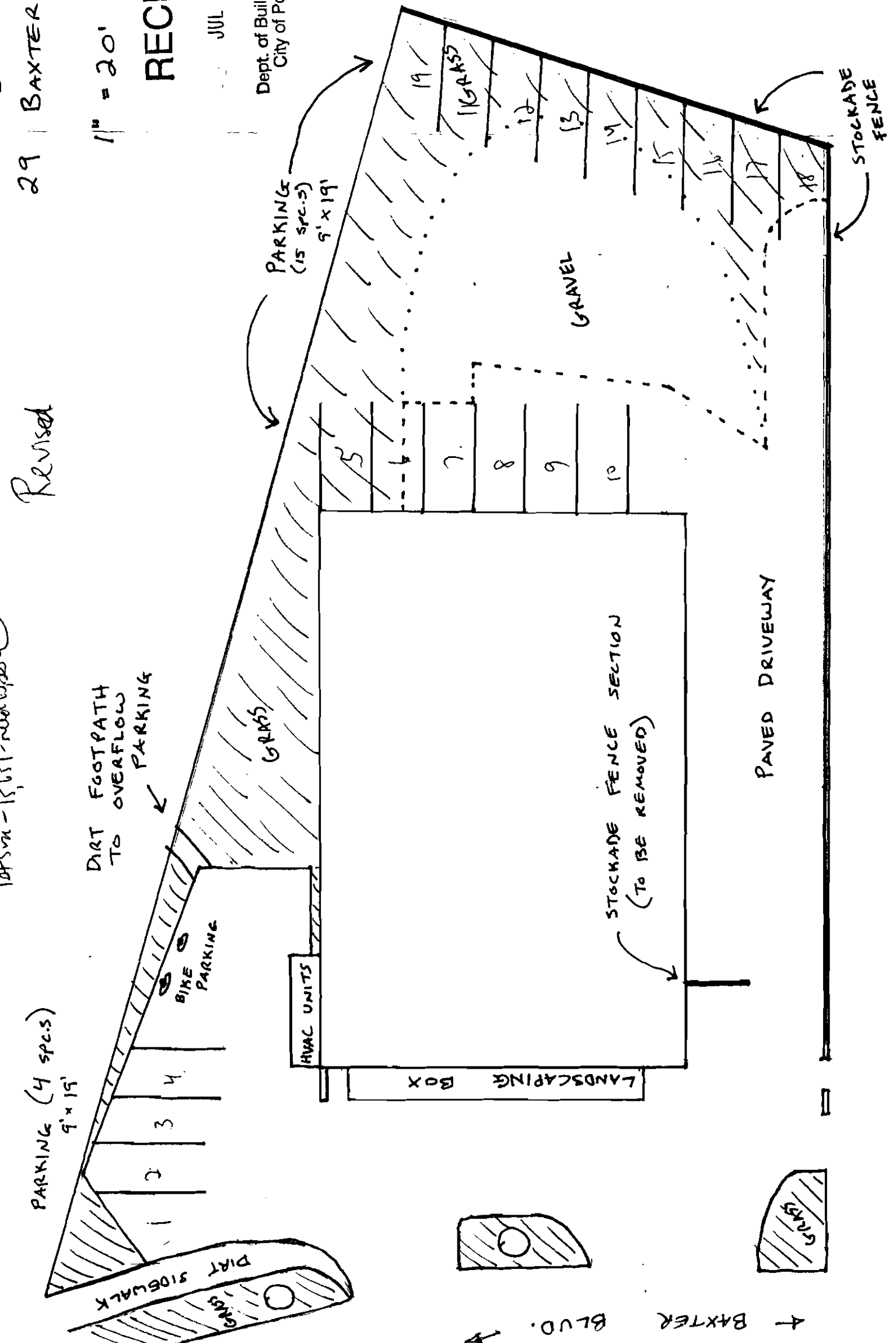
lots in - 15 ft - need to be done

1" = 20'

RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine



← BAXTER BLVD. →



Commercial Properties^{INC}

Real Estate Investment, Acquisition & Development.

7/22/2010

Liz McMahon
Lucid Stage
29 Baxter Boulevard
Portland ME 04101.

Dear Ms. McMahon

Per your request, Chabot Street LLC would be happy to allow Lucid Stage Co., permission to use 43 Baxter Boulevard as overflow parking for customers on a needs basis during evening performances after 6 p.m.

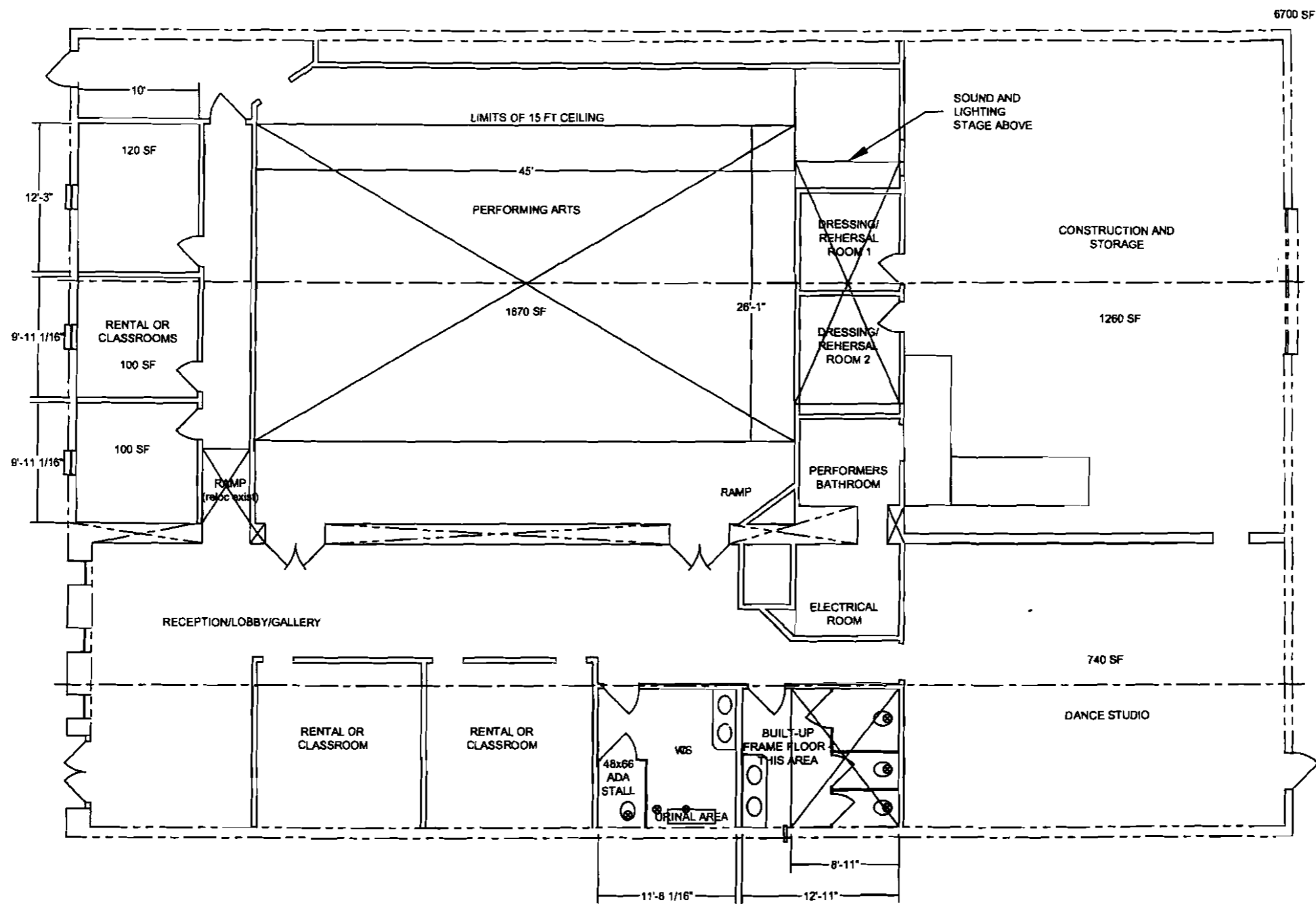
Regards,

Chabot Street LLC

RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine



RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine

LUCID STAGE

NDG
Nanette D. Gutzell
32 Tyng Street
Portland, ME 04102
(207) 871-7969

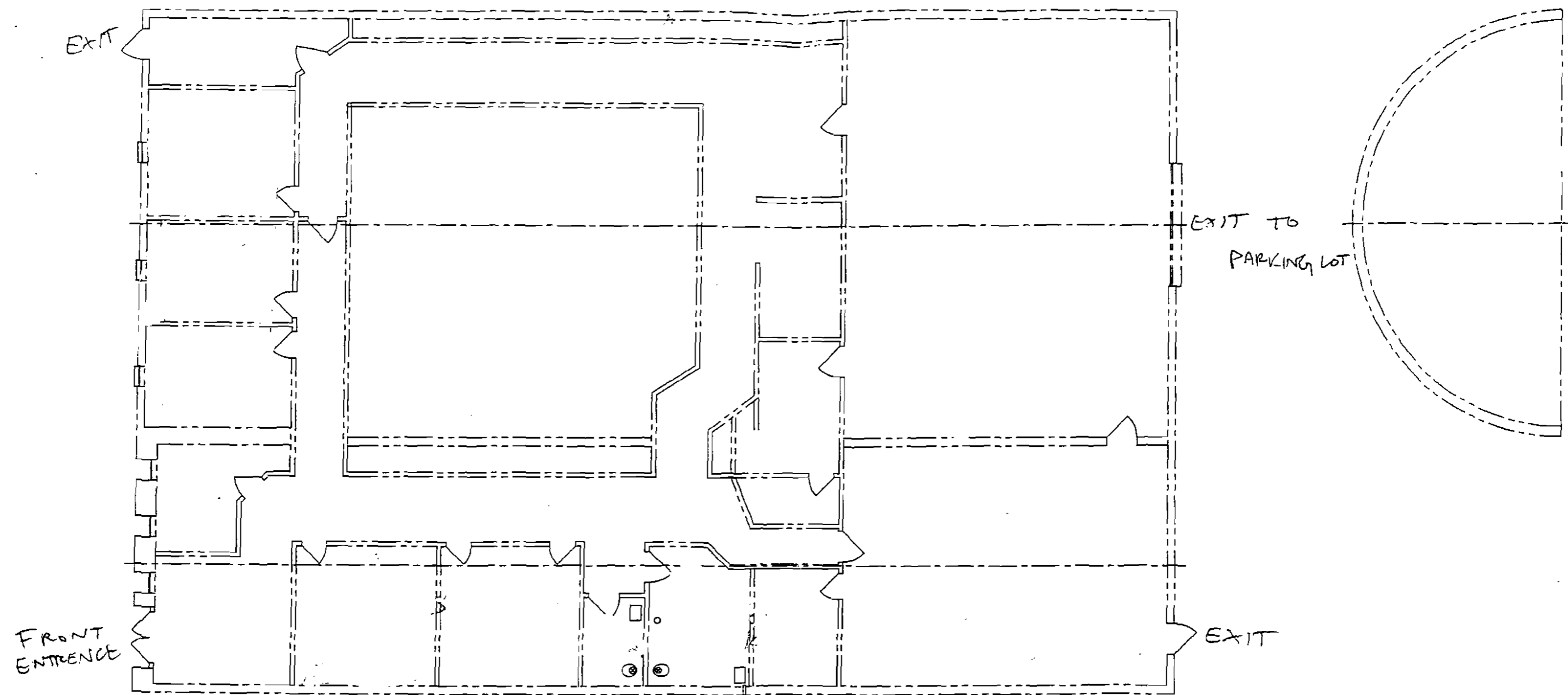
BAXTER BOULEVARD
PROPOSED FLOOR
PLAN

SCALE: 3/32" = 1'-0"	DATE: 7-25-10	DRAWN BY: NDG	DRAWING No.: 3 of 5
-------------------------	------------------	------------------	------------------------

BACK BAY →


BAXTER BLVD.

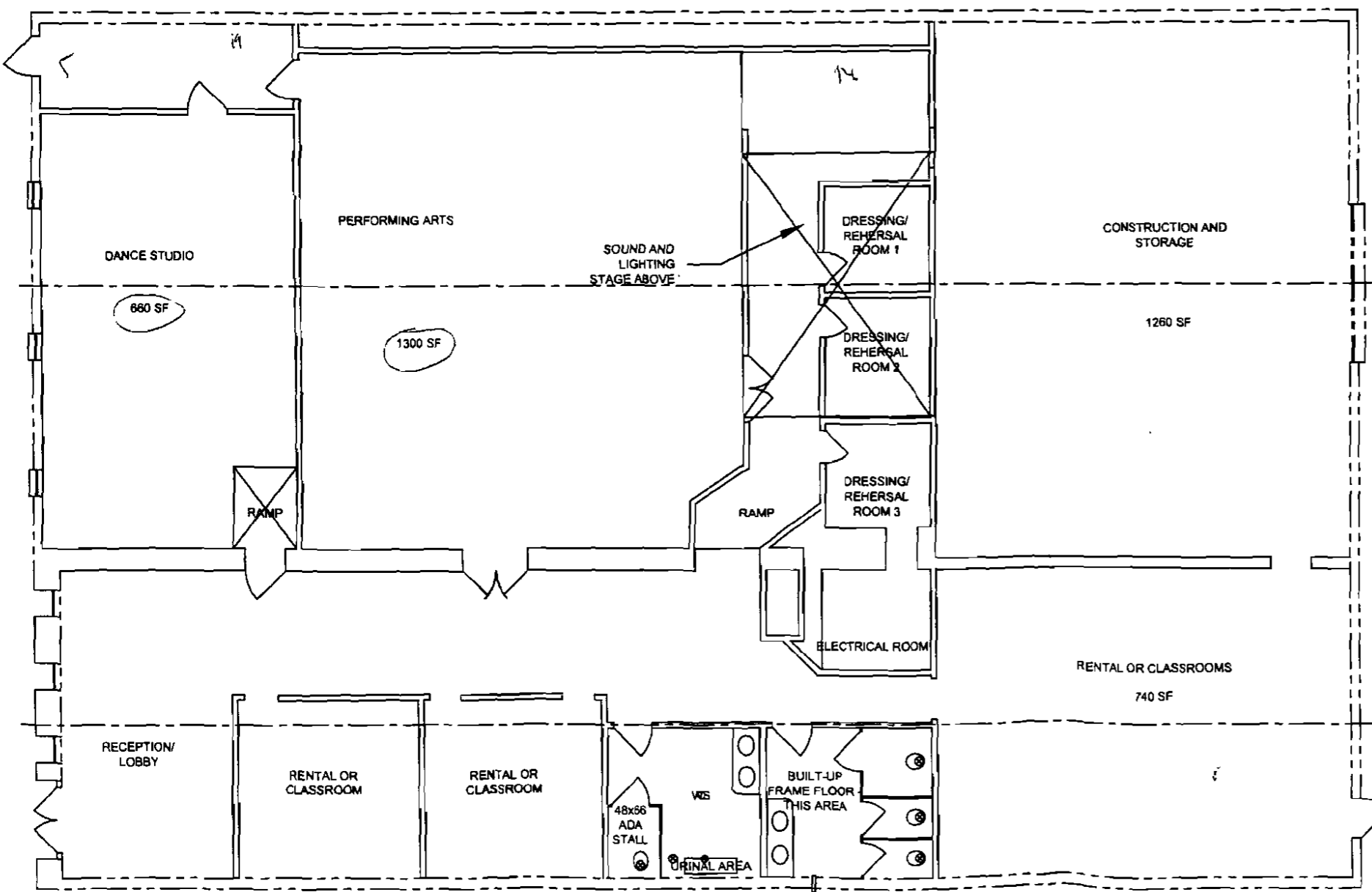
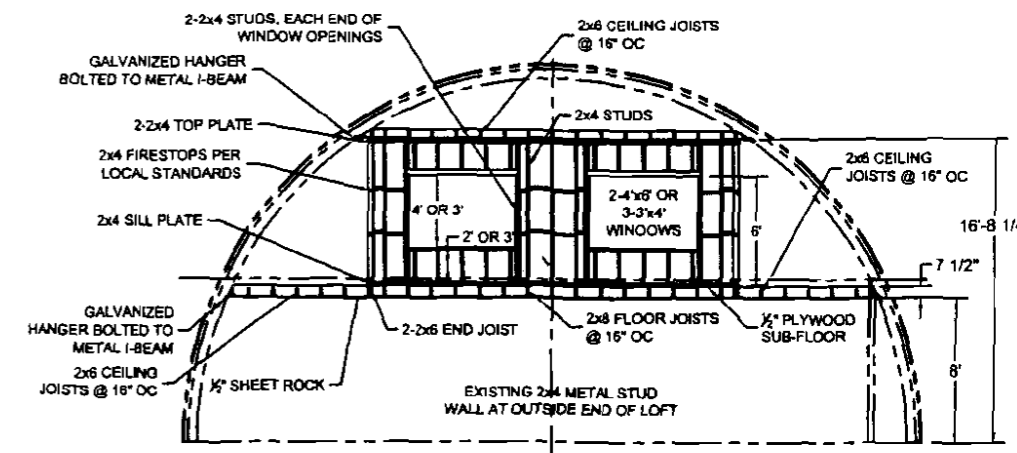
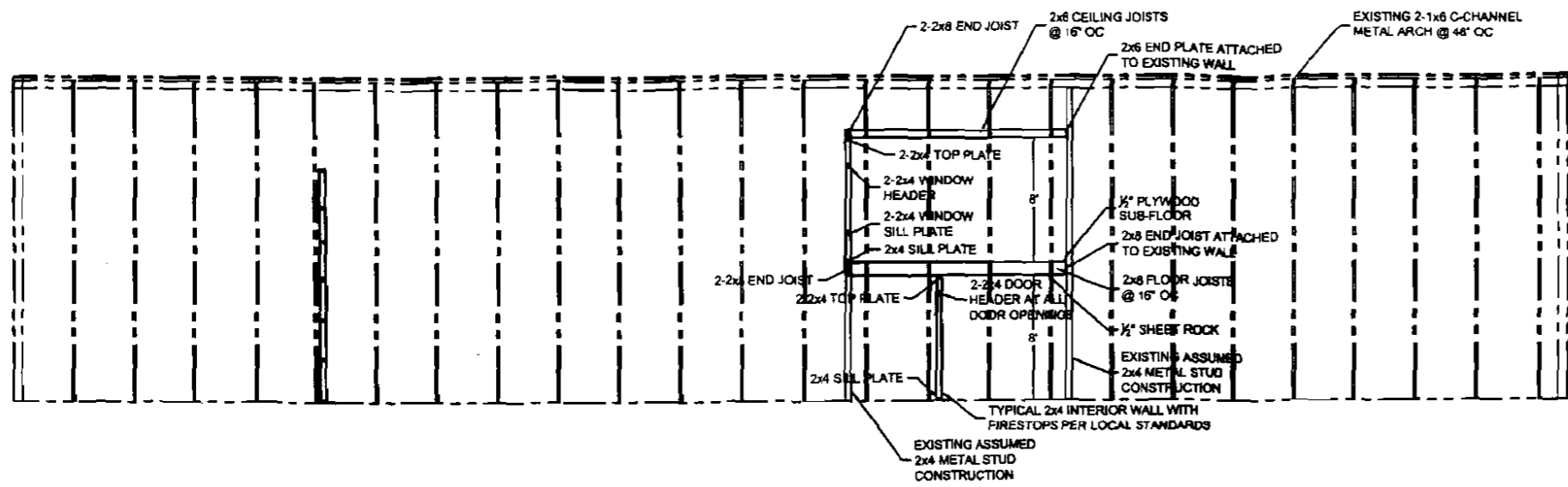
← FOREST AVE




