

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

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

Permit No: 2013-00254	Issue Date:	CBL: 126 D012001
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Location of Construction: 561 FOREST AVE (554) <i>2nd floor</i>	Owner Name: PLPROPERTIES LLC	Owner Address: 14 CANDLEBROOK LN SOUTH PORTLAND, ME 04106	Phone:
Business Name: Reve Cycling Studio	Contractor Name: Jonathan Labozo	Contractor Address: 160 Gloucester Hill Rd New Gloucester ME 04260	Phone (207) 333-2551
Lessee/Buyer's Name Stephanie Cabot	Phone: (508) 505-0719	Permit Type: Change of Use - Commercial	Zone: B2b R3
Past Use: Office - 1st & 2nd floors - Thomas Agency	Proposed Use: 2nd floor - cycling studio	Permit Fee: \$195.00	Cost of Work: \$10,000.00
Proposed Project Description: Change of use from office to cycling studio on 2nd floor - tenant fit up		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: Type:
		Signature:	Signature:
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: bjs	Date Applied For: 02/06/2013	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <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"/> <i>OK w/conditions</i> Date: <i>2/13/13 ABM</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>

**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



# 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>559 Forest Ave., Portland ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>2,840 sqf</u>		Square Footage of Lot <u>Size of the building</u>
Tax Assessor's Chart, Block & Lot Chart# <u>126</u> Block# <u>D</u> Lot# <u>12</u>	Applicant *must be owner, Lessee or Buyer Name <u>Stephanie Cabot</u> Address <u>310 Eastern Prom Apt 4</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>508-505-0719</u>  ← moving so please call before sending permit
Lessee/DBA (If Applicable) <u>Stephanie Cabot</u> <u>Rêve Cycling Studio</u> <u>310 Eastern Promenade Apt 4</u> <u>Portland, ME 04101</u>	Owner (if different from Applicant) Name <u>Norman Locke</u> Address <u>14 Candlebrook Lane</u> City, State & Zip <u>South Portland, ME 04106</u>	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>195</u>
Current legal use (i.e. single family) <u>N/A</u> If vacant, what was the previous use? <u>Thomas Agency (office space) now located @ 207 Larrabee Rd, Westbrook</u> Proposed Specific use: <u>Indoor cycling studio</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>A studio that combines the thrill of cycling, the camaraderie of a team sport, and a connection to a spiritual zen mind as you push yourself 110% The surroundings are clean, contemporary and modern with a rustic, down-to-earth friendliness. My goal is to create an experience at Rêve that allows one an urban escape that transcends the traditional big box gym.</u>		
Contractor's name: <u>TBA but probably Jonathan Labozo</u> ← will update you with this information is definite Address: <u>160 Gloucester Hill Rd</u> City, State & Zip <u>New Gloucester, ME 04260</u> Telephone: <u>207-333-2551</u> Who should we contact when the permit is ready: <u>Stephanie Cabot</u> Telephone: <u>508-505-0719</u> Mailing address: <u>310 Eastern Prom Apt 4 Portland, ME 04101</u> ← but moving so please call to check		

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: Stephanie Cabot Date: 2/6/13

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

**Subject:** parking  
**From:** "Porta, Joseph" <jporta@Boulos.com>  
**Date:** 2/6/13 2:30 PM  
**To:** Stephanie Cabot <swcabot@gmail.com>

Stephanie,

We do not yet having an official parking plan yet but the intention of the Landlord per your lease and LOI is to allocate 10 spaces for your business on back right hand corner of the parking lot going towards Coyle Street. These will be designated for your use only.

Good luck with your permitting process.

Joe

Joseph Porta | Broker, Partner  
CBRE | The Boulos Company | Brokerage Services  
One Canal Plaza, Suite 500 | Portland, ME 04101  
T +1 207 553 1701 | F +1 207 871 1288 | C +1 207 712 6390  
[jporta@boulos.com](mailto:jporta@boulos.com) | [www.boulos.com](http://www.boulos.com) | [Personal Profile](#) | [View My Listings](#)

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FEB 12 2013

LEASE

THIS LEASE is made as of this 1<sup>st</sup> day of February, 2013, by and between PLPROPERTIES, LLC, a Maine limited liability company, having a mailing address of 14 Candlebrook Lane, South Portland, Maine 04106 (the "Landlord") and REVE CYCLING STUDIO, a Maine corporation with a place of business in Portland, Maine (the "Tenant").

