

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070350

Please Read Application And Notes, If Any, Attached

This is to certify that Robert & Gaylin Zimmerman

has permission to Interior renovations reconfig space

AT 542 FOREST AVE

126 B020001

PERMIT ISSUED
MAY - 9 2007
CITY OF PORTLAND

provided that the person or persons who perform or supervise the construction of this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file 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 when permission is procured before this building or part thereof is leased or occupied. 4 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Burke 5/8/07
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: 07-0350	Issue Date:	CBL: 126 B020001
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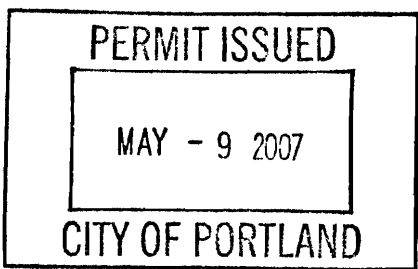
Location of Construction: 542 FOREST AVE	Owner Name: Robert & Gaylin Zimmermann	Owner Address: 3 Roundabout Lane	Phone: 207-799-2149
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Haven's Candy Kitchen	Proposed Use: Maine Brewing Supplies - Interior renovations reconfigure space	Permit Fee: \$30.00	Cost of Work: \$300.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>IA</i> Type: <i>5B</i>	

Proposed Project Description: Interior renovations reconfigure space	Signature: <i>Cecilia Cruz</i>	Signature: <i>JMB 5/8/07</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 04/03/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied Date: <i>5/4/07</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 Date:
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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: 07-0350	Date Applied For: 04/03/2007	CBL: 126 B020001
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Location of Construction: 542 FOREST AVE	Owner Name: Robert & Gaylin Zimmermann	Owner Address: 3 Roundabout Lane	Phone: 207-799-2149
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Maine Brewing Supplies retail- Interior renovations reconfigure space	Proposed Project Description: Interior renovations reconfigure space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/03/2007**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/08/2007**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 04/04/2007**Note:** **Ok to Issue:**



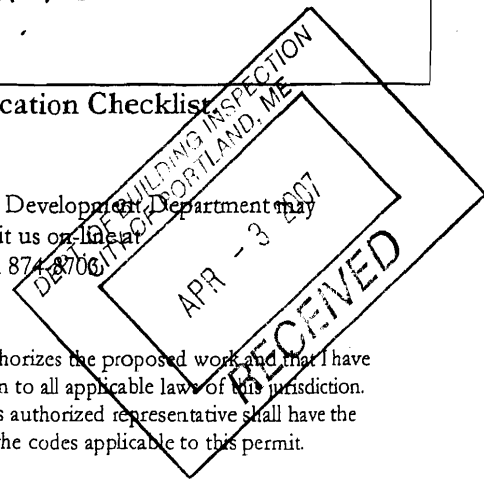
General Building Permit Application

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

Location/Address of Construction: <u>542 FOREST AVE.</u>		
Total Square Footage of Proposed Structure <u>135</u>	Square Footage of Lot <u>4350</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>126 13 020</u>	Owner: <u>R & G REALTY, LLC</u> <u>ROBERT ZIMMERMANN</u> <u>GAYLIN ZIMMERMANN</u>	Telephone: <u>799-2732</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rob: Gaylin Zimmermann</u> <u>3 ROUNDABOUT LANE</u> <u>LAKE ELIZABETH, ME 04107</u>	Cost Of Work: \$ <u>380</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Hawens Kitchen</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change of use to Retail</u> <u>Interior Renovations</u> <u>Maine Brewing Supplies</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Rob or Gaylin Zimmermann</u> Mailing address: _____ Phone: <u>799 2149</u> <u>3 Roundabout Lane</u> <u>CE 04107</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 877-8706.



