

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

D M H REALTY INC /Tomasz Momot Carpentry

Located at

570 BRIGHTON AVE

PERMIT ID: 2013-00064

CBL: 185 C013001

has permission to **Change of use on first floor from campaign headquarters to a Yoga studio on end unit by Fleetwood Street, minor interior alterations**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
Fire Prevention Officer

  
Code Enforcement Officer / Plan Reviewer

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

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing  
Above Ceiling Inspection  
Final - Fire  
Certificate of Occupancy/Final

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

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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

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

<b>Permit No:</b> 2013-00064	<b>Date Applied For:</b> 01/09/2013	<b>CBL:</b> 185 C013001
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<b>Location of Construction:</b> 570 BRIGHTON AVE	<b>Owner Name:</b> D M H REALTY INC	<b>Owner Address:</b> 60 OLD HIGH RD	<b>Phone:</b>
<b>Business Name:</b> Spiral Tree Yoga	<b>Contractor Name:</b> Tomasz Momot Carpentry	<b>Contractor Address:</b> P O Box 226 South Casco	<b>Phone</b> (207) 712-7154
<b>Lessee/Buyer's Name</b> Aleksandra Townsend	<b>Phone:</b> 2074096380	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Same: 1st floor retail, personal services and offices with 4 residential units above	<b>Proposed Project Description:</b> Change of use on first floor from campaign headquarters to a Yoga studio on end unit by Fleetwood Street, minor interior alterations
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/11/2013

**Note:** **Ok to Issue:**

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

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 01/29/2013

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 2) The existing ceiling may not provide a code compliant fire separation between mixed use occupancies. This will need to be addressed prior to the Certificate of Occupancy. Per the contractor, Tomasz M., the space above is vacant and he did not think it was a residential dwelling. Zoning has determined that the legal use of the 2nd floor is 4 dwelling units.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) 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 w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 02/07/2013

**Note:** **Ok to Issue:**

- 1) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.
- 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 and on the same circuit as the lighting for the area they serve.
- 3) Residential occupancies shall not be located above non-residential occupancies without proper fire separation.
- 4) Fire extinguishers are required per NFPA 1.
- 5) All outstanding code violations shall be corrected prior to final inspection.

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

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

Permit No: 2013-00064	Issue Date:	CBL: 185 C013001
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<b>Location of Construction:</b> 570 BRIGHTON AVE (572)	<b>Owner Name:</b> D M H REALTY INC	<b>Owner Address:</b> 60 OLD HIGH RD CORNISH, ME 04020	<b>Phone:</b>
<b>Business Name:</b> Spiral Tree Yoga	<b>Contractor Name:</b> Tomasz Momot Carpentry	<b>Contractor Address:</b> P O Box 226 South Casco ME 04077	<b>Phone:</b> (207) 712-7154
<b>Lessee/Buyer's Name:</b> Aleksandra Townsend	<b>Phone:</b> (207) 409-6380	<b>Permit Type:</b> Change of Use - Commercial	<b>Zone:</b> B1
<b>Past Use:</b> 1st floor retail, personal services and offices with 4 residential units above	<b>Proposed Use:</b> Same: 1st floor retail, personal services and offices with 4 residential units above	<b>Permit Fee:</b> \$125.00	<b>Cost of Work:</b> \$3,000.00
<b>Proposed Project Description:</b> Change of use on first floor from campaign headquarters to a Yoga studio on end unit by Fleetwood Street, minor interior alterations		<b>FIRE DEPT:</b> 2/7/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	<b>INSPECTION:</b> Use Group: B Type: SB MUBEC 2009 Signature: MUB 1/29/13
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

<b>Permit Taken By:</b> bjs	<b>Date Applied For:</b> 01/09/2013	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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.</p>		<b>Special District or Reviews</b>	<b>Zoning Appeal</b>	<b>Historic Preservation</b>
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 1/11/13	<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: _____	<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: _____