Total square footage = 5,200

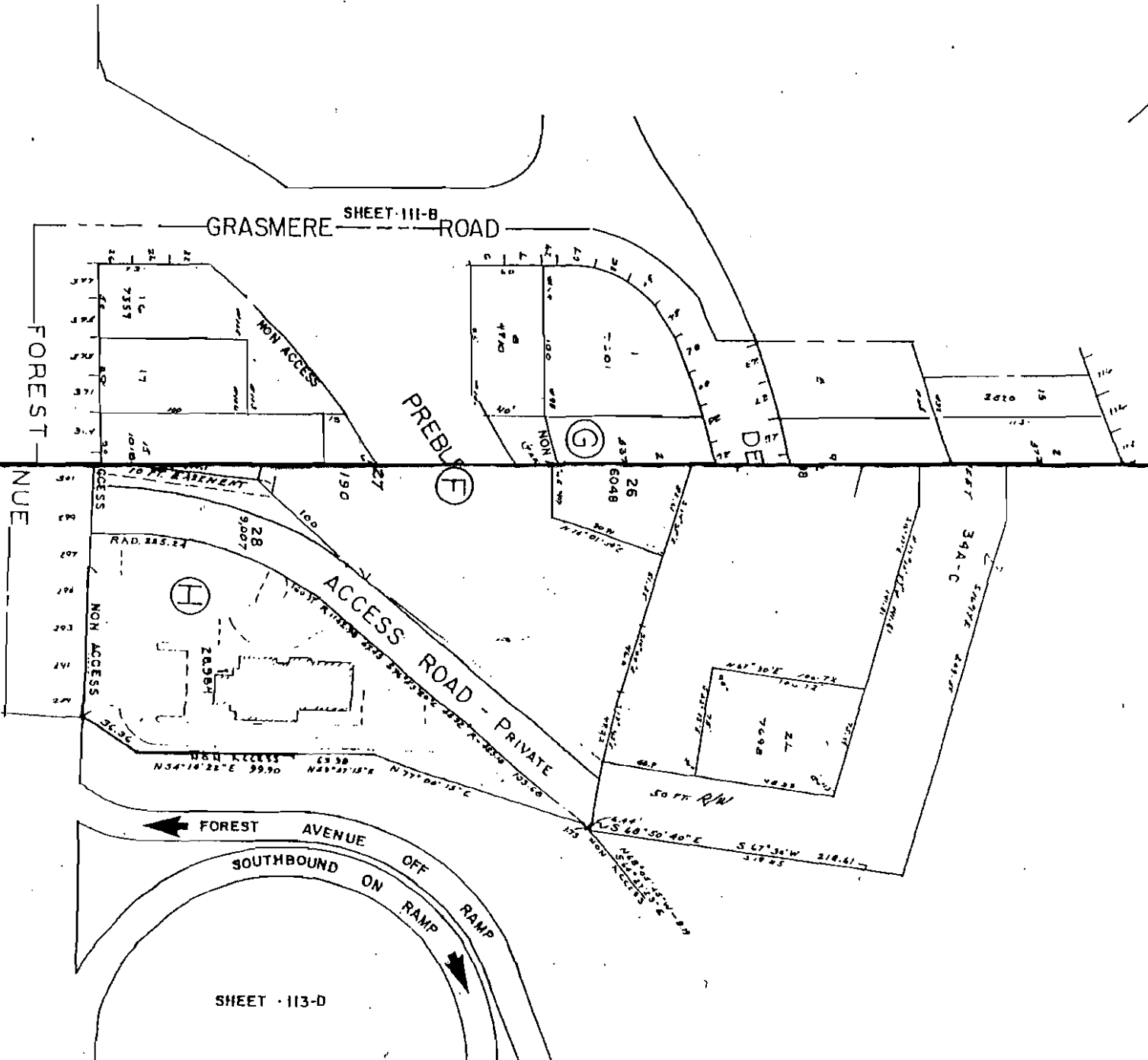
seems more than this
 66 x 101 = 6666
 interior ≈ 6222

LUCID STAGE ARTS CENTER				
 <small>Nanette D. Guigoull 32 Tyng Street Portland, ME 04102 (207) 671-7969</small>	29 BAXTER BOULEVARD EXISTING CONDITION			
	<table border="1" style="width: 100%;"> <tr> <td>SCALE: 3/32" = 1'-0"</td> <td>DATE: 5-19-10</td> <td>DRAWN BY: NDG</td> <td>DRAWING No.: 1 of 2</td> </tr> </table>	SCALE: 3/32" = 1'-0"	DATE: 5-19-10	DRAWN BY: NDG
SCALE: 3/32" = 1'-0"	DATE: 5-19-10	DRAWN BY: NDG	DRAWING No.: 1 of 2	



LUCID STAGE			
 Nanette D. Guttsell 32 Tyng Street Portland, ME 04102 (207) 671-7969		BAXTER BOULEVARD PROPOSED LOFT FRAMING	
		SCALE: 3/32" = 1'-0"	DATE: 7-15-10

INSET



GRASMERE ROAD

SHEET 111-B

FOREST

PREBLE

(G)

(F)

(H)

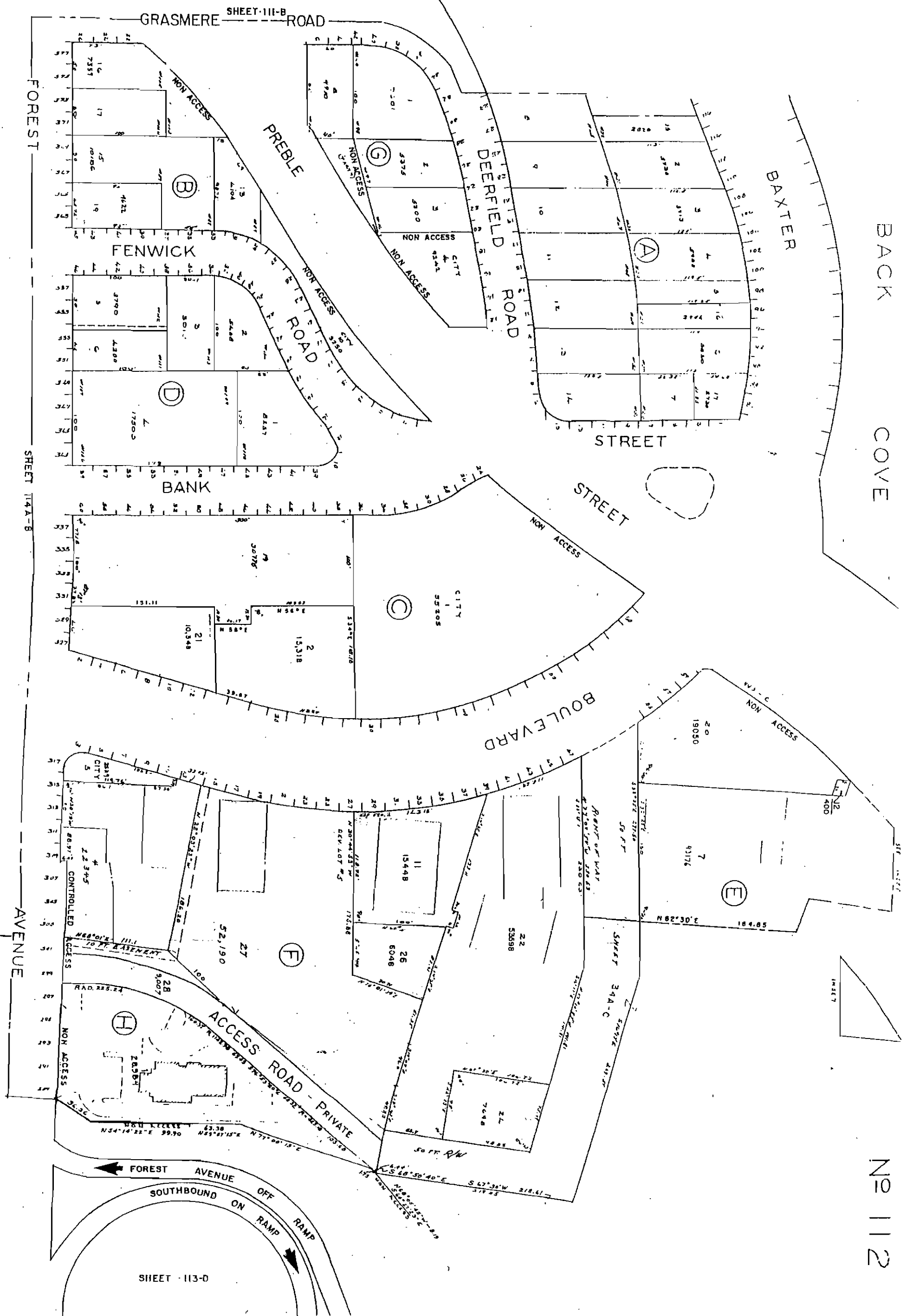
ACCESS ROAD - PRIVATE

FOREST AVENUE

FOREST AVENUE

SOUTHBOUND ON RAMP

SHEET 113-D



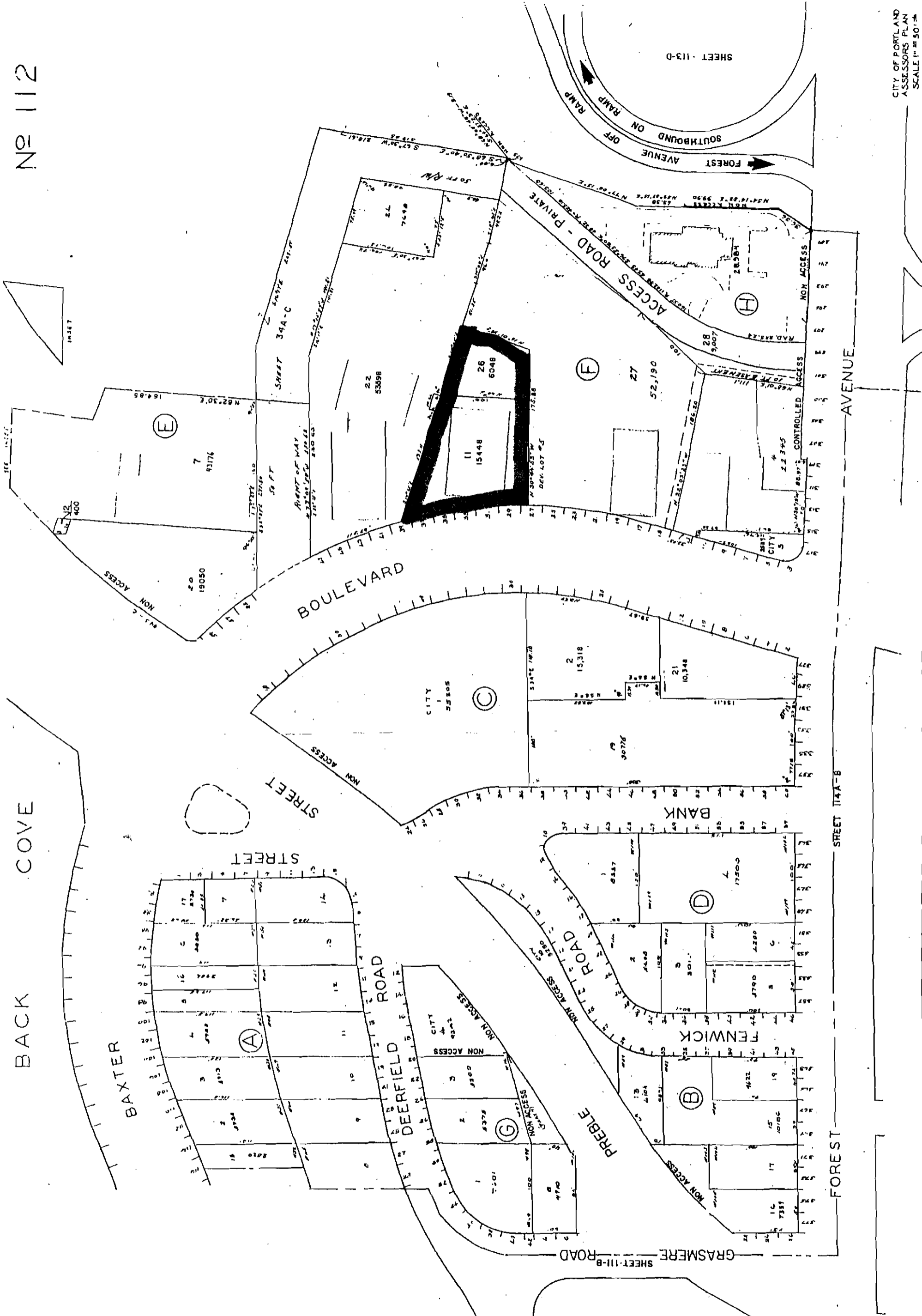
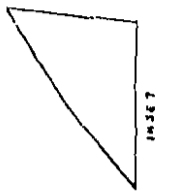
SHEET 111-B