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>R. Zimmermann</u>	Date: <u>4/2/07</u>
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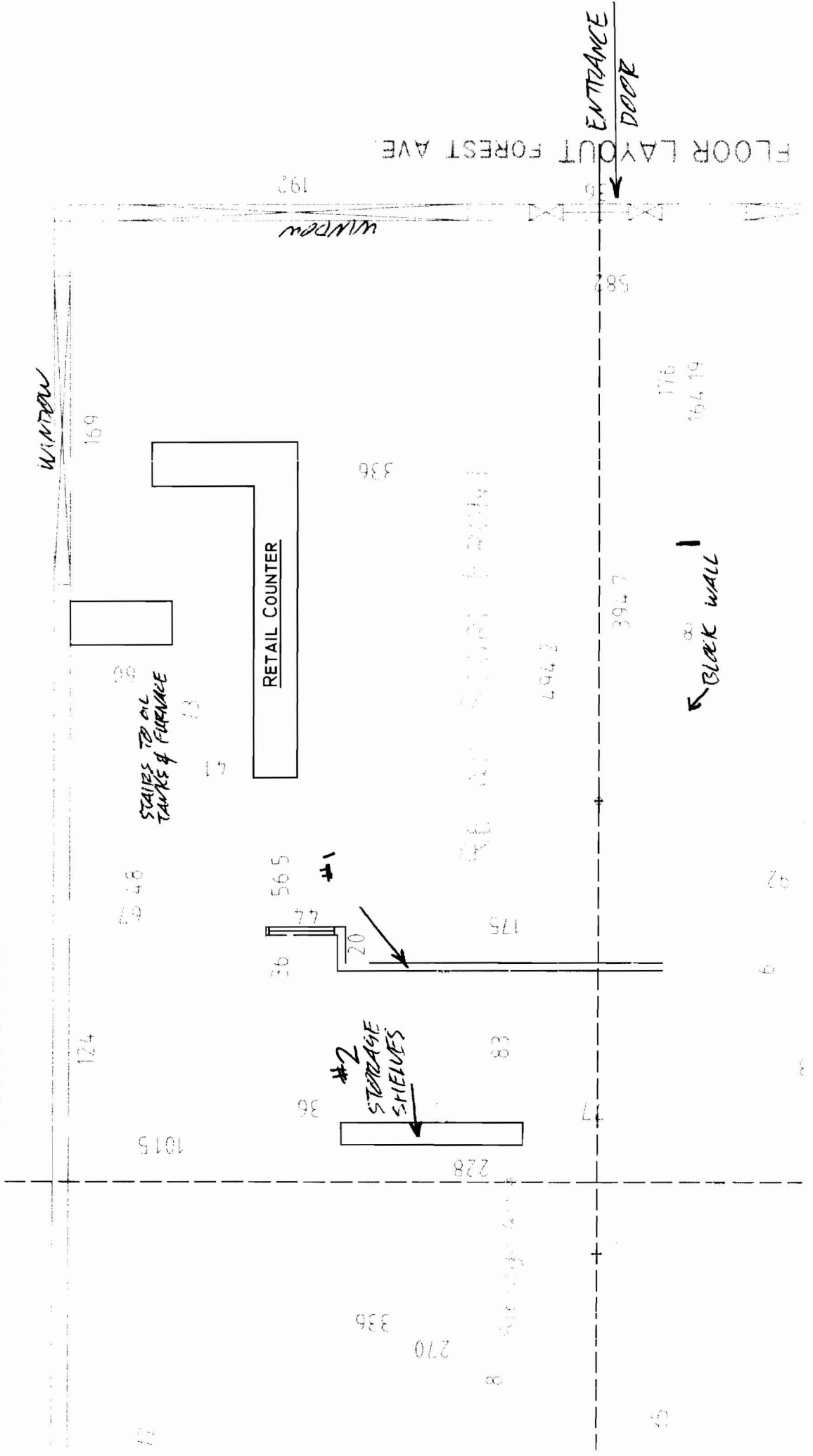
This is not a permit; you may not commence ANY work until the permit is issued.

PROPOSED WORK (ALL WALLS ARE NON WEIGHT BEARING)

#1 BLUE PARTITIONING WALL & 36" DOOR - AS DESCRIBED ON DRAWING

#2 REMOVE 164" x 99" OF EXISTING WALL TO INSTALL STORAGE SHELVES

ASHMONT ST.