**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 provisions 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>570 Brighton Ave (also registered as 572)</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>185      C      013001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Aleksandra Townsend</u> Address <u>162 Wayside Rd.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207)</u> <u>409-6380</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Eric Larsson</u> <u>Biped Development LLC</u> Address <u>65 Berkeley St.</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>125.00</u>
Current legal use (i.e. single family) <u>vacant commercial unit</u> If vacant, what was the previous use? <u>political campaign headquarters</u> Proposed specific use: <u>Yoga studio</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>minor changes only installation of hardwood floor. Change of load-bearing partition to load-bearing post. Installation of interior door.</u>	<div style="text-align: right;"> <b>RECEIVED</b>  <b>JAN 07 2013</b>  <i>Dept. of Building Inspections</i>  <i>City of Portland Maine</i> </div>	
Contractor's name: <u>Tomasz Momet, Carpentry Frame to Finish</u>		
Address: <u>13 Westview Way</u>		
City, State & Zip <u>Casco, ME 04015</u>		Telephone: <u>207 712 7154</u>
Who should we contact when the permit is ready: <u>Aleksandra Townsend</u>		Telephone: _____
Mailing address: <u>162 Wayside Rd., Portland, ME 04102</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](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: Aleksandra Townsend Date: 1/7/13

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

Program: FP322L

by Property Report

FIRE PREVENTION

Property address		Property name	Property number			
Inspection type	Date	Inspector	Reference	Target date	Actual date	
Seq.	Violation class	Violation type				
	Location(s)					
0570 BRIGHTON AVE, PORTLAND ME 04102		APARTMENTS	70950-000-004			
	ROUTINE INSPECTION	9/28/10	GENE COTE, Bramhall Station, Platoon 2			
1	LIFE SAFETY REQUIREMENTS 2ND FLOOR APT FRONT ENTRANCE	OBSTRUCTED EGRESS	1-14.9.1	10/30/10	0/00/00	
2	ELECTRIC WIRING 2ND FLOOR FRONT ENTRANCE LEFT SIDE LIGHT SWIT; CH	OPEN ELECTRICAL JUNCTION BOX		10/30/10	0/00/00	
3	ELECTRIC WIRING USED FOR HEAT TAPE ON ROOF RIGHT SIDE; USED FOR HEAT TAPE ON ROOF, NEAR PROPANE TANK	EXT. CORD USED FOR PERMENANT WIRING		10/30/10	0/00/00	
4	APARTMENT BUILDINGS BOILER SWITCH NEEDS TO BE REMOVED	ELECTRICAL VIOLATION	1-4.4.6	10/30/10	0/00/00	
5	BUILDING CONSTRUCTION VIOLATION FRONT STAIR 2ND FLOOR BETWEEN LANDING AND APT; BOTH SIDES STAIRS TO THE BASEMENT FROM BOTH SIDES	FIRE RATING NOT MAINTAINED		10/30/10	0/00/00	
6	APARTMENT BUILDINGS RIGHT SIDE DECK	HIBACHI OR GRILL ON BALCONY		10/30/10	0/00/00	
7	APARTMENT BUILDINGS PANELING IN FRONT STAIRWELL	INTERIOR FINISH FOR EXITS AND ENCL		10/30/10	0/00/00	
8	HOUSE KEEPING OLD OIL TANKS NEED TO BE REMOVED; OLD HEATING APPLIANCES NEED TO BE REMOVED	DEBRIS INSIDE BUILDING		10/30/10	0/00/00	
9	APARTMENT BUILDINGS NEED HARD WIRED SMOKE IN EACH BEDROOM AND OU; TSIDE OF THE BEDROOMS.	HARDWIRED SMOKE DETECTORS REQUIRED	10-1	10/30/10	0/00/00	
10	APARTMENT BUILDINGS ALL UNITS	HARDWIRED CARBON MONOXIDE ALARMS RE	10-3	10/30/10	0/00/00	
11	MERCANTILE & BUSINESS SHARED EXIT W/APTS UPSTAIRS MIXED OCCUPANCY.; SEPERATE OR INSTALL SUPERVISED FIRE ALARM SYSTEM.	DISCHARGE FROM EXITS		10/30/10	0/00/00	