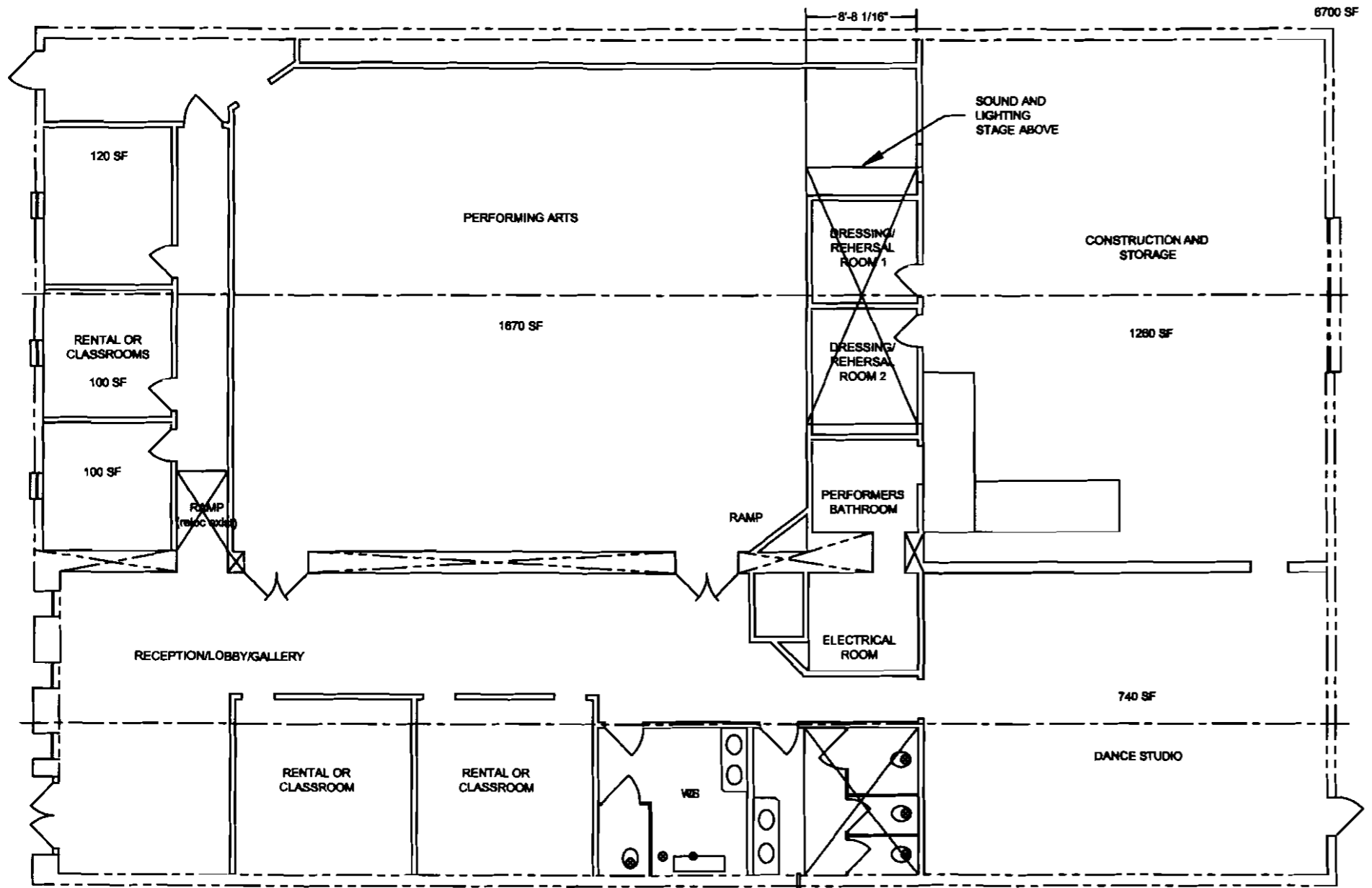
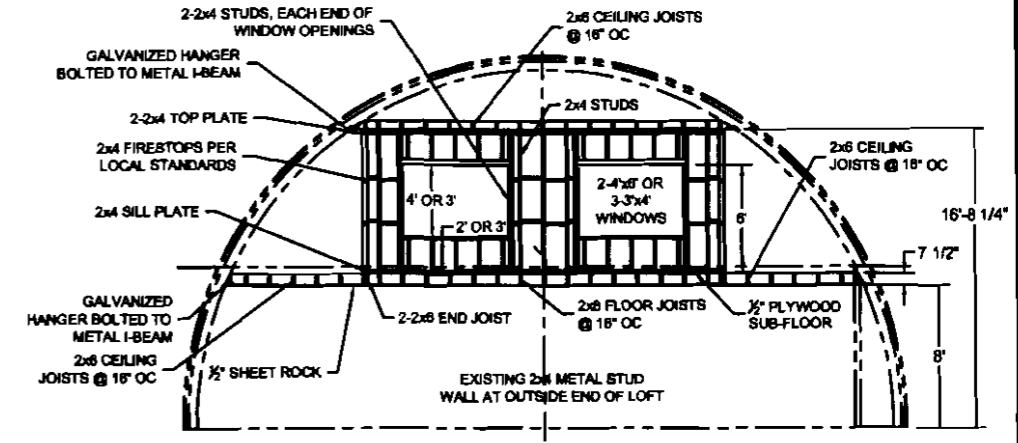
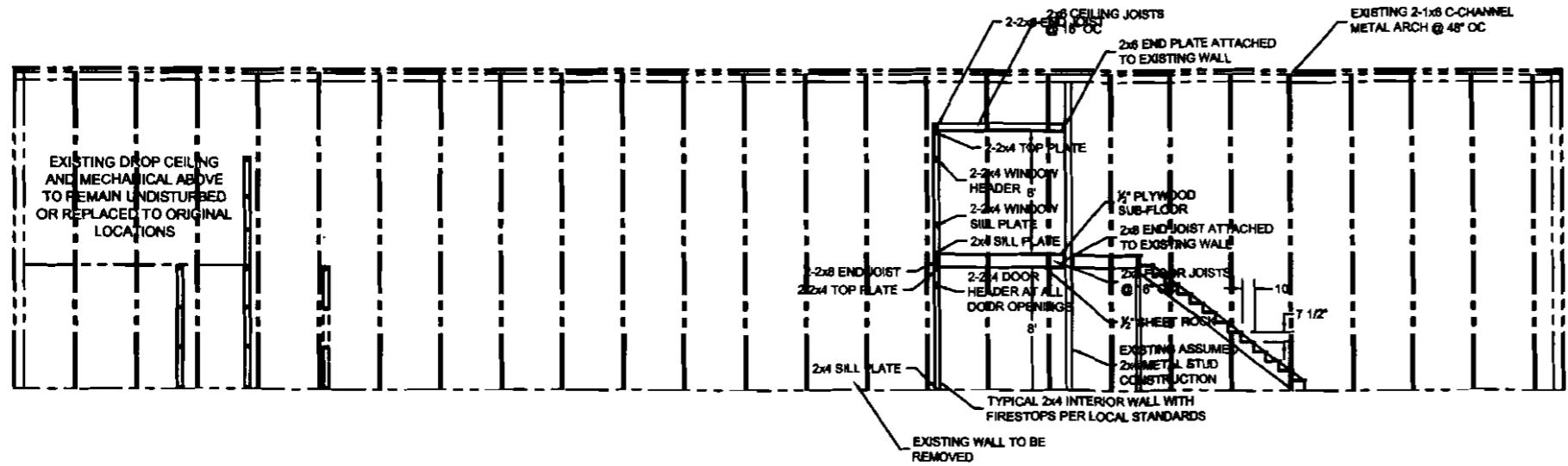
FOREST

SHEET 114-A-B

AVENUE

SHEET 113-D






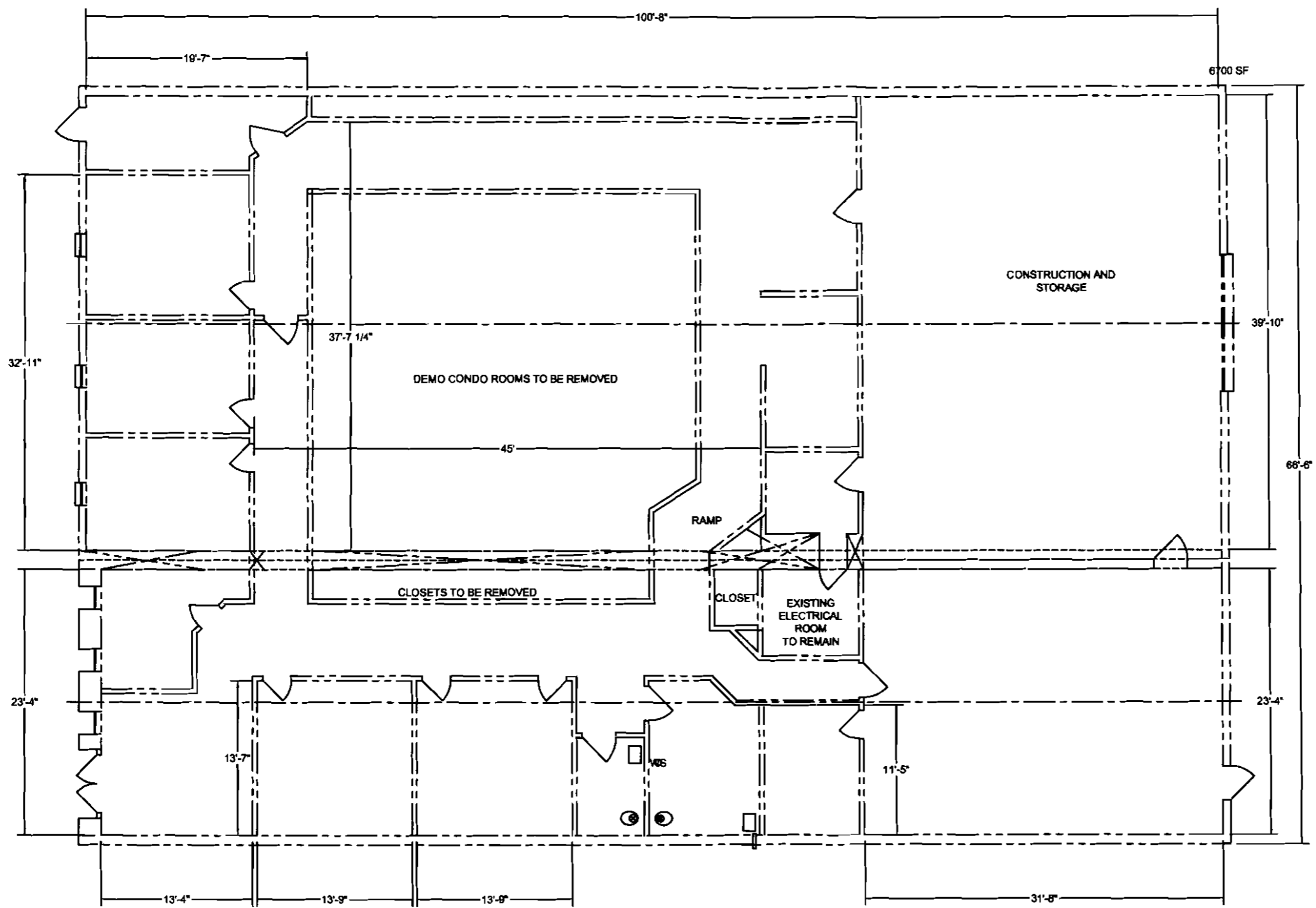
RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine

LUCID STAGE			
 Nanette D. Gulpself 32 Tyng Street Portland, ME 04102 (207) 871-7989	BAXTER BOULEVARD PROPOSED LOFT FRAMING		
	SCALE: 3/32" = 1'-0"	DATE: 7-25-10	DRAWN BY: NDG

DN



*8500 Allowed -
6650 SF ok*

RECEIVED


AUG 25 2010

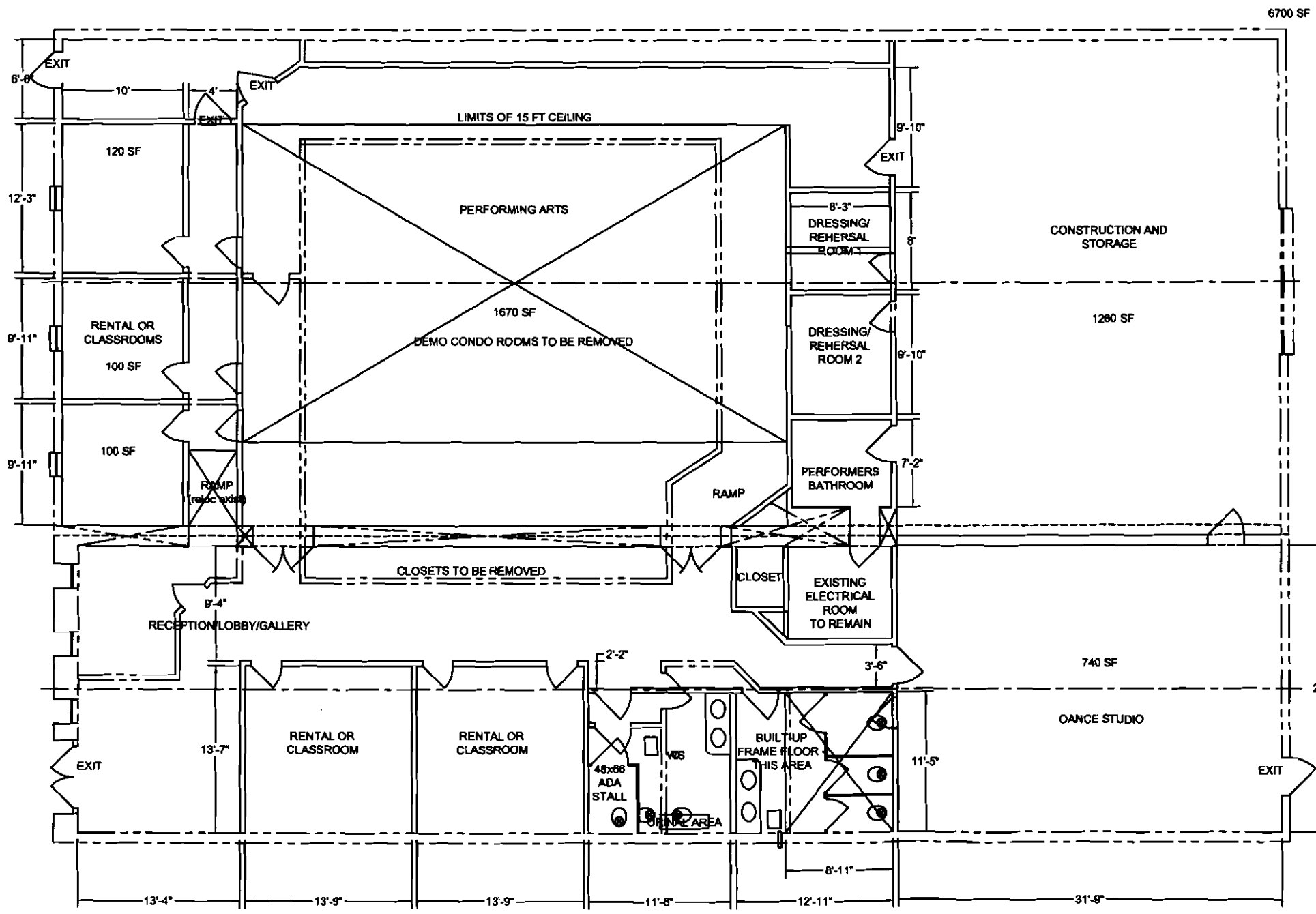
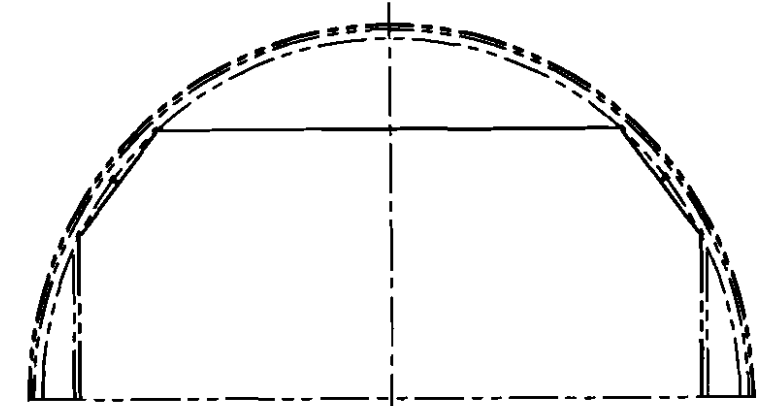
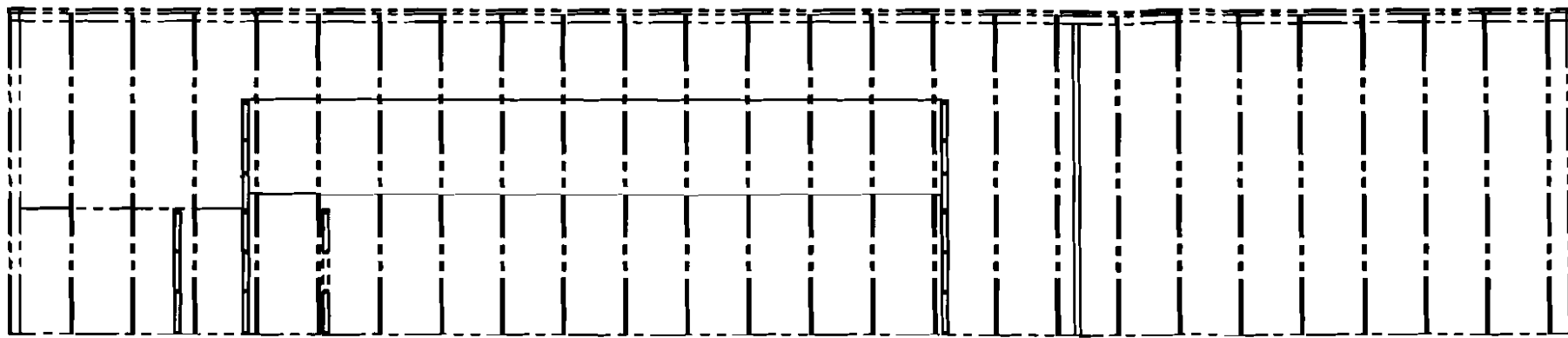
Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

AUG 25 2010

SUPERSEDES ALL
PRIOR DATED PLANS

LUCID STAGE			
 <small>Nanette D. Gutgsell 32 Tyng Street Portland, ME 04102 (207) 671-7969</small>	BAXTER BOULEVARD EXISTING FLOOR PLAN		
	SCALE: 3/32" = 1'-0"	DATE: 8-24-10	DRAWN BY: NDG



Need if we for female + 2 wc + 2 urinals

RECEIVED

AUG 25 2010

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS of Building Inspections
 City of Portland Maine
 AUG 25 2010
 SUPERSEDES ALL
 PRIOR DATED PLANS