FLOOR LAYOUT FOREST AVE.

ENTRANCE DOOR

BLACK WALL

RETAIL COUNTER

STAIRS TO OIL TANKS & FURNACE

STORAGE SHELVES #2

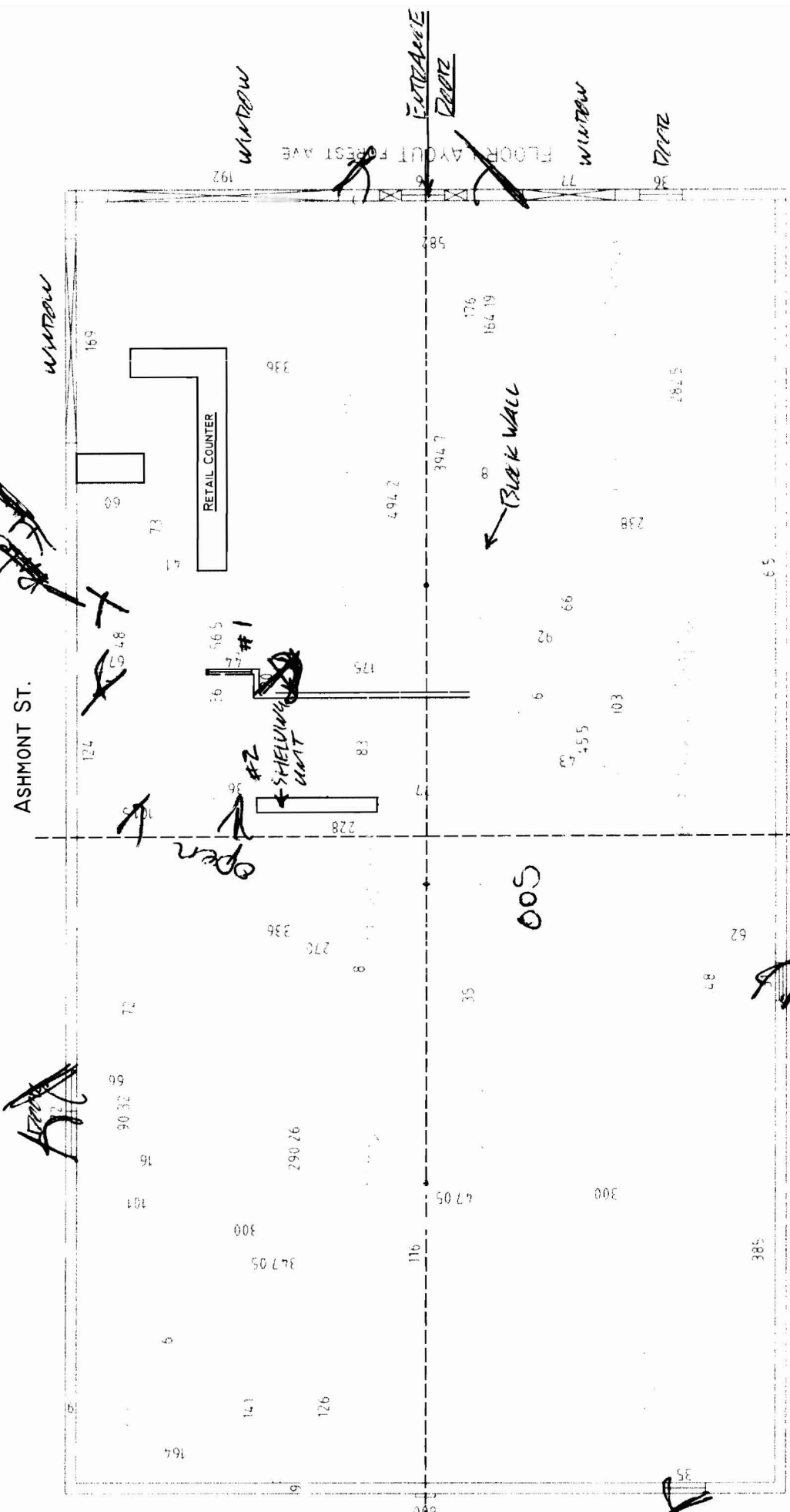
STORAGE SHELVES #1

WINTON

ASHMONT ST.