## Violation Summary:

Open	Closed	Total
11	0	11

Program: FP322L

by Property Report

FIRE PREVENTION

Property address		Property name	Property number			
Inspection type	Date	Inspector	Reference	Target date	Actual date	
Seq.	Violation class	Violation type				
	Location(s)					
0570 BRIGHTON AVE A, PORTLAND ME 04102		ROSEMONT ARTISTS GUILD	70950-000-000			
	ROUTINE INSPECTION	10/11/02	ROBERT SLAVING, Platoon 3			
1	Electric Wiring Multiple Basement Locations	Open electrical junction box	NFPA70	11/18/02	0/00/00	
2	Electric Wiring Improperly Spliced Wires in Bsmt	IMPROPER WIRING, NOT TO CODE		11/18/02	0/00/00	
3	Fire Extinguishers Extinguisher in Basement; Staffing Agency Bathroom	Fire extinguishers needs annual	NFPA1	11/18/02	0/00/00	
	SECOND HAND DEALER	3/27/09	KEITH GAUTREAU, Fire HQ, Staff 10 hrs			
1	FIRE DOORS 1ST FLOOR LEADING TO EXIT CORRIDOR REAR	FIRE DOORS ASSEMBLIES REQUIRED		4/09/10	0/00/00	
	ROUTINE INSPECTION	1/30/12	MICHAEL KUCSMA, JR., Bramhall Station, Platoon 3			
1	FIRE EXTINGUISHERS EXTINGUISHER IN REAR HALLWAY NEEDS; ANNUAL INSPECTION & TAG.	FIRE EXTINGUISHERS NEED ANNUAL SERV		3/01/12	0/00/00	

Violation Summary:

Open	Closed	Total
5	0	5

Program: FP322L

by Property Report

FIRE PREVENTION

Property address		Property name	Property number		
Inspection type	Date	Inspector	Reference	Target date	Actual date
Seq.	Violation class	Violation type			
	Location(s)				

0570 BRIGHTON AVE B, PORTLAND ME 04102		HOWLAND HOMES	70950-000-001		
	ROUTINE INSPECTION	9/28/10	GENE COTE, Bramhall Station, Platoon 2		
1	BUILDING CONSTRUCTION VIOLATION			10/30/10	0/00/00
	VACANT OFFICE ON SECOND FLOOR	HOLE IN CEILING NEEDS REPAIR			

Violation Summary:

Open	Closed	Total
1	0	1



Spiral Tree Yoga & Wellness, 570 Brighton Avenue

Spiral Tree plans to occupy the space identified in this application in the following manner:

- Yoga services will be provided in the larger of the two rooms. This space will be moderately changed, as the small load-bearing wall that projects into the room will be replaced with a load-bearing post. Yoga services will be for groups of adults, groups of adolescents, and mixed groups (example: mom and baby classes).
- Enrichment services and activities for children will be provided in the smaller of the two rooms. Adult yoga students will be able to bring a child with them, and the child will participate in activities with the other children and the facilitator while the adult practices yoga.
- The space would otherwise be used for workshops and other yoga-related events.
- The only other new construction would be the addition of an interior door, to separate the main yoga space from the hallway that leads to the second room and to the bathroom and kitchenette and rear entrance/exit. A small knee wall near the entry is also being added.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

**CBL** 185 C013001  
**Land Use Type** MULTI-USE COMMERCIAL  
**Property Location** 572 BRIGHTON AVE  
**Owner Information** D M H REALTY INC  
 60 OLD HIGH RD  
 CORNISH ME 04020  
**Book and Page** 21836/200  
**Legal Description** 185-C-13-14  
 BRIGHTON AVE 570-574  
 FLEETWOOD ST 1-7  
 9400 SF  
**Acres** 0.2158

**Current Assessed Valuation:**

- browse city services a-z
- browse facts and links a-z

**TAX ACCT NO.** 26556 **OWNER OF RECORD AS OF APRIL 2012**  
 D M H REALTY INC  
**LAND VALUE** \$135,800.00 60 OLD HIGH RD  
**BUILDING VALUE** \$360,000.00 CORNISH ME 04020  
**NET TAXABLE - REAL ESTATE** \$495,800.00  
**TAX AMOUNT** \$9,330.96

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

**Building Information:**

**Building 1**  
**Year Built** 1905  
**Style/Structure Type** MIXED RES/COMM  
**# Units** 1  
**Building Num/Name** 1 - FLADEL / ROSEMONT FLORIST  
**Square Feet** 9880