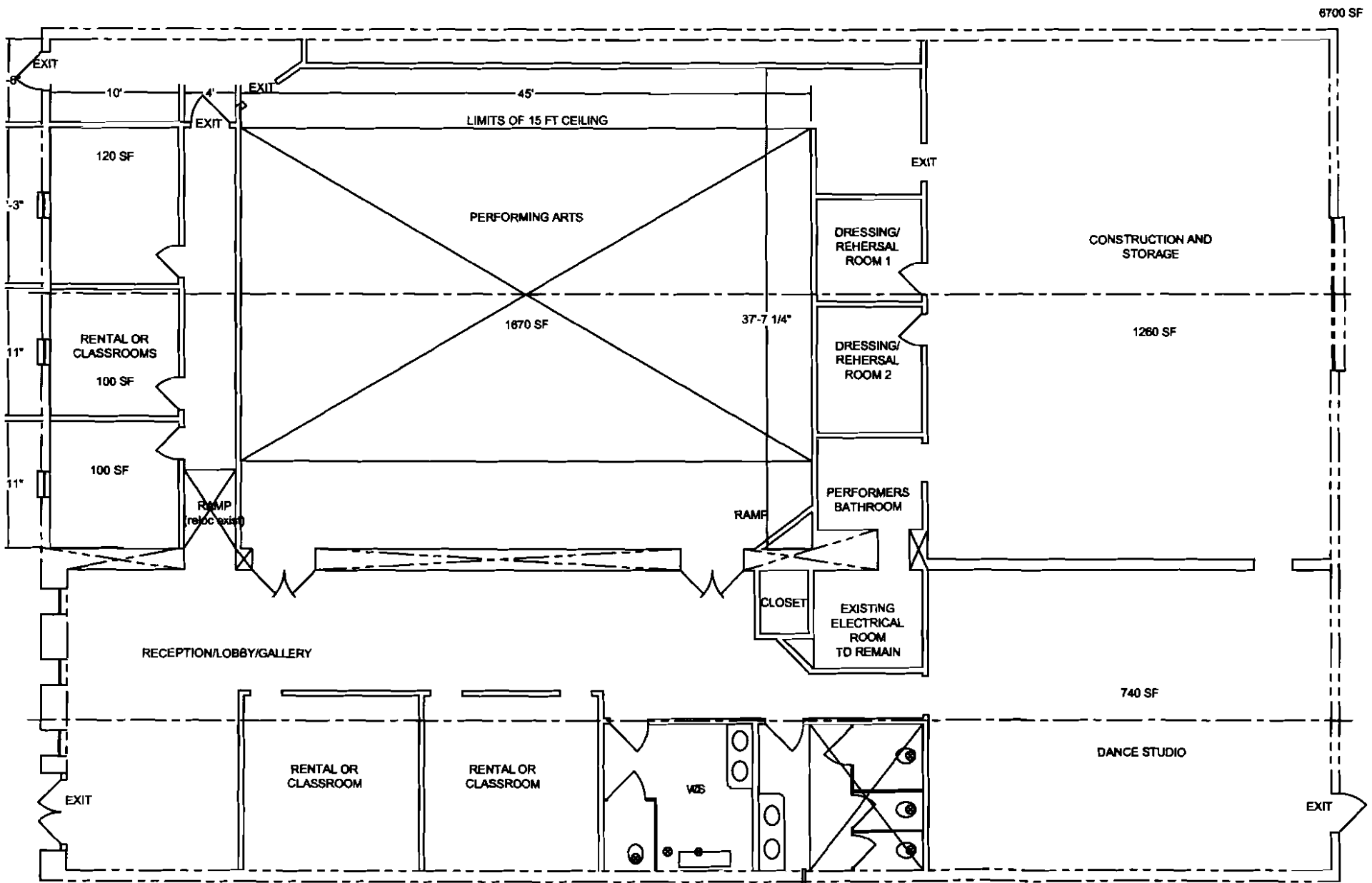
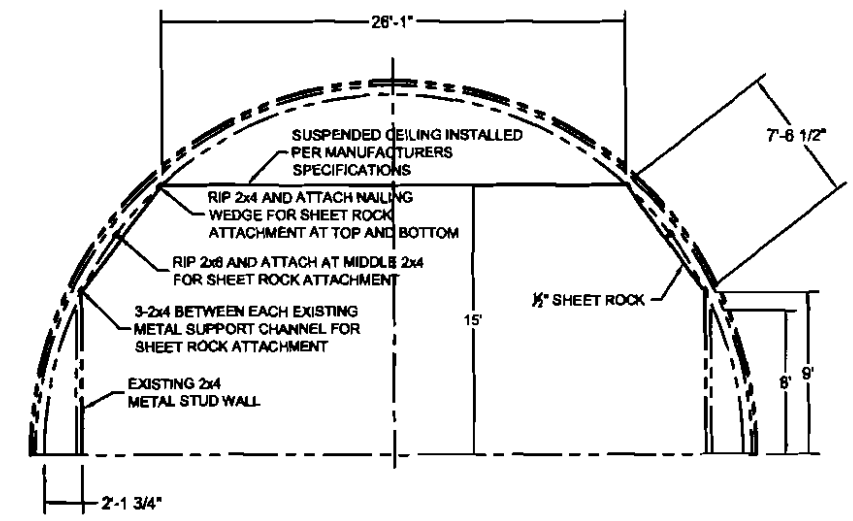
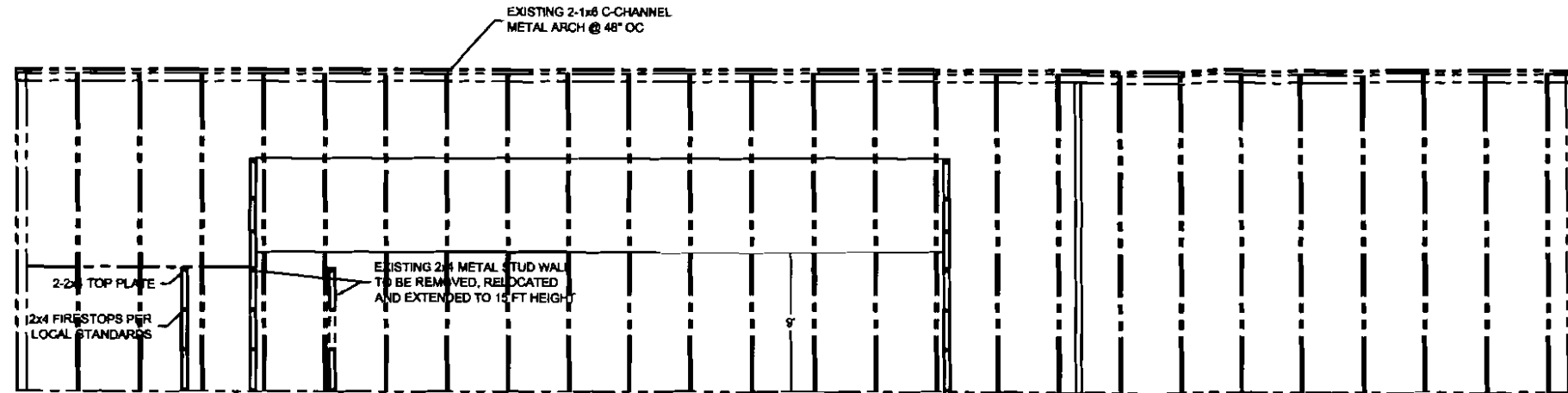
LUCID STAGE

**BAXTER BOULEVARD
 EXISTING WITH
 PROPOSED LAYOUT**



Nanette D. Gutsell
 32 Tyng Street
 Portland, ME 04102
 (207) 671-7989

SCALE: 3/32" = 1'-0"	DATE: 8-24-10	DRAWN BY: NDG	DRAWING No.: 2 of 6
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RECEIVED

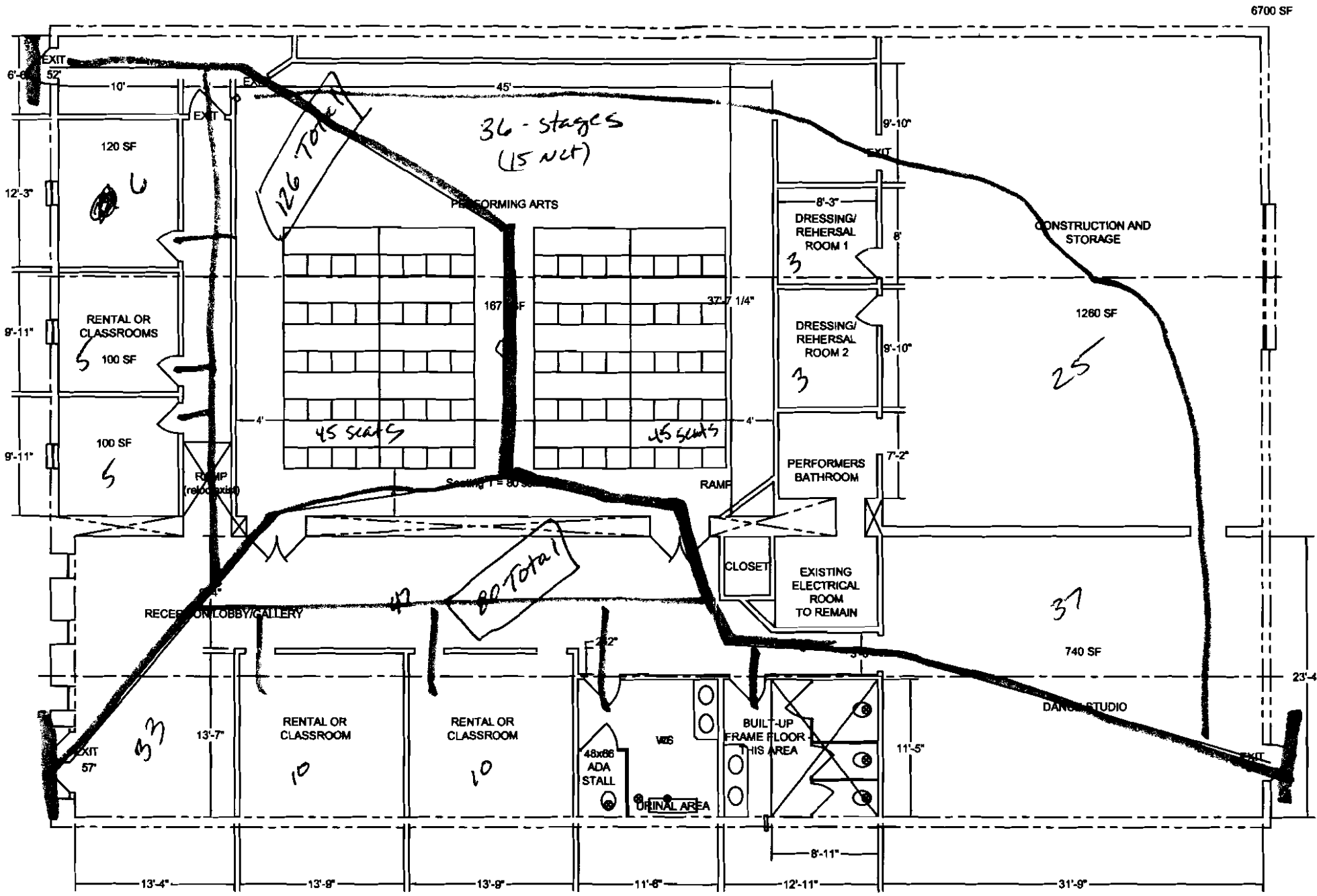
AUG 25 2010

Dept. of Building Inspections
City of Portland Maine

NOTE:
ALL FRAMING TO
BE METAL

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
AUG 25 2010
SUPERSEDES ALL
PRIOR DATED PLANS

LUCID STAGE			
 Nnette D. Gutgsell 32 Tyng Street Portland, ME 04102 (207) 871-7969	BAXTER BOULEVARD PROPOSED EXTENDED CEILING FRAMING		
	SCALE: 3/32" = 1'-0"	DATE: 8-24-10	DRAWN BY: NDG



*Class Rooms = 20 net
Assembly = 5 net*

*25 each -
OK for
3 each*

*14
36
90
80
20
20
25
37

310/2 =*

*155 each
Miles = 2 we + 2 originals
Families = 4
Supervisor
Backroom
for performers*

RECEIVED

AUG 25 2010

Dept. of Building Inspections
City of Portland Maine


*124.5 w/out stage
Storage -*

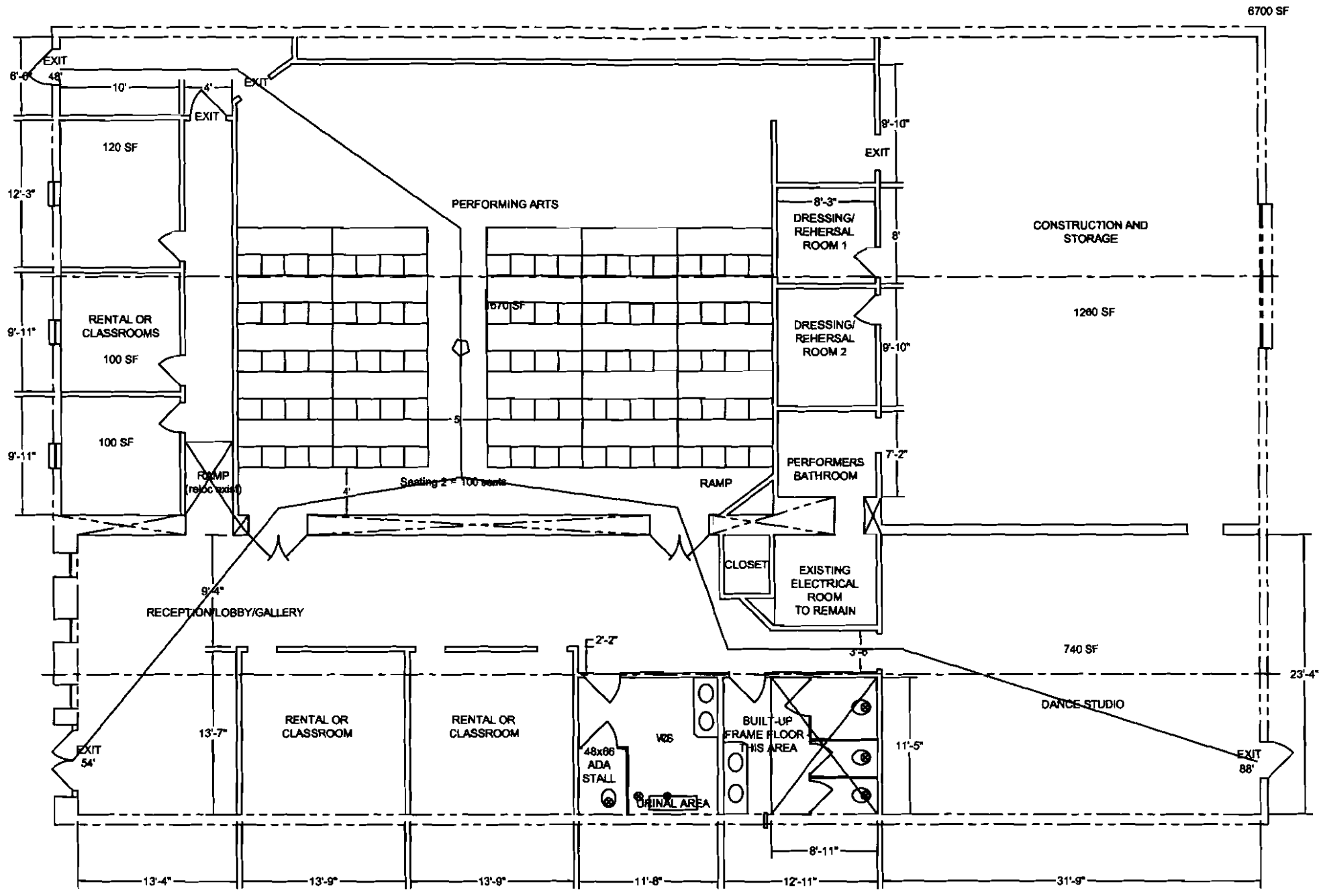
*Max occupant load
is 150 per F. Dept.*

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

AUG 25 2010

SUPERSEDES ALL
PRIOR DATED PLANS

LUCID STAGE			
 <small>Nanette D. Gutgsell 32 Tyng Street Portland, ME 04102 (207) 671-7969</small>	BAXTER BOULEVARD PROPOSED SEATING PLAN 1		
	SCALE: 3/32" = 1'-0"	DATE: 8-24-10	DRAWN BY: NDG