Dept. of Building Inspections  
City of Portland Maine

WITNESSETH:

In consideration of the mutual covenants and agreements contained herein and intending to be legally bound hereby, Landlord and Tenant hereby agree with each other as follows:

1. PREMISES LEASED. Subject to the terms and conditions of this Lease, Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, premises located in the building situated at 559-561 Forest Avenue in Portland, Maine (the "Building"), being the entire second (2<sup>nd</sup>) floor thereof (the "Premises"). The Premises are deemed to contain 2,840 square feet. The Premises includes the right to use, in common with others entitled thereto, the hallways, walkways, stairways and other common areas and amenities necessary for access, use and enjoyment of the Premises, easements and other rights appurtenant thereto and all improvements therein. Lease of the Premises shall include the exclusive right to ten (10) contiguous designated parking spaces in the paved parking areas situated at 70 Coyle Street (the "Parking Lot") for use of Tenant's employees and visitors. Tenant shall have the right, at its sole cost and expense, to erect signage designating such spaces for Tenant's exclusive use.

2. TERM; RENEWAL. The initial term of this Lease shall commence on the earlier to occur of: (i) the date Tenant obtains a Certificate of Occupancy for the Premises from the City of Portland or (ii) April 1, 2013 (the "Commencement Date"), and shall end on March 31, 2018 (the "Initial Term"). Notwithstanding the Commencement Date, Tenant shall have the right to access the Premises from and after the Entrance Date, as defined in Section 5(d). The term "Lease Year" as used in this Lease shall mean the period of twelve (12) calendar months, with the first Lease Year commencing on the Commencement Date, provided that if the Commencement Date is a date other than the first of the month, the first Lease Year shall commence on the Commencement Date and end on the last day of the calendar month that includes the anniversary of the Commencement Date. Each subsequent Lease Year shall commence on the day following the end of the preceding Lease Year. Landlord and Tenant agree to enter into a commencement date agreement confirming the Commencement Date of this Lease promptly after the date the Commencement Date is determined.

Tenant shall have the right, at the expiration of the Initial Term, to extend the Initial Term for two (2) periods of five (5) years each, to be exercised in the manner herein described (each, a "Renewal Term"). Provided that Tenant is not then in default, and provided Tenant gives written notice to Landlord of Tenant's intent to renew this Lease at least nine (9) months prior to the expiration of the Initial Term or the first Renewal Term, as applicable, and upon the giving of such notice and without any further instrument, lease or agreement, this Lease shall be so extended commencing immediately after the end of the Initial Term or the first Renewal Term, as applicable. Each Renewal Term shall be on the same terms and conditions as this Lease, except

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

PLPROPERTIES, LLC

Deborah D. Milite  
Witness

By: Norman Locke  
Norman Locke  
Its President

REVE CYCLING STUDIO

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Stephanie Cabot  
Its President

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City of Portland Maine

PLPROPERTIES, LLC

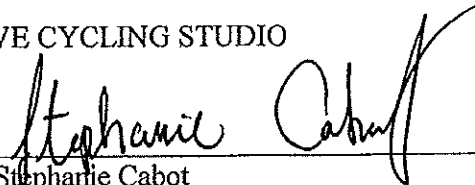
\_\_\_\_\_  
Witness



\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Norman Locke  
Its President

REVE CYCLING STUDIO

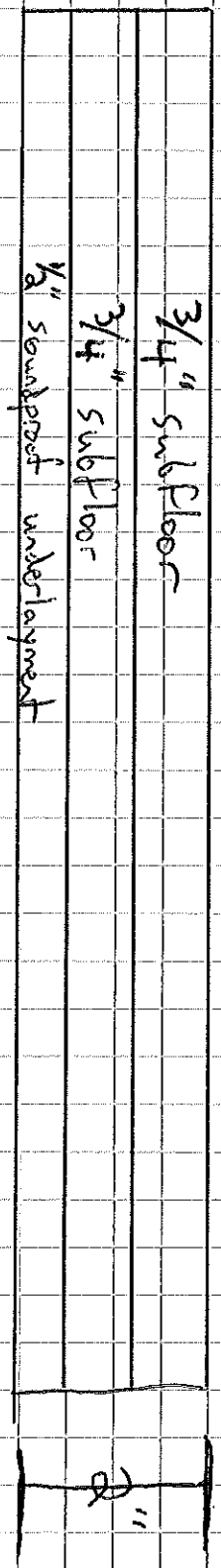
By:  \_\_\_\_\_  
Stephanie Cabot  
Its President

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- The 2" raised floor is to provide soundproofing between the cycle room and the floor space below.
- There will be a 36" x 44" landing with all 3 sides sloping from 2" to 0" over at least 12" to meet code regulations.
- The door will swing into the cycle room as to not interfere with the landing dimensions.



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MAR 01 2013

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