

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ICTION

Permit Number: 090018

This is to certify that MARDIGAN STEPHEN E / GE Inc

has permission to Fit-out space for retail tanning salon, including modular wall partitions, display cabinets & counter

AT 726 FOREST AVE

CP 130 H021001

2009

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 lathed or otherwise finished-in. 24 HOURS 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 Cross

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Carrie Bonke 1/16/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

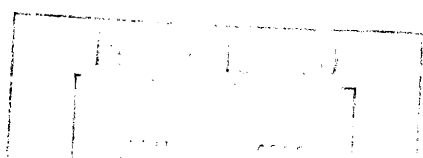
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0018	Issue Date:	CBL: 130 H021001
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Location of Construction: 726 FOREST AVE	Owner Name: MARDIGAN STEPHEN E	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: GPM Inc	Contractor Address: 281 State St Suite4 Augusta	Phone 2076226275
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2c/R-6

Past Use: Vacant Space - old Quizno's	Proposed Use: Retail /Professional service - Fit-out space for retail tanning salon, including modular wall partitions, display cabinets & counter	Permit Fee: \$395.00	Cost of Work: \$30,000.00	CEO District: 4
Proposed Project Description: Fit-out space for retail tanning salon, including modular wall partitions, display cabinets & counter		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: B Type: 2B FBC-2003	
		Signature: <i>Corey Cass</i>	Signature: <i>Sub 1/16/09</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: 01/09/2009	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"/> <i>OK w/cond sheet</i> Date: <i>1/12/09 ABM</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>ABM</i> Date: _____
			

CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 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.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



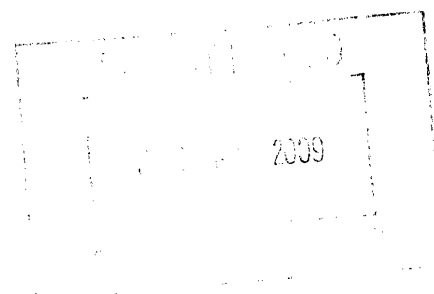
Signature of Applicant/Designee

 1/16/09
Date



Signature of Inspections Official

 1/16/09
Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0018	Date Applied For: 01/09/2009	CBL: 130 H021001
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Location of Construction: 726 FOREST AVE	Owner Name: MARDIGAN STEPHEN E	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: GPM Inc	Contractor Address: 281 State St Suite4 Augusta	Phone (207) 622-6275
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Professional service - Fit-out space for tanning salon, including modular wall partitions, display cabinets & counter	Proposed Project Description: Change of use from restaurant to personal service -Fit-out space for tanning salon, including modular wall partitions, display cabinets & counter -
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Dept: Zoning **Status:** **Reviewer:** Ann Machado **Approval Date:** 01/12/2009

Note: Change of use to personal service requires one parking space for each 400sf. Need 6 parking spaces. **Ok to Issue:**
Second floor is vacant at this time.

- 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:** 01/16/2009

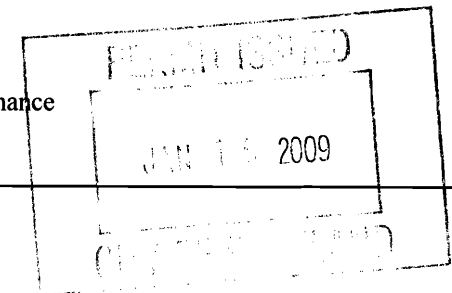
Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. 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 Greg Cass **Approval Date:** 01/13/2009

Note: **Ok to Issue:**

- 1) Emergency lights are required to be tested at the electrical panel.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) A single source supplier should be used for all through penetrations.
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 6) Application requires State Fire Marshal approval.

**Comments:**

1/9/2009-amachado: Left voicemail for Dennis Guerrette. Need copy of lease for right, title & interest and need plot plan that includes the parking.

1/12/2009-amachado: Received copy of lease & plan that shows parking.