BACK OF BUILDING
7 PARKWAY SPACES.

DATE



ASHMONT ST.

RETAIL COUNTER

SHIELDING UNIT

BLACK WALL

ENTRANCE

EXISTING GRAY STRUCTURE IS
SUSPENDED FROM THE ROOF

STEEL I-BEAM THAT
SUPPORTS ROOF



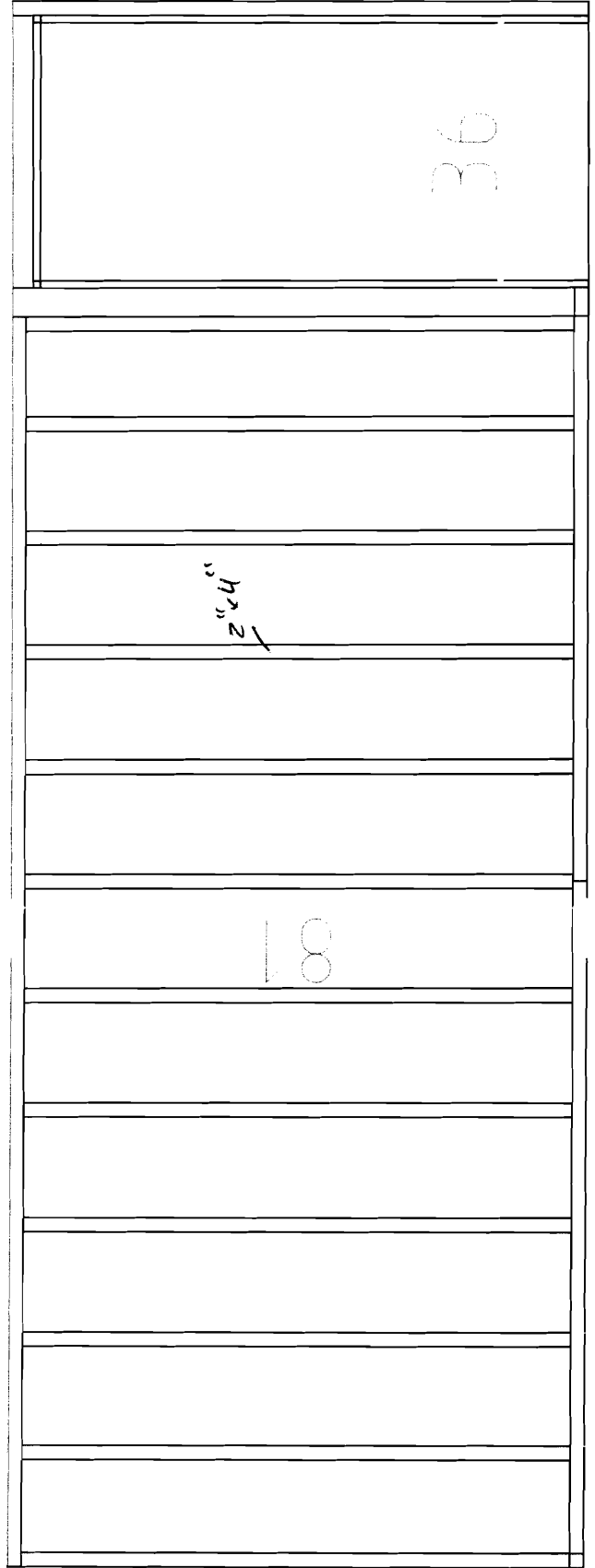
36

SUSPENDED
CEILING

ALL THE GRAY EXISTING STRUCTURE MADE UP OF
2"x4" AND 2"x6" WOOD BEAMS.

16

28



ALL THE BLUE
PARTITIONING
WALL & ONE
36" DOOR.