[View Sketch](#) [View Map](#) [View Picture](#)



Fleetwood

↑  
 Brighton  
 ↓  
 ← unit

**Exterior/Interior Information:**

**Building 1**  
**Levels** B1/B1  
**Size** 1664  
**Use** SUPPORT AREA  
**Height** 7  
**Heating** NONE  
**A/C** NONE

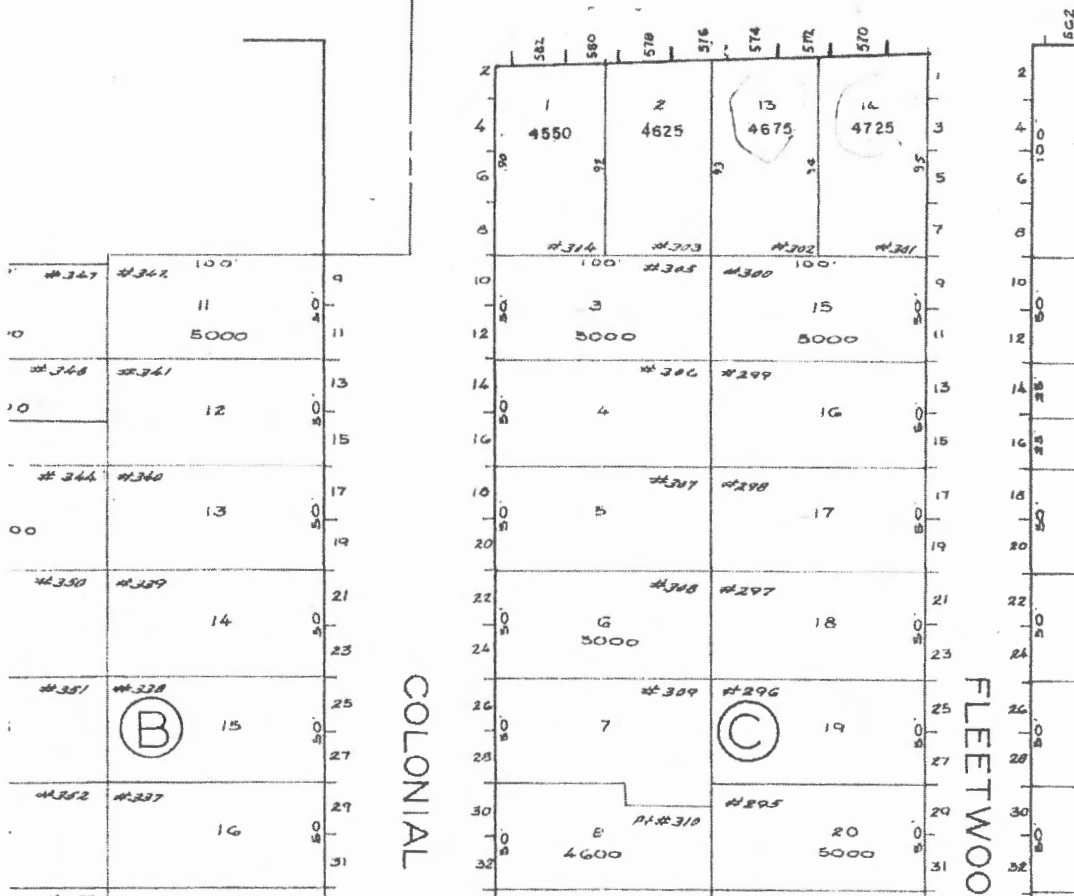
**Building 1**  
**Levels** 01/01  
**Size** 1664  
**Use** APARTMENT  
**Height** 8  
**Walls** FRAME  
**Heating** HW/STEAM  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 1866  
**Use** MULTI-USE SALES  
**Height** 8  
**Walls** FRAME  
**Heating** ELECTRIC  
**A/C** NONE

**Building 1**  
**Levels** 02/02  
**Size** 1518  
**Use** MULTI-USE OFFICE  
**Height** 8  
**Walls** FRAME

Zoom View

BRIGHTON



**LETTER OF INTENT FOR LEASE**

01/06/12

Attention:   Aleksandra Townsend

Re: Lease of 570 Brighton Avenue, 1E, Commercial Suite

Thank you for your interest in opening a yoga studio in the commercial space which is available at 570 Brighton Avenue. In accordance with our discussions, below you will find our proposal with respect to this prospective location:

**Premises:** First floor of 570 Brighton Avenue, Portland, ME,, space which is currently vacant, consisting of approximately 800 sq. ft. (exact sq. ft. to be determined-based on actual usable sq. ft.). Including use of off street parking lot with access to Fleetwood Street.