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>726 Forest Ave, Portland ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>2,700</u>		Square Footage of Lot <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# <u>130</u> Block# <u>H</u> Lot# <u>21</u>	Applicant * must be owner, Lessee or Buyer * Name <u>STC New England LLC</u> Address <u>PO Box 275</u> City, State & Zip <u>Augusta, ME 04332</u>	Telephone: <u>(207) 623-2323</u>
Lessee (DBA if Applicable) <u>SunTan City</u>	Owner (if different from Applicant) Name <u>Stephen E. Mardigan</u> Address <u>460 Baxter Blvd.</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>30,000-</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>395</u>
Current legal use (i.e. single family) <u>Vacant</u> If vacant, what was the previous use? <u>Quiznos Sub Shop</u> Proposed Specific use: <u>Tanning Salon</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>Fit-out space for (retail) ^{personal service} tanning salon, including modular wall partitions, display cabinets and counter.</u>		
Contractor's name: <u>GPM INC</u> Address: <u>281 State St., Suite 4</u> City, State & Zip <u>Augusta, ME 04330</u> Telephone: <u>(207) 622-6275</u> Who should we contact when the permit is ready: <u>Dennis Guerrette</u> Telephone: <u>(207) 319-8055</u> Mailing address: <u>PO Box 275, Augusta ME 04332</u>		

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: Dennis Guerrette Date: January 8, 2009

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

2009
JAN 8

LAR WALL LAYOUT

LEGEND

6" METAL STUD W/ 5/8" GYP. BD.

3 5/8" METAL STUDS @ 16" O.C.
W/ 5/8" GYP. BD. EACH SIDE
3" FRICTION FIT INSULATION
UNLESS NOTED OTHERWISE

4" MODULAR PARTITION WALL SYSTEM

→ orange tan on drawing

STC MODULAR WALL PARTITIONS

A. Partition Type:

Freestanding and demountable. Available in standard height 8'. Standard width frames are 12', 18', 20', 24', 30', 36', 40', 42', and 48'. Finish walls are 6" thick, outside panel to outside panel.

B. Frames:

18 ga. welded galvanized steel frame, double-returned C-channel fabrication. Frames are attached to each other by means of self-tapping zinc plated fasteners. Frames are easily leveled and plumbed with a typical level and square. Frames can be attached to any existing wall surface using appropriate anchors.

Attachment to floor or ceiling is not required in most applications.

C. Panel type:

1/4" MDF (medium density fiberboard) substrate with thermally fused melamine laminate surfaces in a wide variety of colors and patterns. STC MODULAR WALL PARTITIONS wall panels are rated Class III, ASTM E84-97 (FLAME - 90, SMOKE - 90).

Panels attach to metal frames with a patented extrusion system, which is available in black, tan, and silver. All finishes are powder coated for durability.

D. Sound Rating: ASTM E90 with STC of 34+.

E. Electric: STC MODULAR WALL PARTITIONS provides an open cavity of 4-1/4" to allow complete access for power, cabling and technology components. STC MODULAR WALL PARTITIONS are compatible with all conventional power and data components as well as most modular plug and play systems.

F. Frames/Doors: Standard aluminum and custom hollow metal frames in a variety of finishes. Doors may be wood, laminate, or aluminum & glass. Hinge doors, pocket sliding doors and both interior and exterior (corridor side) sliding barn doors are offered. Standard sizes are 3068, for single doors, and 6068 for double doors. Other sizes are available. Standard steel frame color is black baked enamel or clear anodized. Custom frame colors are available.

G. Hardware: Most commercial grade latch sets and hinges are compatible with STC MODULAR WALL PARTITIONS.

H. Trim: Top caps are standard steel 18 gauge system that is removable and adjustable to meet an array of layouts. Available in black and custom field painted colors. Cove base is vinyl rubber.