36

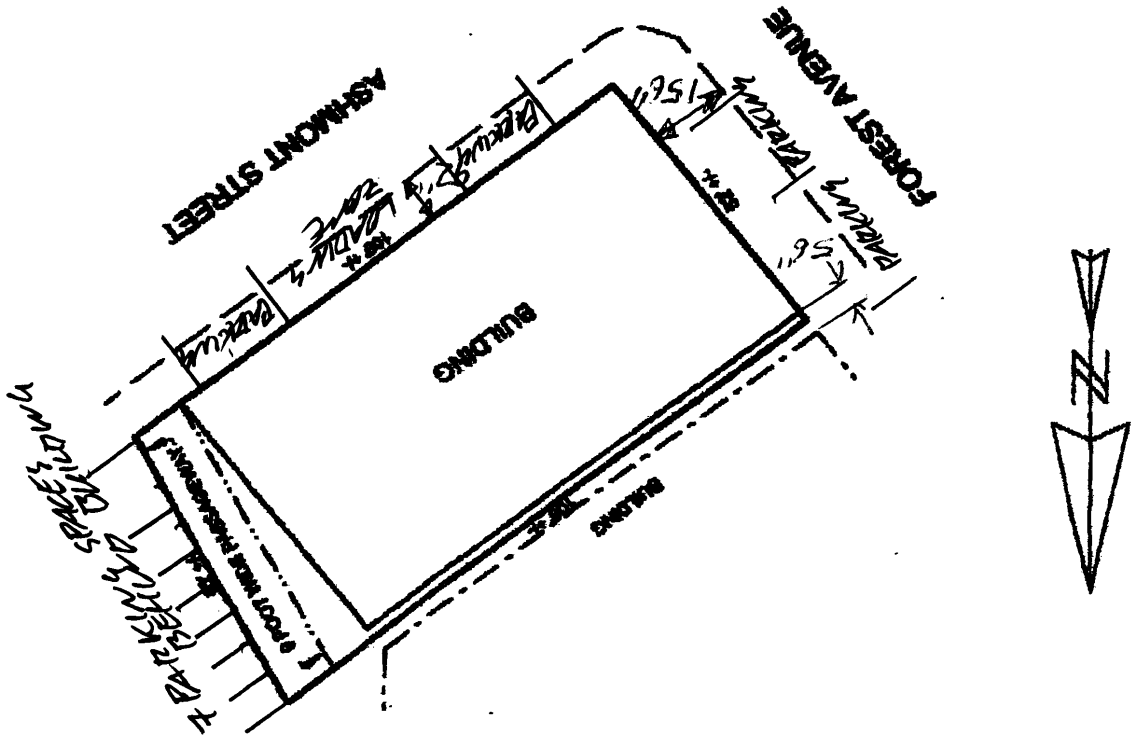
18

2"x4"

16

219

FRONT VIEW OF PARTITIONING WALL



MORTGAGE LOAN INSPECTION PLAN

The building does conform to local zoning building setbacks.

The building is not in a special flood zone as defined by local insurance rate maps.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (if provided below), and the map information. A STANDARD BOUNDARY SURVEY IS SUGGESTED TO CORRECT ALL BOUNDARY LINES SHOWN ON THIS PLAN. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may or may not be shown on this plan. This plan may not be printed or used for any kind of document. The inspection conforms to the standards of the Maine Board of Licensure for Land Surveyors, standards of practice for a Mortgage Loan Inspection Plan.

PROPERTY INFORMATION

Street: 542 FOREST AVENUE Town: PORTLAND

Owner: Robert J. Brown & Sons

Buyer: Robert Zimmerman Gaylin Zimmerman

Deed Reference: book page

Plan Reference: book page

The Map: 126 Lot 28 Block B

Lender: EQUITY ONE, INC.