RECEIVED

AUG 25 2010

Dept. of Building Inspections
City of Portland Maine

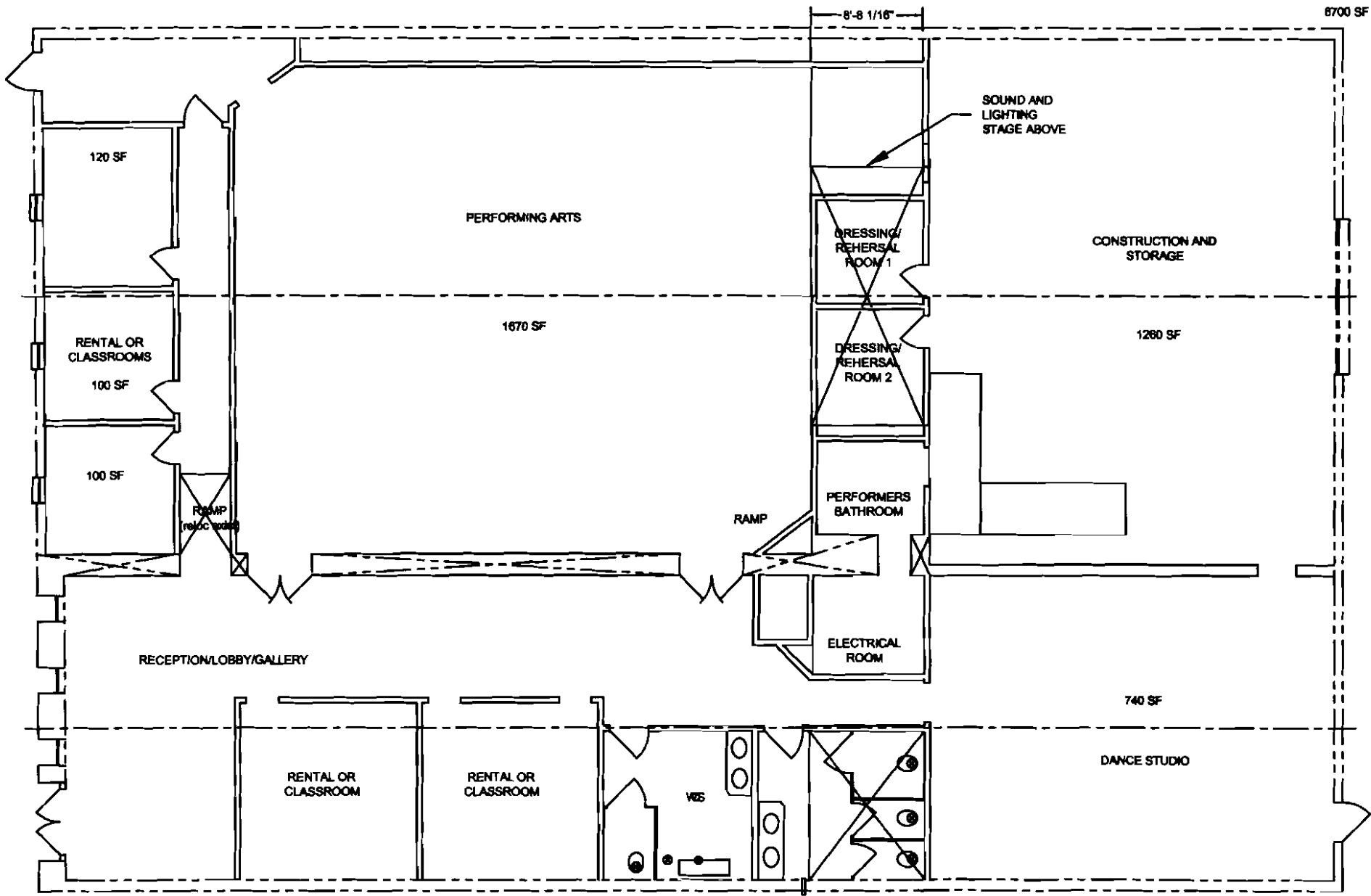
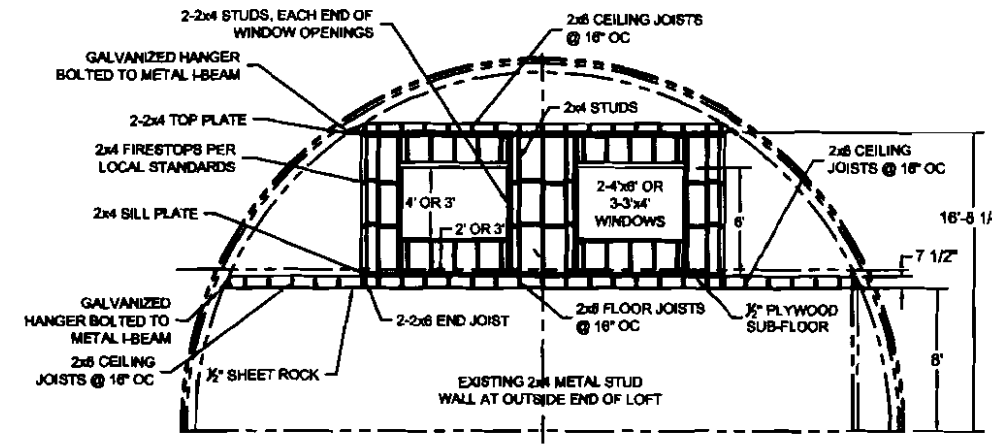
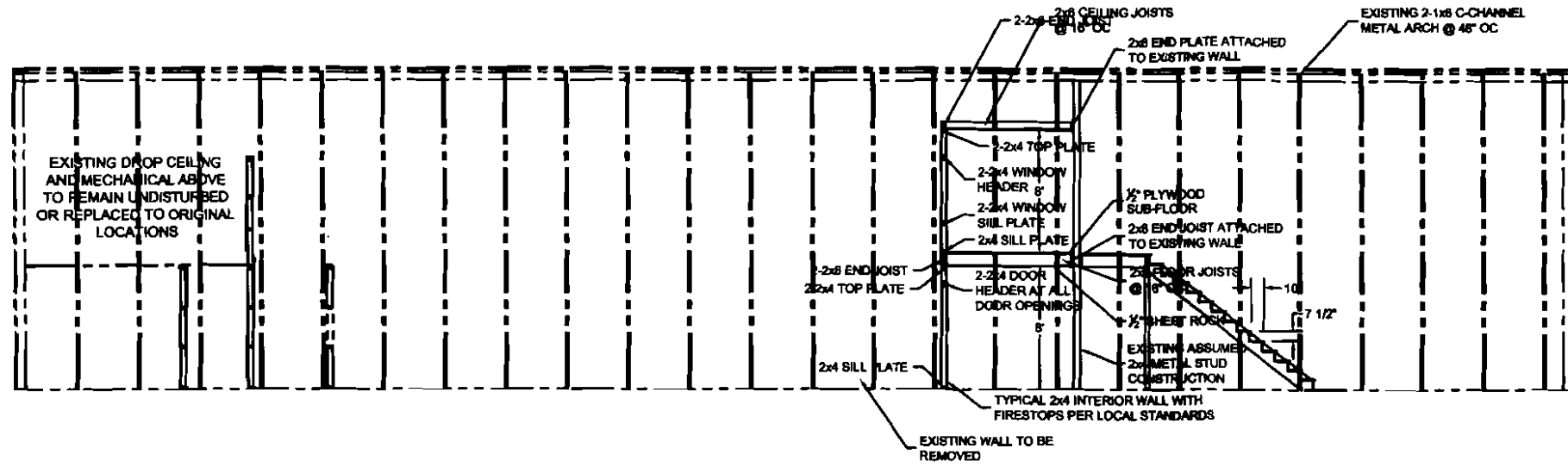
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
AUG 25 2010
SUPERSEDES ALL
PRIOR DATED PLANS

LUCID STAGE

NDG
Nanette D. Gutgsell
32 Tyng Street
Portland, ME 04102
(207) 671-7969

BAXTER BOULEVARD
PROPOSED SEATING
PLAN 2


SCALE: 3/32" = 1'-0"	DATE: 8-24-10	DRAWN BY: NDG	DRAWING No.: 6 of 6
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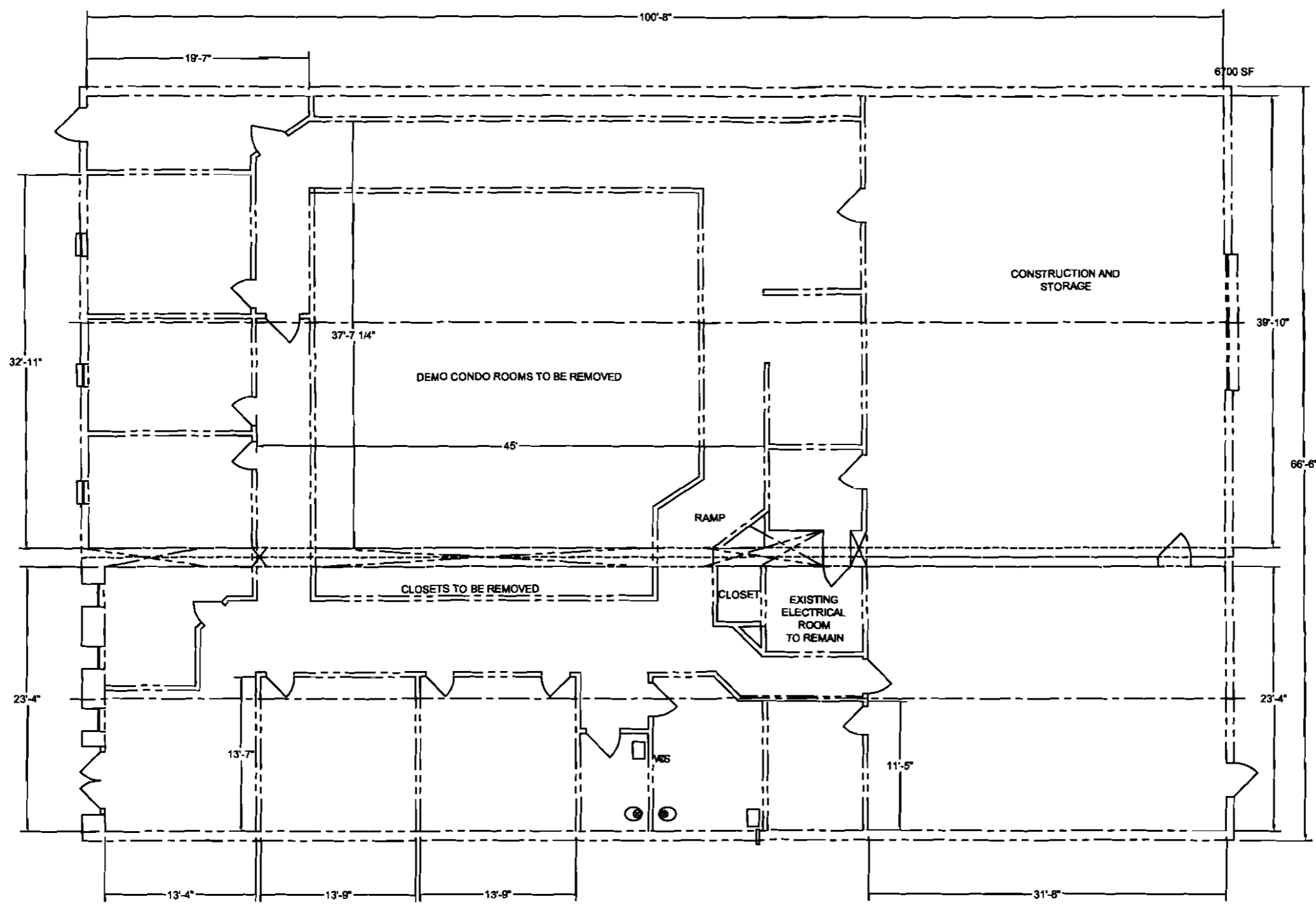


RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine

LUCID STAGE			
 <small>Nanette D. Gutgsell 32 Tyng Street Portland, ME 04102 (207) 871-7989</small>	BAXTER BOULEVARD PROPOSED LOFT FRAMING		
	SCALE: 3/32" = 1'-0"	DATE: 7-25-10	DRAWN BY: NDG



*8500 Allowed -
6650 SF ok*

RECEIVED


AUG 25 2010

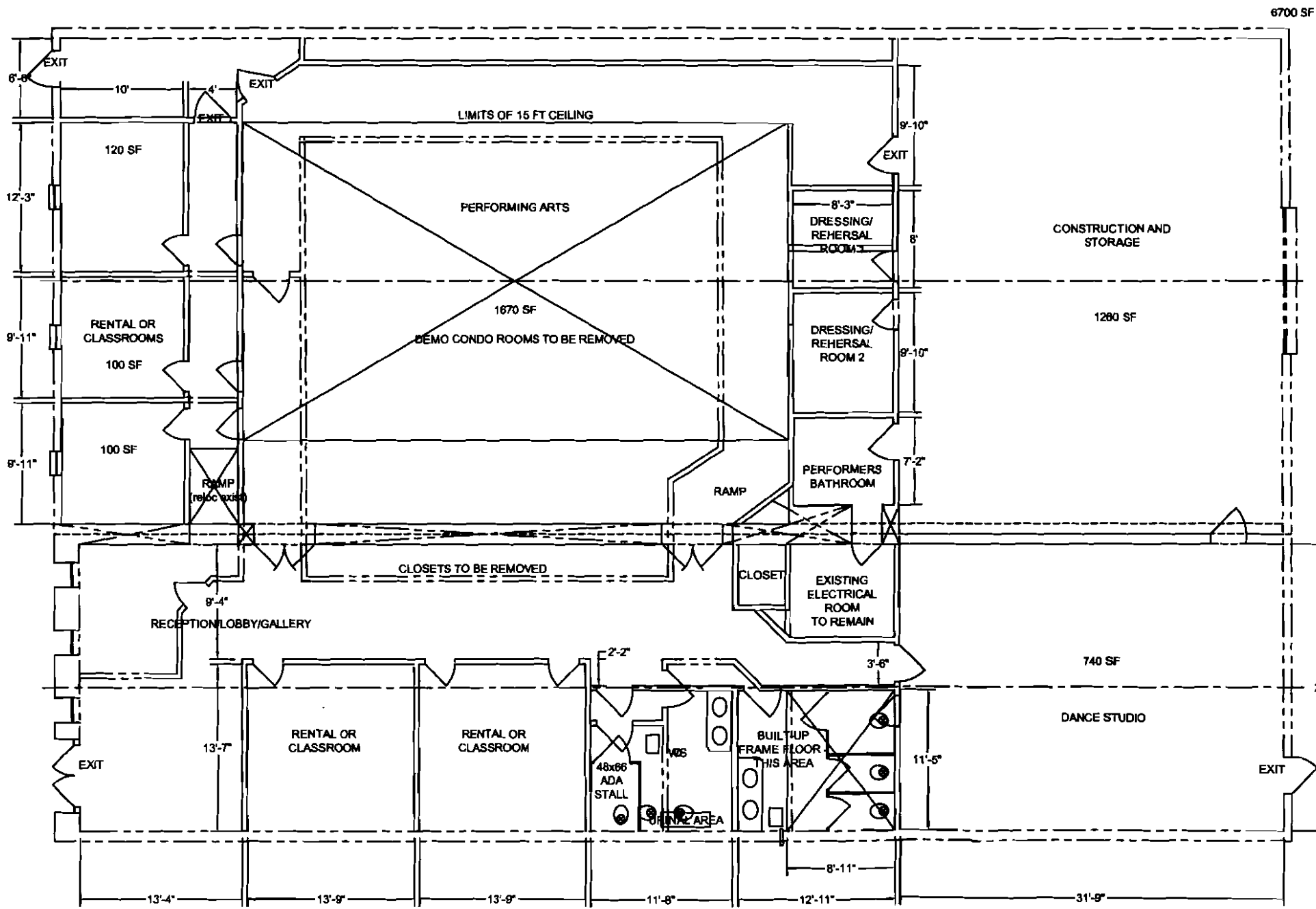
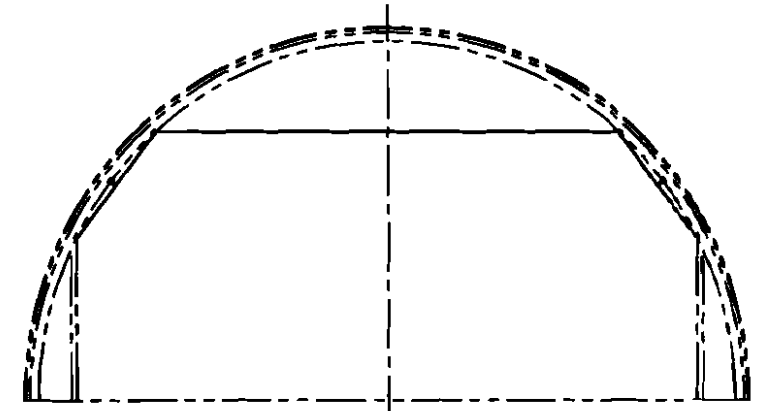
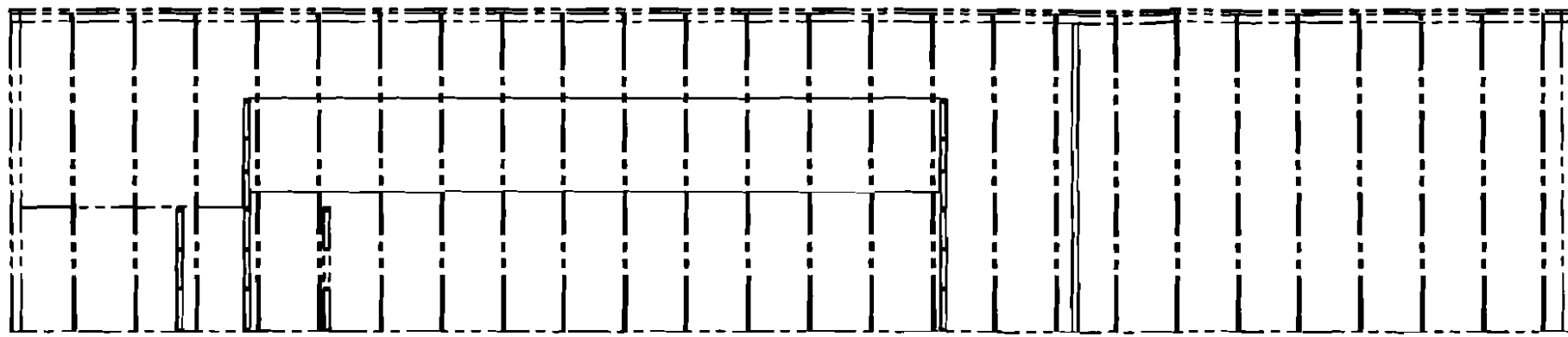
Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

AUG 25 2010

SUPERSEDES ALL
PRIOR DATED PLANS

LUCID STAGE			
 <small>Nanette D. Gutzwill 32 Tyng Street Portland, ME 04102 (207) 671-7969</small>	BAXTER BOULEVARD EXISTING FLOOR PLAN		
	SCALE: 3/32" = 1'-0"	DATE: 8-24-10	DRAWN BY: NDG



*Need 4 wc for females
& 2 wc + 2 urinals*


RECEIVED

AUG 25 2010

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PERMITS
 Department of Building Inspections
 City of Portland, Maine

AUG 25 2010

SUPERSEDES ALL
 PRIOR DATED PLANS

LUCID STAGE			
	BAXTER BOULEVARD EXISTING WITH PROPOSED LAYOUT		
	Nanette D. Gutgsell 32 Tyng Street Portland, ME 04102 (207) 671-7869		
SCALE:	DATE:	DRAWN BY:	DRAWING No.:
3/32" = 1'-0"	8-24-10	NDG	2 of 6

8/25/10 - CEO - please add occupant load on
C of O - 150 max occupant load - spaces

9-23-10

Seal all Penetrations

Plumb test on all Back Vents

Change type to 3B - Building Type

adjust stories to meet code OK since

10-6-10

① Remove STORAGE FROM HVAC AREA

② I SAID OK FOR TEMP RAIL TO BE USED
ACROSS OPENING FOR HVAC - (FOR TEMP C.O. POSS. ONLY)

③ LIGHT REQUIRED IN HVAC area

④ CONTINUOUS RAIL TO TACK BOOTH

⑤ TAPE OR CAULK ALL PENET. OPENINGS - 1 hr. sup-
REQUIRES

⑥ WORKSHOP area / HIGH HAZARD /

⑦ ACTOR B. ROOM VENTILATION REQUIRES

Large Penetration at ^{Bottom} deck strain to tack Booth to HIGH
HAZARD Area / Workshop -

10-12-10

Label maker for E. Exit & Exits

need permanent lighting

need a plan for all seating areas

Discontinue Vents in Rest Room

Architect?