I. Lead Time: 3 - 4 Weeks.

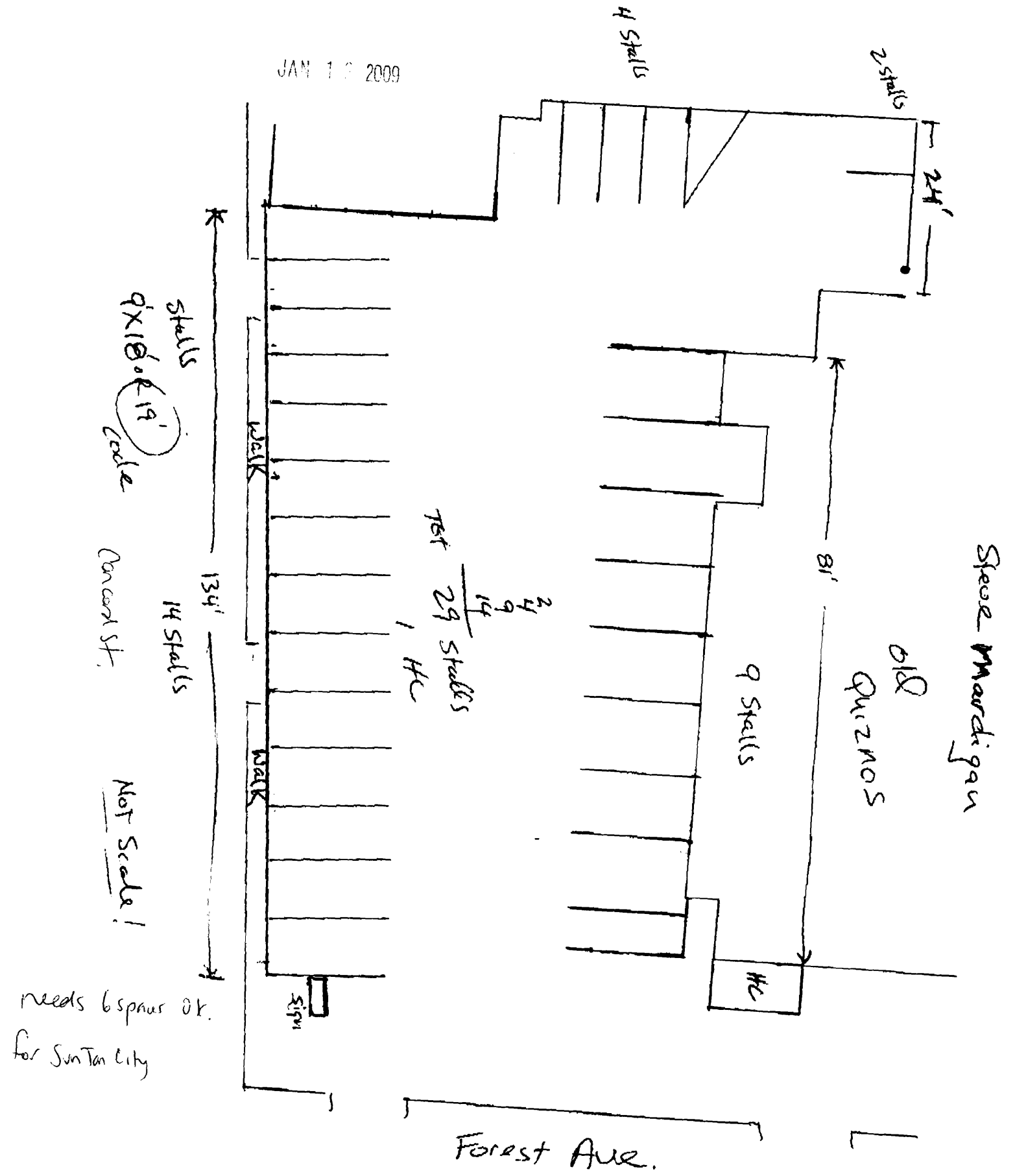
J. Installation: By factory, dealer or contract installation teams.

K. Support: Design, layout, and fabrication of custom fixtures, millwork, and graphics.

L. Limited Warranty: 36 months on frames / 12 months on wall panels.

M. Sustainability: Materials are reusable and reconfigurable. Steel and extrusion materials are recyclable and standard substrate (panel) is made from 70% recovered and recycled led content.

JAN 16 2009





State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

18139

Not Sprinkled

SUNTAN CITY FITUP-PORTLAND

Located at: 726 FOREST AVE.