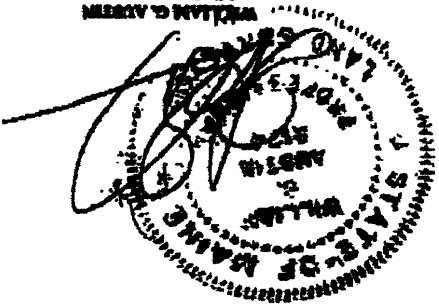
The Attorney/Title Company: ATLANTIC TITLE COMPANY

Scale: 1 inch = 30 feet Date: AUGUST 19, 2006

PROJECT # 06-12 ALC FILE#000468

AUSTIN LAND SURVEYING, L.L.C.
 82 ELDERBERRY LANE
 NEW GLOUCESTER, MAINE 04060

PROFESSIONAL LAND SURVEYOR'S SEAL
 STATE OF MAINE
 WILLIAM G. ADRIAN



QUITCLAIM DEED WITH COVENANT
(Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that J.B. BROWN & SONS, a Maine corporation of Portland, County of Cumberland and State of Maine, for consideration paid, grants to ROBERT W. ZIMMERMANN and GAYLIN P. ZIMMERMANN of Cape Elizabeth, Maine, having a mailing address of 3 Roundabout Lane, Cape Elizabeth, Maine 04107, as joint tenants, with QUITCLAIM COVENANT, the land with the buildings and improvements situated thereon located in the City of Portland, County of Cumberland and State of Maine, and described as follows:

A certain lot or parcel of land, with the building thereon, situated on the southwesterly corner of Forest Avenue and Ashmont Street, in said Portland, and bounded and described as follows:

Beginning at a point made by the intersection of the westerly side line of said Forest Avenue with the southeasterly side line of said Ashmont Street; thence, running southeasterly along said westerly side line of said Forest Avenue, a distance of fifty-two (52) feet to a point; thence westerly, at right angles to said westerly side line, a distance of one hundred eight and thirty-one hundredths (108.31) feet to a point; thence in a general northerly direction to said southeasterly side line of said Ashmont Street, a distance of fifty-two and sixty-eight hundredths (52.68) feet, to a point distant westerly along said southeasterly side line, ninety-nine and eighty-six hundredths (99.86) feet from its intersection with said westerly side line of said Forest Avenue; thence along said southeasterly side line of said Ashmont Street to the point of beginning.

Reserving, however, the most westerly nine (9) feet of the above described land as a passageway from said Ashmont Street to land formerly of Ernest L. Small, which Small land adjoins the land hereby conveyed on the south.

Together with all of grantor's right, title and interest in and to any extension of said passageway westerly or southerly of the lot above described.

Meaning and intending to convey the premises described in a deed from James G. Stanley to J. B. Brown & Sons dated February 25, 1949 and recorded in the Cumberland County Registry of Deeds in Book 1947, Page 89.

The property hereby conveyed is subject to the rights and easements reserved in the said deed from James G. Stanley to J. B. Brown & Sons dated February 25, 1949.

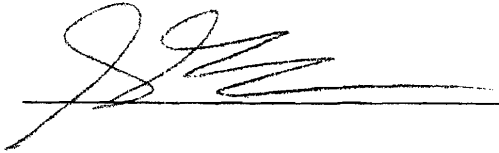
The property hereby conveyed is also made subject to current real estate taxes which the grantees, by acceptance of this deed, hereby assume and agree to pay.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, J.B. Brown & Sons has caused this instrument to be duly executed this 31st day of August, 2006.

WITNESS:

J.B. BROWN & SONS

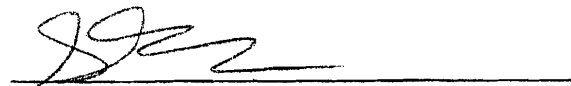


By: Vincent P. Veroneau
Vincent P. Veroneau
Its President

STATE OF MAINE
COUNTY OF CUMBERLAND

August 31, 2006

Then personally appeared before me the above-named Vincent P. Veroneau, President of J.B. Brown & Sons, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of J. B. Brown & Sons.


~~Notary Public/Attorney-at-Law~~
Print Name: Scott E Henrich
My Commission Expires: _____

Received
Recorded Register of Deeds
Sep 01, 2006 11:48:14A
Cumberland County
John B OBrien