671-5078



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

July 15 2010

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: 10.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 5.00

Total: 15.00

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

Other _____

CBL: 117 F036

Check #: 01 **Total Collected \$** 15.00

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

Taken by: Hayle

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



PORTLAND

Strengthening a Remarkable City, Building a Better Future

Temp CO
expires
Nov 30

October 29, 2010

Owners

Adam Gutsell & Liz McMahon

Location

Lucid Stage

CBL: 112 F011001
Located at 29 Baxter Blvd.

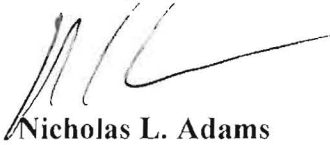
Dear Adam and Liz,

On Thursday October 28, 2010 Keith Gautreau of the City of Portland Fire Department, Brian Laflamme City of Portland Electrical Inspector, and Myself Code Enforcement Officer and Building Inspector for the City of Portland had a final inspection for 29 Baxter Blvd., also known as the Lucid Stage. Upon our inspection Keith, Brian, and I are confident enough that this building has met minimum requirement for an issue of a temporary Certificate of Occupancy. This Certificate has an expiration date of November 30, 2010. At that time the following Conditions must be met and an additional Seventy Five Dollars must be made payable to the City of Portland Inspections Division before for the issue of a permanent Certificate of Occupancy:

1. All excess storage inside the shop area shall be removed. This space is intended for light storage and only shall be used by the owners only. This space cannot be leased out.
2. All debris located outside the building; metal duct work, old cement, framing materials etc., shall be disposed of appropriately.
3. All stage lights shall be secured with jack chain to an eye-hook on framing members.
4. All Stage lighting shall be permanent at final inspection.
5. All electrical panels shall be clear of obstructions within 3 feet.
6. No storage is allowed in any egress corridors.
7. Performances which include combustible materials are not permitted. All materials used for shows shall be sprayed with an appropriate fire retardant meeting NFPA'S standards.
8. Only one seating plan option is allowed.

All these conditions must be met as for the issuance of a permanent Certificate of Occupancy. To the best of our knowledge and belief The Lucid Stage located at 29 Baxter Blvd. has been satisfactory completed with the exception of these conditions before the issue of a permanent Certificate.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Adams', with a long horizontal flourish extending to the right.

Nicholas L. Adams
Code Enforcement Officer
207-874-8789

10/15/10

Barb Thues Mad Horse Resident Theatres.
Kristi Smith
Liz McMahon
Adam G.
Ellen
Nick
Tammy
Keith
John

Removed from Presumpscot St to this

Stairs -
• metal pole railing > They install

Plans?

9/10 or 9/15 AS built

To do:
fall protection

Need to inspect penetration near the HVAC bc no lights

- penetrations
- rated
- storage removal

ok to store a couple of filters.

Need to inspect vent installed in actor's bathroom (in drop ceiling)

Hot water heater needs to drain/pan -

Lighting - arch design plans for lighting -
- aisle lighting
lighting that stays on when lights off

Egress →

Green room - as a go thru -
was going to be used to go thru as a 2nd
means of egress -

Will erect a hallway leading outside

Will work w/arch to design green room space.

Dead end corridor - 20'

Roof - no leaking initial repatching

4" PVC elect conduit
1 metalbestos chimney
Vent (bathroom fan) } removed + seal

4 Options for seating

Stages none - ground + seating

We need to review plans for seating + options

Stage - materials to be used (? Usually ?)
wood frame constr.)

10/14/10
Tammy
Nick
Suzanne
Keith

Lucid Stage - Plan Review

Own contractors

- Several issues
- Adam Godgosell ← → Seo Devo involved
Mother was designer

Assembly use group ← limited

- Phase I - 1st floor only
- Phase II - 2nd floor lighting (morgyamine)

* Tammy - not enough bathrooms ← bathrooms
150 people limited MAX
fire for sq ftg / seating plan

9/14/10

① larger hot water heater ← to service 2 bathrooms only
home water heater
3 gallon → *addressed*

Plumbing ONLY

② 9/23
pre-final Nick / Brian
Close

← Still need fire

Keith day after

* Issues

> stairs needs to be to code - ✓

③ Suzanne - Final

- penetrations had not been addressed ←
- remove storage from HVAC area
- light in heating 3x area
- cont rail to tech booth ✓
- workshop area ← penetrations ✓
- actor bathroom no vent ✓

John Martel /
file

Brian Laflamme

No construction going on just taping

Big empty space - no seats

10/12/10 No const.
Walls - mudding + tape

No permanent lighting -

Do have emergency lighting

Need lights



- ① Seating
 - ① what kind of seating ✓
 - ② floor layout of seating

- ② Exits
 - ② ok
 - No deadend corridor > only 20 ft ✓

③ Lighting ✓
Need measurement

- ④ Roofing
 - leaking into electrical panel ✓

Boots — rubber boot — Leaking Out ✓
 bituthane not acceptable
 ↳ LL remove rubber roof

- ⑤ Electrical heating units —
 all electrical connections ✓
 corroded

⑥ As built —

(7) Parking Need 24 spaces? where.

(8) Stage - 20 on site -

70

Eric Hurbanick

8/25/10 - CEO - please add occupant load on
C of O - 150 max occupant load - spaces

9-23-10

Send all contractors seal garage/office from assembly use
Plum list on all Back Vents ✓
Change type to 3B - Building Type 2 B wld have been new for assembly -
adjust stairs to meet code OK sm ✓ orig told noncombustible told us #150

10-6-10

- ① Remove storage from HVAC Area
- ② I SAID OK FOR TEMP RAIL TO BE USED
ACROSS OPENING FOR HVAC - (FOR TEMP CO POSS. BOLD)
- ③ LIGHT REQUIRED IN HVAC area
- ④ CONTINUOUS RAIL TO TACK BOOTH
- ⑤ TAPE OR CALLK ALL PLUMB VENTING - 1 hr sup-
REQUIRES
- ⑥ WORKSHOP area / HIGH HAZARD /
- ⑦ AREA B. ROOM VENTILATION REQUIRES
Large Penetration at deck ^{Bottom} from to tack Booth to HIGH
HAZARD Area / Workshop -

10-17-10

Label maker for E Exits & Exits
need permanent lighting
need a plan for all Stairways
Discontinue Vents in Rest Room
Architect? 671-5078

This data is provided by the Assessor's Office and is current as of **Sep. 8, 2009** Fees New Scheduling

CBL	112 F011001	Acct No	15998	Property Address	29 BAXTER BLVD	<input type="button" value="View Complaint"/>	<input type="button" value="Close"/>
Owner Name 1	CHABOT STREET LLC			Property Type	COMMERCIAL Dist#: 1	<input type="button" value="View Inspection"/>	<input type="button" value="Print Inv."/>
Name 2				Description	112-F-11 BAXTER BLVD 29-37 15448 SF	<input type="button" value="View Site Plan"/>	<input type="button" value="View Permit"/>
Mailing Address	100 SILVER ST			Census Tract	15.00		
City, State, Zip	PORTLAND	ME	04101				

Prop Info	Inspections	Site Plans	Permits	Complaints	Food/Water/Odor	Documents	Letters	Property Mgmt	Fees	Taxes	Notes
---------------------------	-----------------------------	----------------------------	-------------------------	----------------------------	---------------------------------	---------------------------	-------------------------	-------------------------------	----------------------	-----------------------	-----------------------

Date/Time	Staff/Contact	Street	Parcel ID	Appl ID	Appl Type	Type
10/12/10	Nicholas Adams	29 BAXTER BLVD	112 F011001	100838	Prmt	Certificate of Occupancy/Final
6:00 AM			Liz MacMann @ 807-7320 for final. /gg			
10/12/10	Brian LaFlamme	29 BAXTER BLVD	112 F011001	100838	Prmt	Certificate of Occupancy/Final
6:00 AM			Liz MacMann @ 807-7320 for final. /gg			
10/06/10	Suzanne Hunt	29 Baxter Blvd	112 F011001	100838	Prmt	Certificate of Occupancy/Final
6:00 AM	self		Liz McMann, ready for inspection, phone: 207-807-7320.			
10/06/10	Brian LaFlamme	29 Baxter Blvd	112 F011001	100838	Prmt	Certificate of Occupancy/Final
6:00 AM	self		Liz McMann, ready for inspection, phone: 207-807-7320.			
10/01/10	Nicholas Adams	29 BAXTER BLVD	112 F011001	100838	Prmt	Certificate of Occupancy/Final
1:00 PM			Liz McMann @ 807-7320 for final. /gg			
10/01/10	Brian LaFlamme	29 BAXTER BLVD	112 F011001	100838	Prmt	Certificate of Occupancy/Final
1:00 PM			Liz McMann @ 807-7320 for final. /gg			
09/24/10	Keith Gautreau	29 BAXTER BLVD	112 F011001	100838	Prmt	Pre-Final Inspection
6:00 AM			671-5078 adam FIRE ONLY NLA			
09/23/10	Nicholas Adams	29 BAXTER BLVD	112 F011001	100838	Prmt	Close-in/Elec./Plmb./Framing
12:30 PM			314-6755 Gary would like end of day			
09/23/10	Brian LaFlamme	29 BAXTER BLVD	112 F011001	100838	Prmt	Close-in/Elec./Plmb./Framing

B2

LCI:

C

12:30 PM	314-6755 Gary would like end of day					
09/17/10	Nicholas Adams	29 BAXTER BLVD	112 F011001	100838	Prmt	Close-in/Elec./Plmb./Framing
6:00 AM	671-5078					
09/14/10	Suzanne Hunt	29 BAXTER BLVD	112 F011001	20108258	Plumb	Plumbing Only
6:00 AM	314-6755 Gary					

- for bathroom 1st floor
public (men's room
ladies

- Guard on stairs – 42” with rail
- Penetrations near HVAC and Rating
- Remove storage from HVAC area
- Vent in actors bath
- H2O Heater – relief pipe and tray
- Lighting for space
- Seating – see approved plan by architect
- Egress at rear of building (green room)
- Roofing – Leaks patched
- Electrical Heating Unit – safe? Operating?
- 4” PVC Electric Conduit, metalbestos chimney, exhaust fan – Remove all
- As built plans
- Interior “prop” materials – flammability
- Parking – 20 front and back lot and 70 next door from landlord

*Return to
Inspections
for filing
10/22/10*



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

Planning & Urban Development Department
Penny St. Louis Littell, Director

October 19, 2010

Lucid Stage
Liz McMahon
75 Sheridan Street
Portland, Maine 04101

Dear Ms. McMahon,

Thank you for meeting with City staff from the Inspections Division and the Fire Department, as well as myself, to review the Code issues existing at 29 Baxter Boulevard. As we noted, at the present time, the building is not safe for occupancy.

The City was encouraged to hear that you are beginning to work with an architect in order to facilitate the building is made code compliant with the least amount of effort and expense. Toward that end I thought our meeting was both positive and productive.

Below is a summary of the major points of discussion at the meeting. The City is hoping to work with you following your consultation with your architect to review updated plans expeditiously. The requirements include:

- Guard on stairs – 42” with rail
- Penetrations near HVAC and Rating
- Remove storage from HVAC area
- Vent in actors bath
- H2O Heater – relief pipe and tray
- Lighting for space
- Seating – nee approved plan by architect
- Egress at rear of building (green room)
- Roofing – Leaks patched
- Electrical Heating Unit – safe? Operating?
- 4” PVC Electric Conduit, metalbestos chimney, exhaust fan – Remove all
- As built plans
- Interior “prop” materials – flammability
- Parking – 20 front and back lot and 70 next door from landlord

We look forward to assisting in getting this building up to standards to allow your assembly use to commence.

Please feel free should you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Penny St. Louis Littell", with a long horizontal flourish extending to the right.

Penny St. Louis Littell
Director of Planning and Urban Development

Cc: Joseph Gray
Kevin Donoghue
Captain Keith Gautreau
Tammy Munson
Nick Adams



PORTLAND MAINE

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

*Director of Planning and Urban Development
Penny St. Louis Littell*

October 29, 2010

Owners

Adam Gutsell & Liz McMahon

Location

Lucid Stage

CBL: 112 F011001
Located at 29 Baxter Blvd.

Dear Adam and Liz,

On Thursday October 28, 2010 Keith Gautreau of the City of Portland Fire Department, Brian Laflamme City of Portland Electrical Inspector, and Myself Code Enforcement Officer and Building Inspector for the City of Portland had a final inspection for 29 Baxter Blvd., also known as the Lucid Stage. Upon our inspection Keith, Brian, and I are confident enough that this building has met minimum requirement for an issue of a temporary Certificate of Occupancy. This Certificate has an expiration date of November 30, 2010. At that time the following Conditions must be met and an additional Seventy Five Dollars must be made payable to the City of Portland Inspections Division before for the issue of a permanent Certificate of Occupancy:

1. All excess storage inside the shop area shall be removed. This space is intended for light storage and only shall be used by the owners only. This space cannot be leased out.
2. All debris located outside the building; metal duct work, old cement, framing materials etc., shall be disposed of appropriately.
3. All stage lights shall be secured with jack chain to an eye-hook on framing members.
4. All Stage lighting shall be permanent at final inspection.
5. All electrical panels shall be clear of obstructions within 3 feet.
6. No storage is allowed in any egress corridors.
7. Performances which include combustible materials are not permitted. All materials used for shows shall be sprayed with an appropriate fire retardant meeting NFPA'S standards.

8. ONLY ONE seating plan option is allowed.

All these conditions must be met as for the issuance of a permanent Certificate of Occupancy. To the best of our knowledge and belief The Lucid Stage located at 29 Baxter Blvd. has been satisfactory completed with the exception of these conditions before the issue of a permanent Certificate.

Sincerely,



Nicholas L. Adams
Code Enforcement Officer
207-874-8789



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: LUCID STAGE

PROJECT ADDRESS: 29 BAXTER BLVD.

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)
NARRATIVE INCLUDED.

CHART/BLOCK/LOT: 112 / F / 26

CONTACT INFORMATION:

OWNER/APPLICANT

Name: ADAM GUTGSELL
Address: 34 TRUST
PORTLAND, ME
Zip Code: 04102
Work #: 207-671-5078
Home #: _____
Fax #: _____
E-mail: ADAMGUTGSELL@GMAIL.COM

CONSULTANT/AGENT

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Home #: _____
Fax #: _____
E-mail: _____

Criteria for Exemptions:

(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?	<u>Y</u>	<u>yes</u>
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	<u>no</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>N/A</u>	<u>N/A</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>Y</u>	<u>No</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>No</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>NO</u>
g) Is there any additional parking?	<u>Y</u>	<u>No</u>
h) Is there an increase in traffic?	<u>Y</u>	<u>No</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>No</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>yes</u>
k) Are there adequate utilities?	<u>Y</u>	<u>yes</u>

Planning Division Use Only

Exemption Granted _____ Partial Exemption X Exemption Denied _____

See Attached Review

Planner's Signature Barbara Barbydt Date August 11, 2010

Planning Barbara Barhydt

August 9, 2010

The applicant has requested an exemption from site plan review for the reuse of 29 Baxter Boulevard for a theater, office space, dance studio and warehouse space. The applicant has an agreement to use parking in the adjoining office site for night-time performances. The site has sufficient parking to meet zoning.

A partial exemption is granted with the following requirements and conditions:

1. Repaving of the paved areas behind the building does not require site plan review; however, the applicant must obtain a site alteration permit if they decide to pave beyond existing pavement.
2. The site does not have a public sidewalk, so it does not meet the criteria that sidewalks exist and are in good condition. The applicant must submit a plan for the construction of a concrete sidewalk in the right-of-way for review and approval by the Planning Authority and Public Services. The plan must show the right-of-way line and the design of the sidewalk to City standards. The plan must be approved and the sidewalk installed prior to the issuance of a certificate of occupancy. A performance guarantee for the work in the public right-of-way will be required prior to the start of the sidewalk construction. The City's sidewalk detail for a concrete sidewalk is below.
3. The above granting of a partial exemption does not constitute approval of a building permit and the applicant must obtain all required permits from Portland's Inspection Division before the start of any construction.