PORTLAND

Occupancy/Use: BUSINESS

Permission is hereby given to:

STC NEW ENGLAND LLC

PO BOX 275
AUGUSTA, ME 04332

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 7th of June 2009

Dated the 8th day of December A.D. 2008

Commissioner

Copy-1 Owner

Comments:

STC NEW ENGLAND LLC

PO BOX 275
AUGUSTA, ME 04332

JAN 12 2009

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease"), dated as of October 24, 2008, is by and between **STEPHEN E. MARDIGAN** ("Landlord"), with a mailing address of 460 Baxter Boulevard, Portland, Maine 04103 and **STC NEW ENGLAND LLC, d/b/a Sun Tan City** ("Tenant"), a Maine limited liability company, with a mailing address of P.O. Box 275, Augusta, Maine 04332.

RECITALS:

- A. Landlord owns certain real property and improvements commonly known as 726 Forest Avenue, Portland, Maine (the "Property"). The Property is improved with a two-story building (the "Building") containing approximately 6,000 rentable square feet.
- B. Landlord wishes to lease to Tenant, and Tenant wishes to lease from Landlord, approximately 3,000 rentable square feet of space within the first floor of the Building (the "Leased Premises"); the location of the Leased Premises within the Building is cross-hatched on the floor plan attached hereto as Exhibit A-1.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Leased Premises.

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Leased Premises, together with (i) the non-exclusive right to use of the automobile parking spaces located in the area cross-hatched on the site plan attached hereto as Exhibit B for employee parking, and (ii) the non-exclusive right to use such other portions of the Property as are intended for common use, subject, however, to the terms and conditions of this Lease.

TO HAVE AND TO HOLD the Leased Premises for the term and rental hereinafter provided and upon the conditions, covenants and agreements hereinafter set forth.

SUBJECT TO THE OPERATION AND EFFECT OF ANY AND ALL INSTRUMENTS AND MATTERS OF RECORD OR IN FACT.

2. Term.

- (a) The initial term of this Lease (the "Initial Term") shall be for approximately five (5) years, commencing on ^{Commencement} 01/01, 2009 (the "Commencement Date") and ending on December 31, 2013.

37. Rules and Regulations; Parking.

(a) Landlord may adopt reasonable rules and regulations relating to the Property from time to time during the Term; provided, however, such rules and regulations shall not material interfere with Tenant's permitted use of the Leased Premises. Tenant agrees to comply with such rules and regulations from and after the fifteenth (15th) day after Tenant's receipt thereof.

(b) Tenant agrees to cause its employees to park their automobiles within the area designated as employee parking on Exhibit B.

38. Recording.

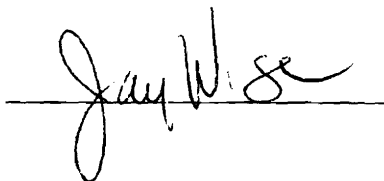
The parties agree that this Lease will not be recorded. Landlord agrees, upon request by Tenant, Landlord will executed a Notice of Lease evidencing this Lease in accordance with the provisions of 33 M.R.S.A. §201, as amended. Such Memorandum shall expressly provide that it is being executed to evidence this Lease and does not vary the terms hereof.

39. Governing Law.

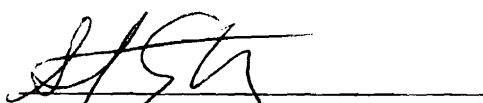
This Lease shall be governed by and interpreted in accordance with the laws of the State of Maine.

IN WITNESS WHEREOF, the undersigned have executed this Lease as of the date first set forth above.

WITNESSED BY:



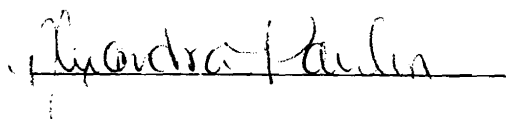
LANDLORD:

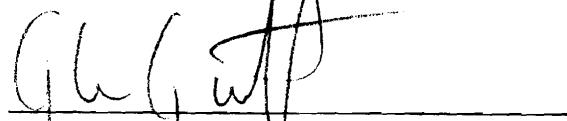


Stephen E. Mardigan

TENANT:

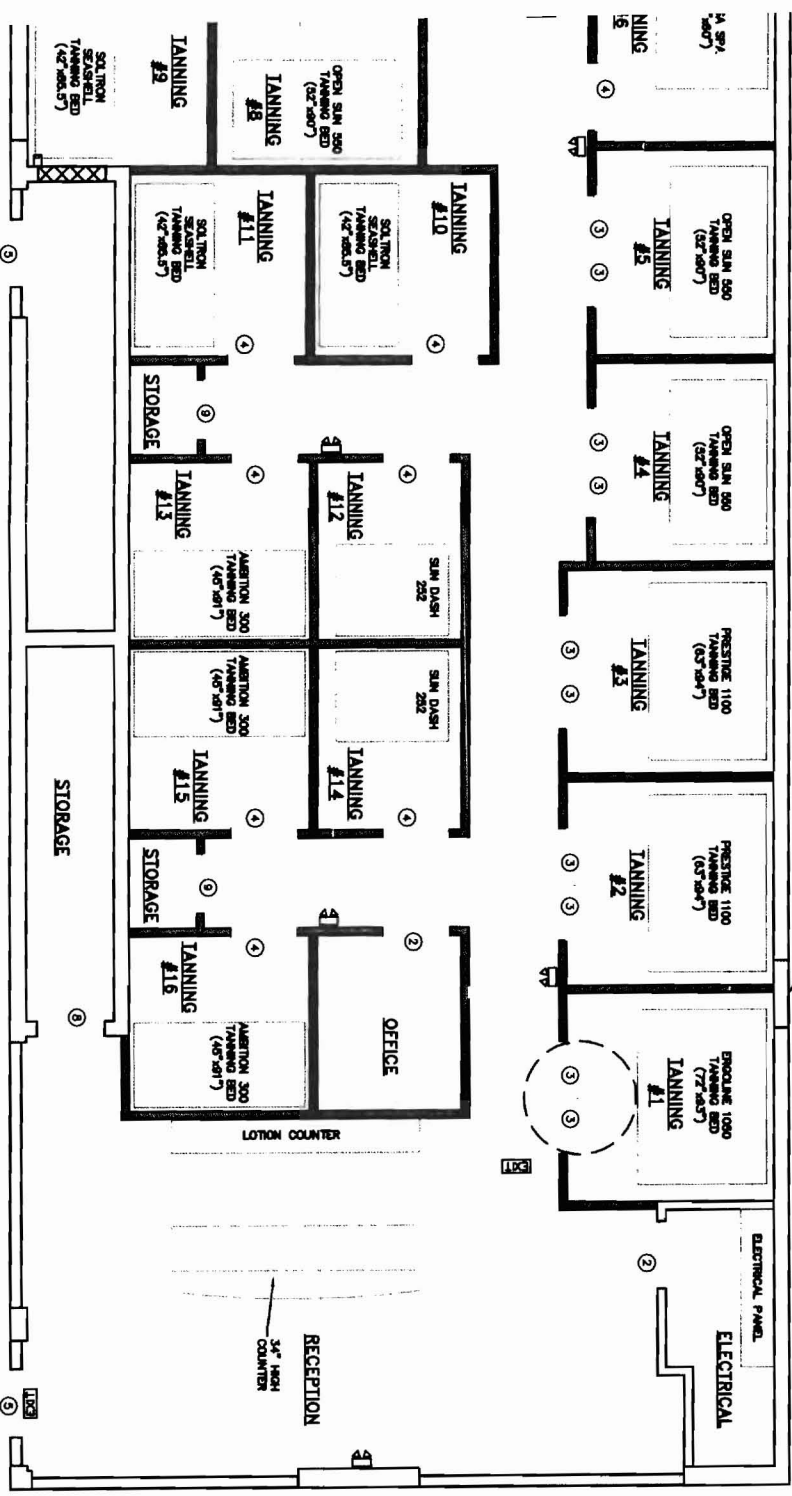
STC NEW ENGLAND LLC



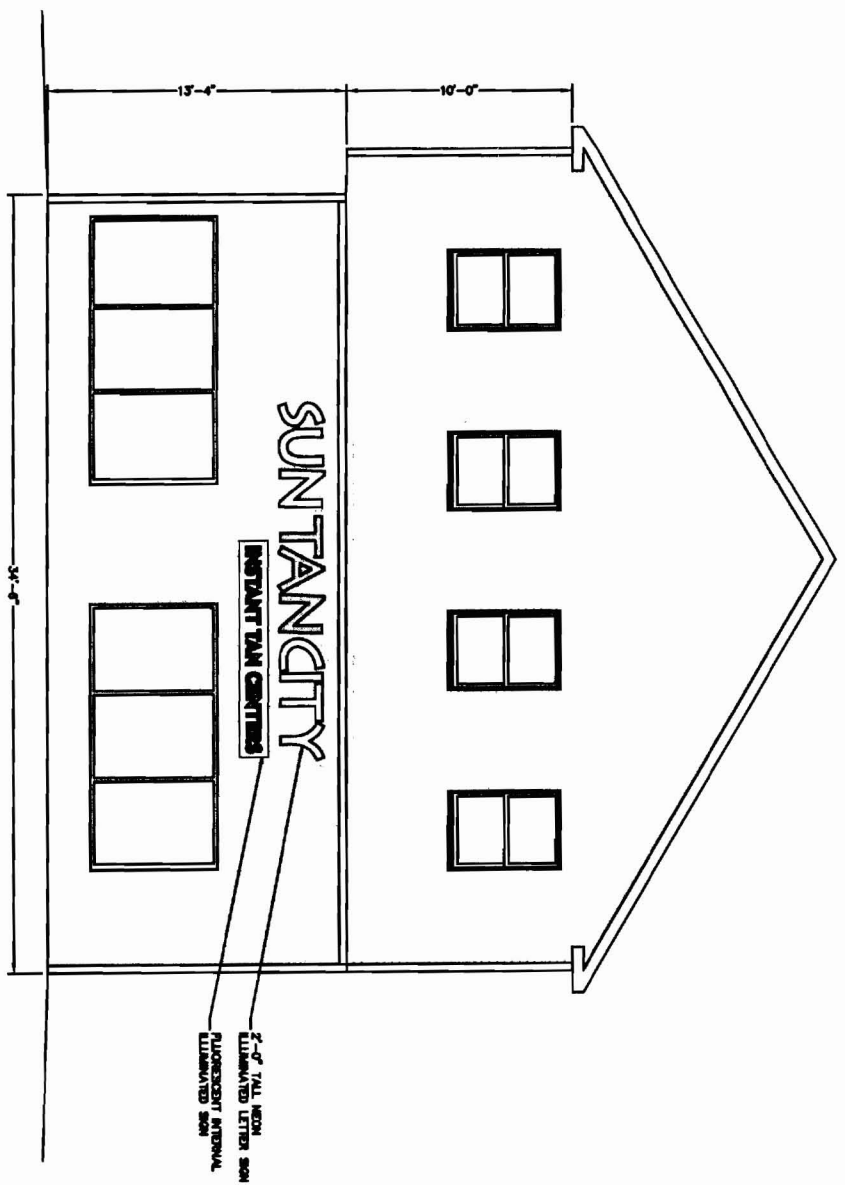


By: Glen J. Guerrette
Its: Manager

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



JAN 9 2009

130H21

A-1

CLIENT & PROJECT:
**SUNTANCITY PORTLAND FITUP
STC NEW ENGLAND, LLC**

LOCATION: 726 FOREST AVENUE

TOWN: **PORTLAND** COUNTY: **CUMBERLAND** STATE: **MAINE**

SHEET TITLE:
FIRST FLOOR PLAN & ELEVATION

SCALE: 1/4" = 1'-0"

DATE: **DECEMBER 4, 2008**

DRAWN BY: **JPK**
CHECKED BY: **BEM**

NO.	REVISIONS	DATE
1	REVISED ELECTRICAL/ROOM #8/OFFICE	12/12/08

ENGINEERING
ES. COFFIN
SURVEYING

R.S. COFFIN ENGINEERING & SURVEYING, INC.

432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