July 26, 2010

The concept of Lucid Stage is to provide an affordable multi-use arts venue for the many arts organizations in the Greater Portland area. The venue will provide performance and rehearsal space for artists of various performance and music-based genres, studio space, classroom space, and visual art gallery space.

Lucid Stage is a non-profit start-up with an eight person Board of Directors. We have leased a building at 29 Baxter Boulevard. The property has space for 15 cars to park, and the company has permission from the landlord to use the adjacent parking lot, located at 43 Baxter Boulevard, for overflow parking.

The executive director is Adam Gutsell. Adam has experience in the finance industry and has been actively involved in the Portland theater community for 13 years. Lucid Stage will also be run by artistic director Liz McMahon. Liz's extensive experience in theater management has positioned her perfectly for this position. She has experience in all aspects of day-to-day venue operation and has developed positive relationships with a wide array of Portland's performing and visual artists.

Lucid will generate income from rentals, tax-deductible donations, business sponsorships, and arts and education grants. The venue appeals to 3 major market segments: Mid-sized arts organizations, visual artists, and arts teachers.

Our affordability, regular hours, flexible layout, and experienced management are major advantages to the success of the venture. Lucid will create a permanent home for many of Portland's artists who are in search of affordable and convenient art space. Our theater in residence will be Mad Horse Theater, who will be celebrating their 25th season this year.

The mission of Lucid is to foster the creation and enjoyment of the arts, and to provide our community with a setting to further promote and encourage the arts. Lucid nurtures artistic growth, and values experimentation.

Lucid shall serve as a resource and gathering place for our community of artists, and foster the growth of local arts groups. We shall engage people of all ages & abilities with arts education, interaction, and exposure to creative experiences. Lucid shall be available for a variety of performing arts, fine arts, and community activities. We seek to illuminate the art of our times through performance, visual art, interdisciplinary genres, and collaborative partnerships. Lucid shall provide arts related education through classes and workshops.

RECEIVED

JUL 26 2010



Commercial Properties^{INC}

Real Estate Investment, Acquisition & Development.

7/22/2010

Liz McMahon
Lucid Stage
29 Baxter Boulevard
Portland ME 04101.

Dear Ms. McMahon

Per your request, Chabot Street LLC would be happy to allow Lucid Stage Co., permission to use 43 Baxter Boulevard as overflow parking for customers on a needs basis during evening performances after 6 p.m.

Regards,

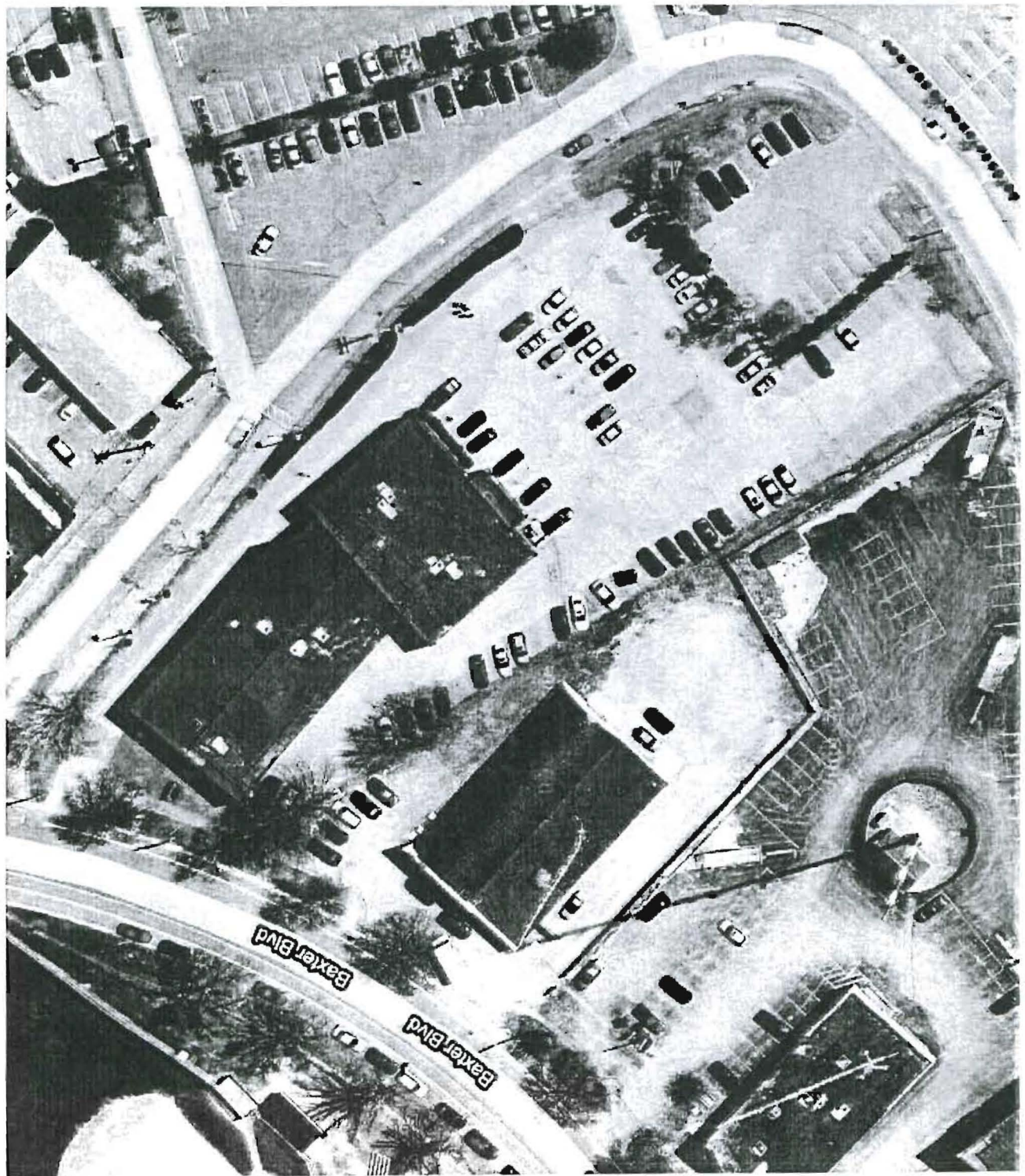
Chabot Street LLC

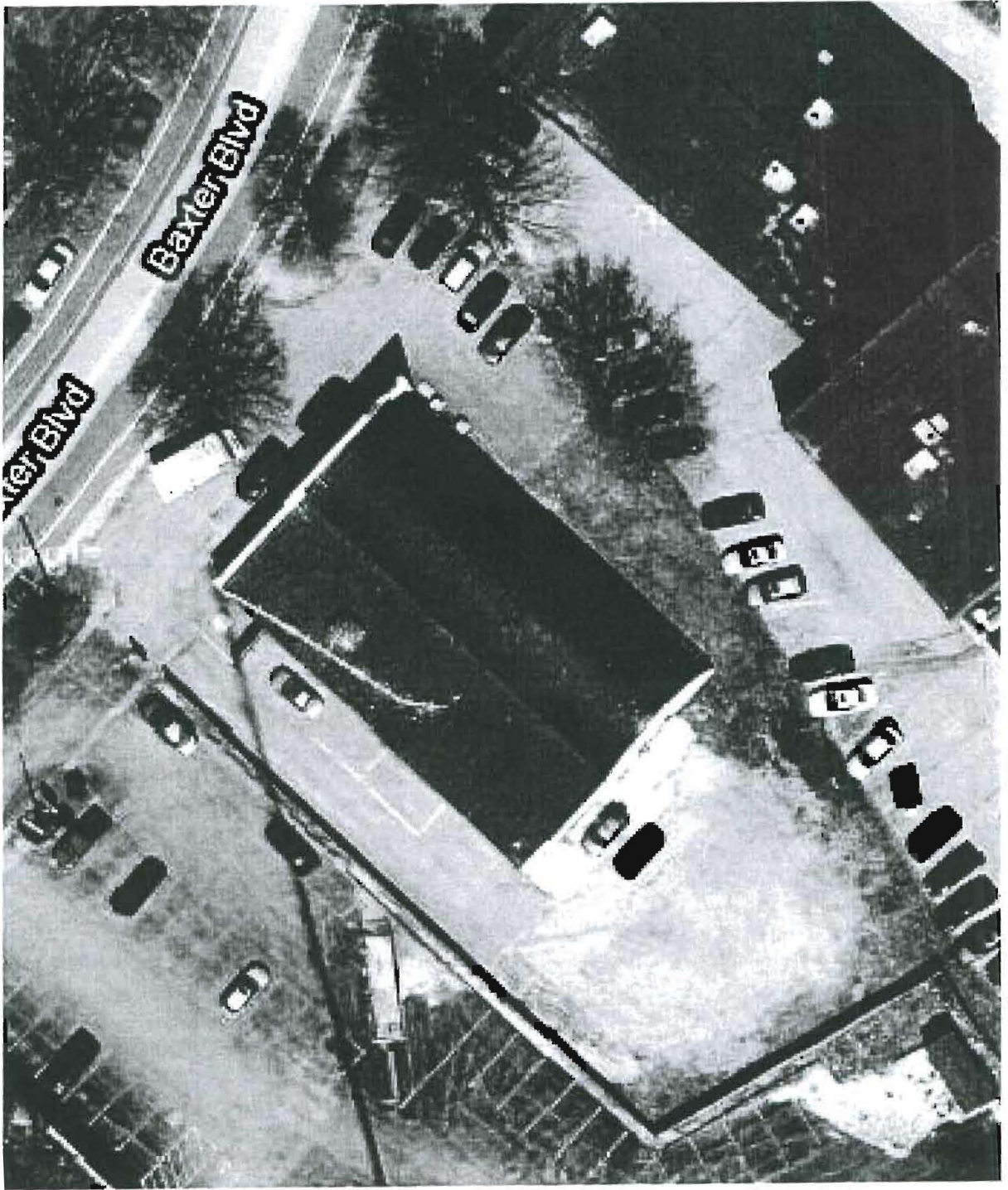
RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine

OVERFLOW PARKING



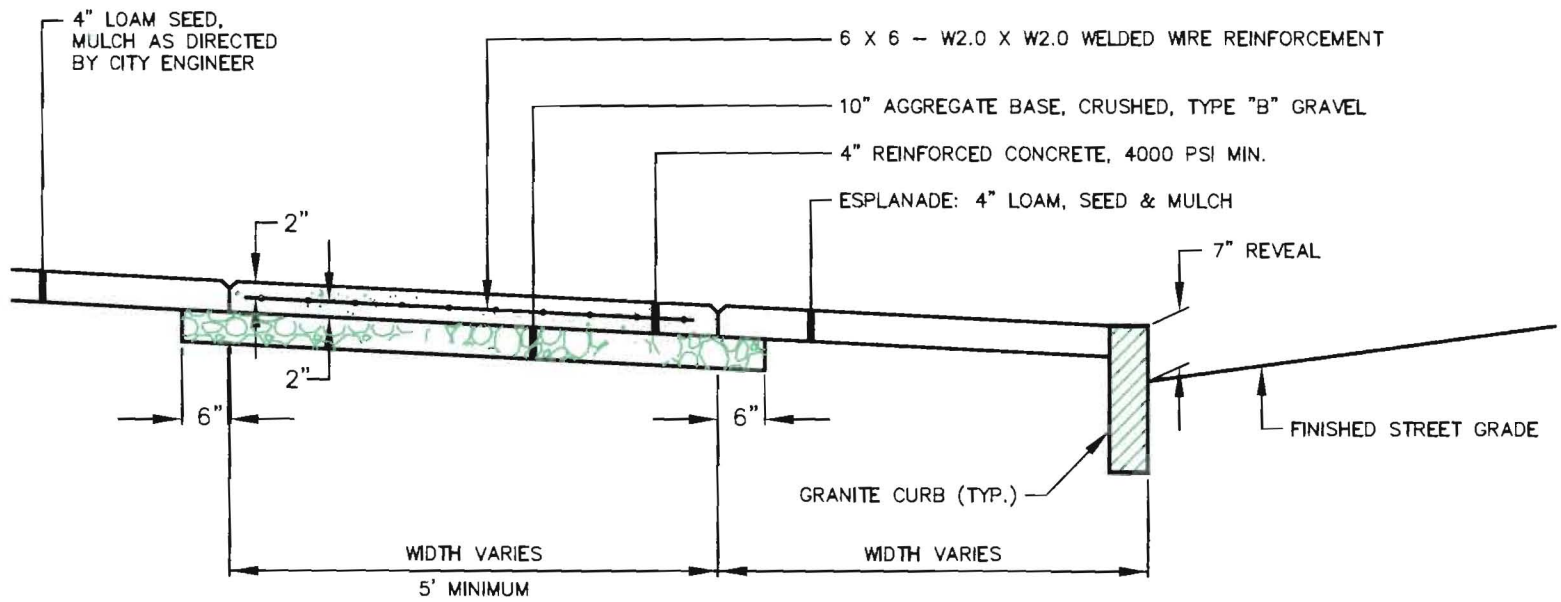


DATE:
AUGUST 2009
REVISED:

CITY OF PORTLAND, MAINE
TECHNICAL STANDARDS MANUAL

TRANSPORTATION SYSTEMS
AND STREET DESIGN
SECTION I

REINFORCED CONCRETE SIDEWALK



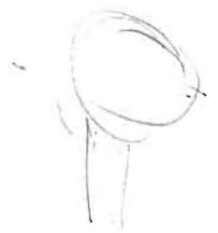
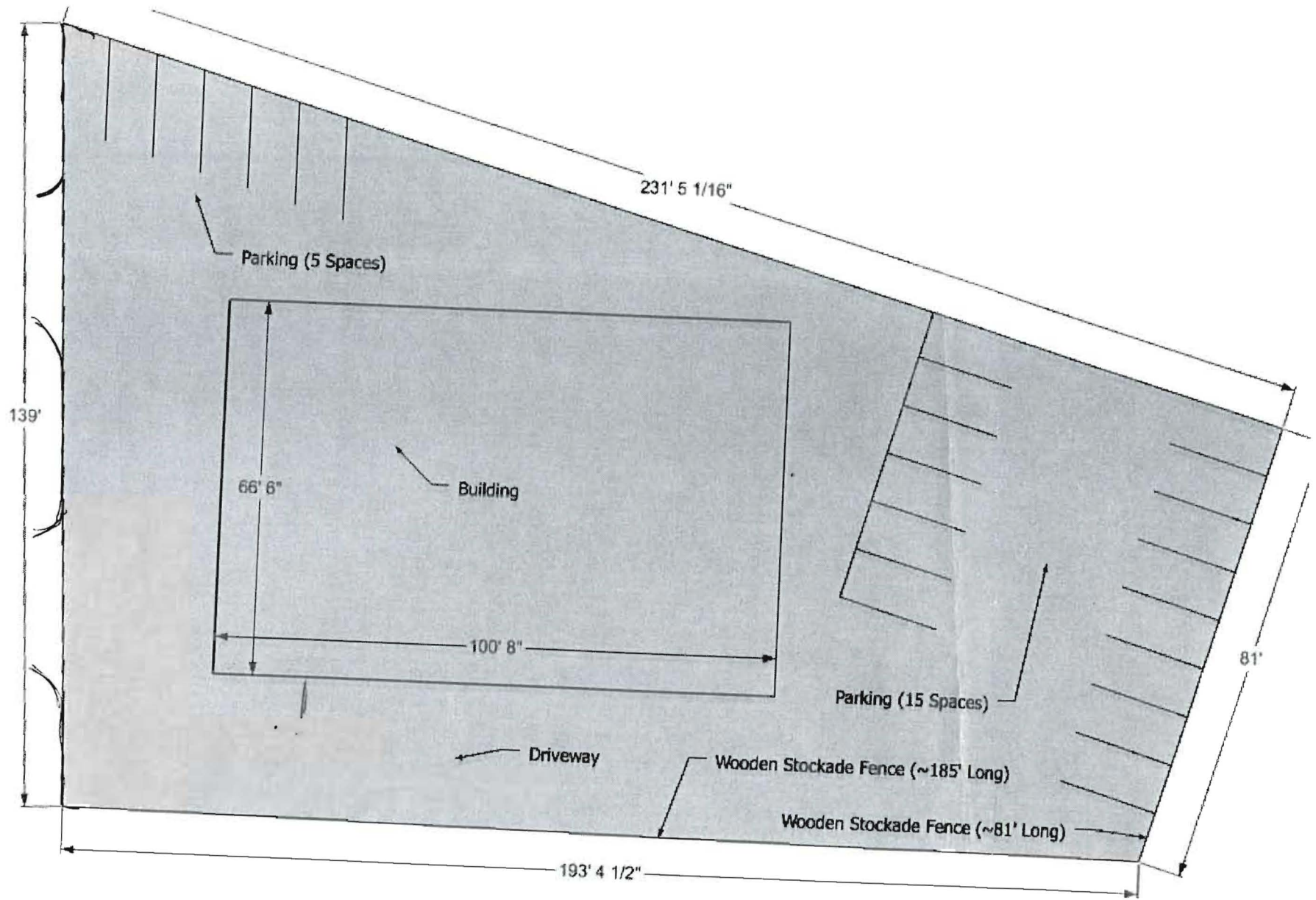
REINFORCED CONCRETE SIDEWALK

NOT TO SCALE

FIGURE:

I-14

← BAXTER BLVD →



LUCID STAGE
29 BAXTER BLVD.

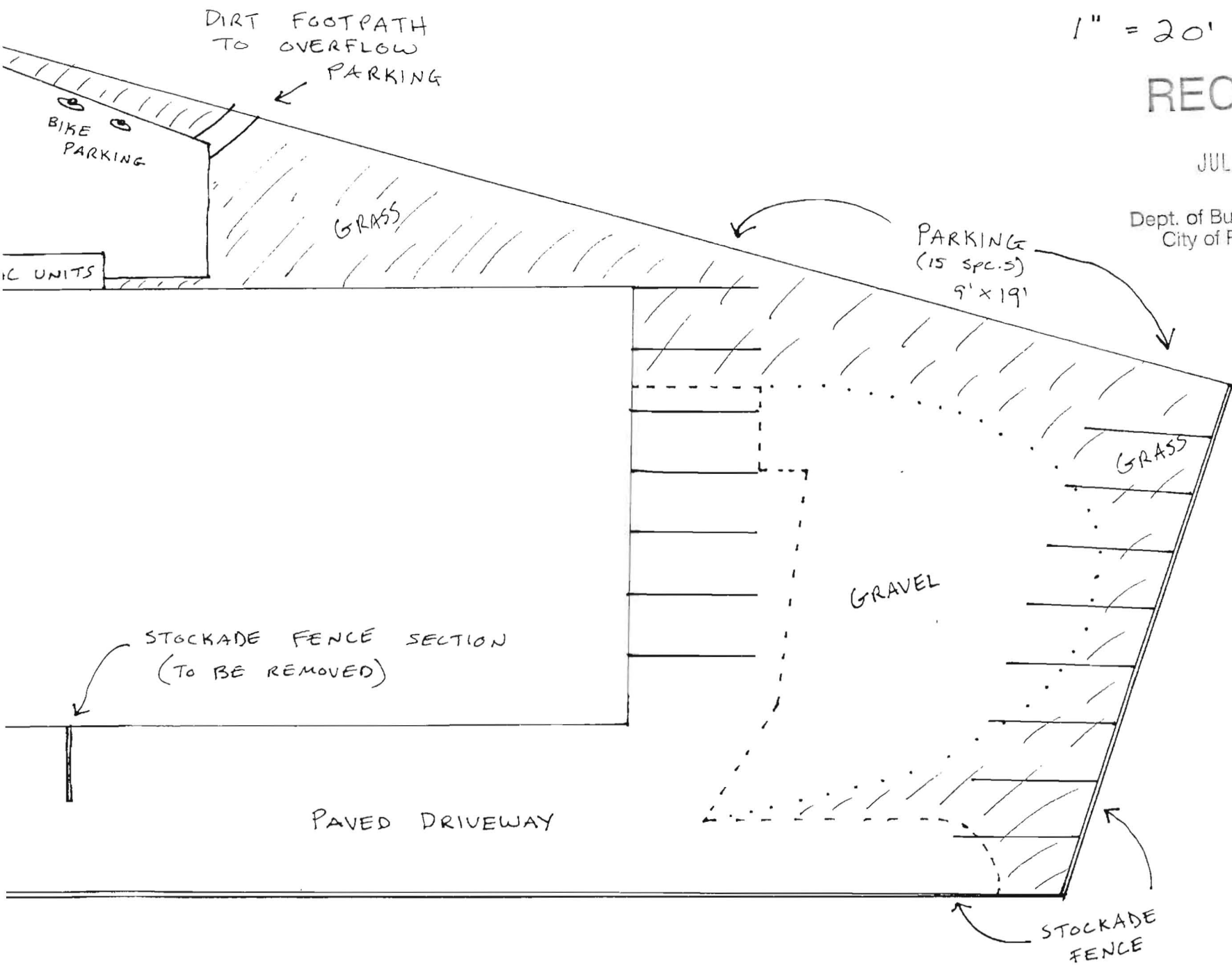
1" = 20'

RECEIVED

JUL 26 2010

Dept. of Building Inspections
City of Portland Maine

c.s.)



DIRT FOOTPATH
TO OVERFLOW
PARKING

BIKE
PARKING

GRASS

C UNITS

PARKING
(15 SPACES)
9' x 19'

GRASS

GRAVEL

STOCKADE FENCE SECTION
(TO BE REMOVED)

PAVED DRIVEWAY

STOCKADE
FENCE

Lucid Stage.

1. Letter 75 spaces
- street parking
-

Paving for 5,400

Buildings - 6,700

Parking Spaces - $\frac{-1350}{9} = 21$ spaces -

* - Gravel lot - can we allow a gravel lot -

operate as a venue
- mad horse - ~~16~~ 16 weeks
4 shows

Acorn
P Trails -

- 4 to 6 nights / week -

- Specs

Lucid Stage activities

12/8/2010

Artist studios are currently rented to:

A fiddle teacher
A visual artist
A literary translator
A healing arts practitioner (Reiki)
and a researcher.

We intend on having all of our studios occupied with people in artistic pursuits. The researcher is not, and when she leaves, we will seek an artist to use that studio.

Classes:

Acting
Improv comedy

Live performance:

Theater
Comedy
Childrens shows
Music
Poetry

Occasional Events:

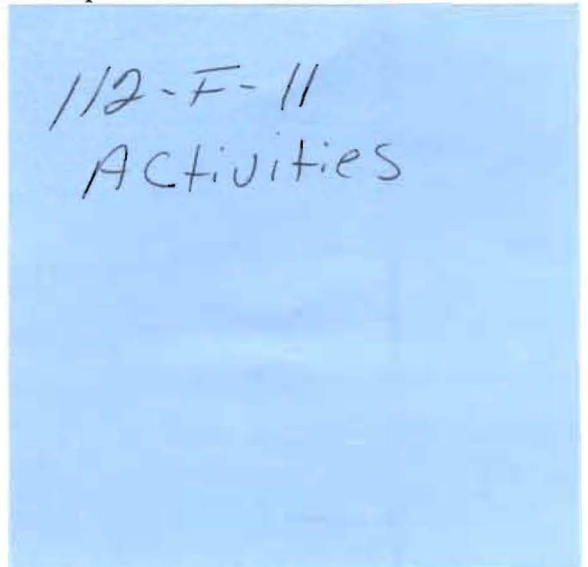
Arts & Crafts shows
Fund raising parties, including an auction or raffle
Knitting hour
First Friday artwalk
Community events (such as a neighborhood meeting or a coalition of arts groups)

Arts Summer camp:

Educational summer program for children ages 6 – 18
in the disciplines of theater, visual art, music, language, dance

Miscellaneous:

Community Chorus rehearsals
Rehearsal room for actors



RECEIVED

DEC - 9 2010

Dept. of Building Inspections
City of Portland Maine

Lucid STAGE

Lucid Stage activities

12/8/2010

Artist studios are currently rented to:

- A fiddle teacher
- A visual artist
- A literary translator
- A healing arts practitioner (Reiki) and a researcher.

We intend on having all of our studios occupied with people in artistic pursuits. The researcher is not, and when she leaves, we will seek an artist to use that studio.

Classes:

- Acting
- Improv comedy

Education

Live performance:

- Theater *A-1*
- Comedy
- Childrens shows
- Music
- Poetry

Assembly

Occasional Events:

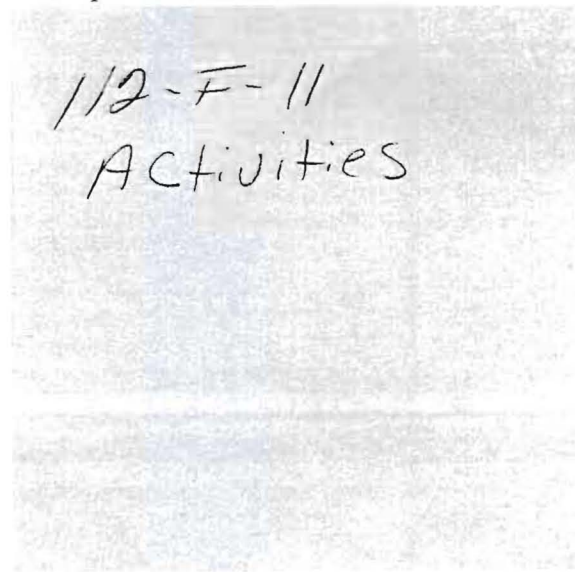
- Arts & Crafts shows
- Fund raising parties, including an auction or raffle
- Knitting hour
- First Friday artwalk
- Community events (such as a neighborhood meeting or a coalition of arts groups)

Arts Summer camp:

E { Educational summer program for children ages 6 – 18 in the disciplines of theater, visual art, music, language, dance

Miscellaneous:

- A - Community Chorus rehearsals
- B Rehearsal room for actors



RECEIVED

DEC - 9 2010

Dept. of Building Inspections
City of Portland Maine

Temporary C of O

Expiration 3/31/11

Use:

1. Theatre Production in the form of plays and rehearsals
2. Concerts
3. Side rooms may only be used for the following:
 - a. Artists studios for adults only
 - b. Knitting night
 - c. General office
4. Craft fair only upon submission and advance approval of floor layout area

Limitations on the above: no open flame or fireworks shall be allowed

Occupancy limited to no more than 99 people in the performance area
Performance and seating layout only as shown on the 10/19/10 floor layout plan approved by the Inspections Division unless an alternative floor layout is submitted and approved five days before any performance.

Personal service

No other use is permitted.

SCANNED



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 29 Baxter Blvd CBL 112 F011001

Issued to Chabot Street Llc /self

Date of Issue 12/28/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-0838 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Performance Hall/Artist Studios
Use Group A-1
Type 3B
IBC-2003

Limiting Conditions:

TEMPORARY CERTIFICATE EXPIRES 03/31/11
Please see attached list of limiting conditions.

SCANNED

This certificate supersedes certificate issued

Approved:

12/29/10
(Date)

Inspector

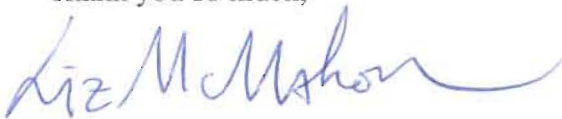
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

1/25/2011

Tammy Munson
Code Enforcement Officer/Plan Reviewer
Planning & Urban Development Department
389 Congress St
Portland, Maine 04101

Dear Tammy,
Here is the proposed layout of the arts & crafts fair we are planning for February 13th.
Please let me know if this is acceptable.
Thank you so much,






Liz McMahon
Co-Director
Lucid Stage
29 Baxter Boulevard
Portland, Maine 04101
207 807-7320

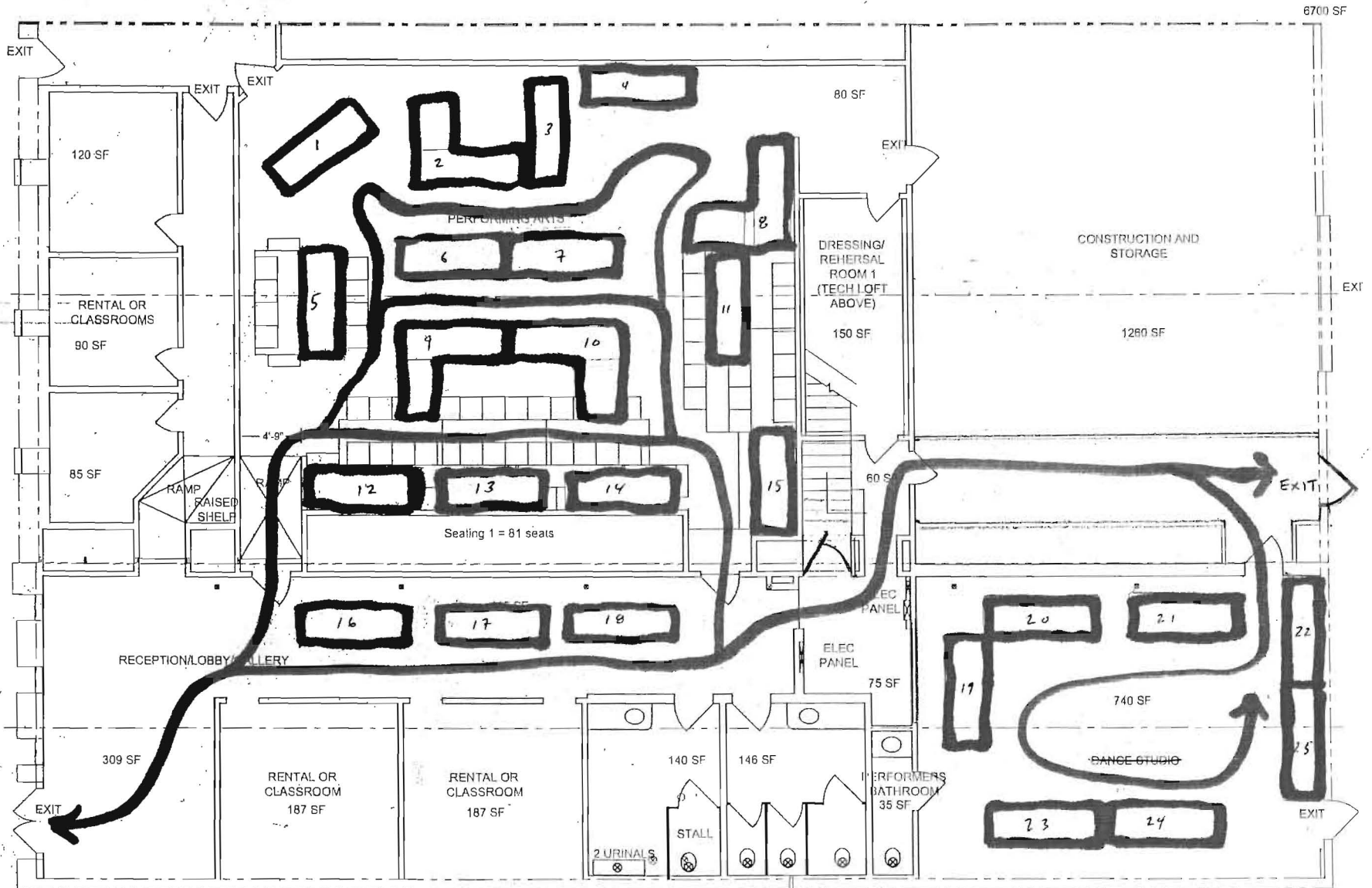
RECEIVED

JAN 26 2011

Dept. of Building Inspections
City of Portland Maine

 = 2.5' x 8' tables, in some cases joined w/ 2.5' x 4' ()

 = Public walkways, all paths min. 3.5', 4' when possible

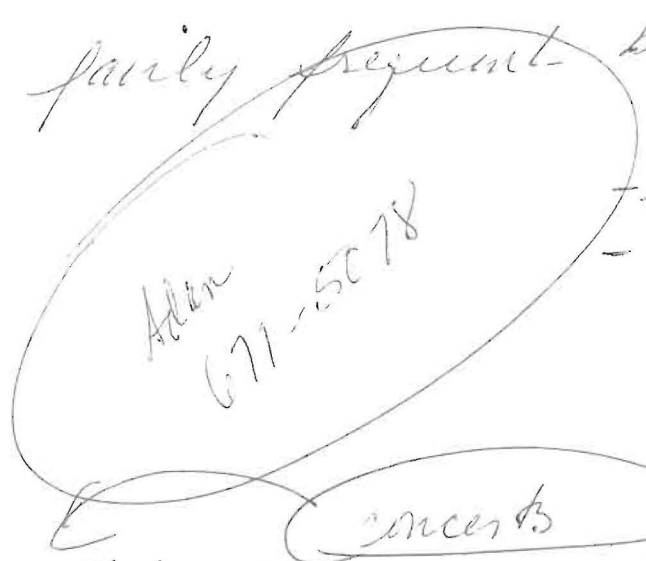


• This layout represents max. craft table usage. Some events may eliminate tables and seating.

"Multi-Use Performing Arts Center"

fundraisers on fairly frequent basis

"Sprinkler
Firearm



- no flammables
- no

3 mos ->

Theatre Production = plays + rehearsals

10/19/10 no fire works / no open flame
approved
~~approved~~ floor plans
unless otherwise otherwise
approved > 5 days in advance
following submitted floor
layout plan

99 occupancy load
for by room

Craft Fairs - chairs taken out of theater

community event

Party Private parties = no kitchen

music

acting class for adults

Film production

photo shoot

community Chorus rehearsal

Lucid
STAGE

29 Baxter Boulevard
Portland, Maine 04101

To: Nick Adams
Inspections DEPT.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7-26 20 10

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 120

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 117-F-26

Check #: 20 Total Collected \$ 120

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

Taken by: _____

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



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

11-1 20 10

Received from Luca's Stage

Location of Work 25 River St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75

Total: 75

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 112-F-11

Check #: 1155 **Total Collected \$** 75

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

Taken by: [Signature]

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 11.1 20 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: 75

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75

Total: 150

Building (1L) _____ Plumbing (1S) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 117-F-11

Check #: 1154 Total Collected \$ 150

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

Taken by: Y.J.

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

29 Baxter Blvd

CBL 112 F011001

Issued to

Chabot Street Llc /self

Date of Issue

04/01/2011

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. ¹⁰⁻⁰⁸³⁸, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Performance Hall/Artist Studios
Use Group A-1
Type 3B
IBC-2003

Limiting Conditions:

Only A-1 Assembly Uses are permitted.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 29 Baxter Blvd CBL 112 F011001

Issued to Chabot Street Llc /self Date of Issue 10/28/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-0838, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Performance Hall/Artist Studios
Use Group A-1
Type 3B
IBC-2003

Limiting Conditions:

This is a temporary occupancy certificate, which expires on November 30, 2010. See attached memo with conditions..

This certificate supersedes certificate issued

Approved:

11-29-10
(Date) *[Signature]*
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.