**Landlord:** Biped Development LLC

**Permitted Use:** Family Yoga Studio

**Tenant:** Spiral Tree Yoga/ Aleksandra Townsend

**Subtenant:** None

**Delivery of Possession:** January 15, 2013, with all of Landlord's Work, if any, completed. Landlord will provide the Premises on an "as-is" basis.

**Commencement Date:** Date of Delivery of Possession

**Term of Lease:** One year plus one month, commencing January 1, 2013 through January 31, 2014.

**Rent Commencement Date:** 02/01/13

**Deposit** A deposit of \$750.00 was received on January 6, 2013 to reserve the premises

**Rent:** The monthly rent shall be \$750.00.

**Letter of Credit:** On the Commencement Date, Tenant shall deliver to Landlord a Letter of Credit, drawn on Tenant's bank, securing the payment of Tenant's Lease obligations.

**Initial Alterations:** Tenant shall, at its cost, complete the build-out of a studio consistent with Tenant's most current store design, including demolition of any existing improvements;

**Repairs:** Landlord will maintain all structural elements of the building, including the roof and common areas. Tenant shall make non-structural repairs within its Premises.

**Utilities:** Electric and gas utilities are separately metered and will be Tenant's responsibility from the possession date.

**Construction Backcharges:** None, including no plan review fee.

**Signage:** Tenant's typical signage shall be acceptable to the Landlord

**Alterations, Repairs and** Tenant may alter, repair or renovate the Premises without Landlord's prior approval, written or otherwise, up to an annual cost of \$10,000.

**Contingency for Unknown Building Conditions:** Landlord warrants to the best of its knowledge that at the time the Premises are delivered to Tenant, no Hazardous Material is contained in or on the Premises. In the event Tenant discovers any Hazardous Materials in the Premises, Tenant shall immediately notify Landlord. In the event Hazardous Materials were not installed or brought into the Premises by Tenant, Landlord shall promptly, at its sole expense, remove, transport and dispose of such Materials in the manner prescribed by applicable Federal, State or local law or regulation.

In the event Landlord is required to perform any work relating to the abatement or removal of Hazardous Materials in the Premises, Landlord shall notify Tenant of Landlord's work schedule. If such abatement or removal work is reasonably likely to interfere with (i) Tenant's completion of Tenant's Work, Tenant's opening date shall be delayed on a day for day basis for the period of such interference and/or (ii) Tenant's business or expose Tenant's customers and employees to Hazardous Materials or toxic materials, Tenant shall be permitted to close for business and all fixed minimum rent, additional rent and other charges shall abate until Tenant is once again able to safely conduct its business.

**Assignment and Subletting:**

Tenant shall not sublet the premises

**Confidentiality:**

The terms of this proposal are confidential and shall not be disclosed to parties other than the disclosing party's agents, employees, lenders, partners, and/or consultants.

We trust you will find the foregoing acceptable, therefore, please sign a counterpart of this letter below and return to us within five (5) days from receipt.

**On behalf of Tenant:**

By: 

**On behalf of Landlord:**

s/Eric Larsson

By: Eric Larsson, Manager

*Notwithstanding any terms or provisions contained herein, this document does not constitute an enforceable agreement, including an agreement to lease space or to continue negotiations. This document merely sets forth a framework the parties anticipate following in future negotiations. Neither of the parties is or will be bound unless and until a formal lease document is approved and signed by each of the parties. Until execution of the formal lease, each party is free to terminate negotiations at any time without stating a reason therefore. Each party agrees that the expenses, efforts and resources undertaken in negotiating a binding lease are customary due diligence for the parties in a transaction of this nature, and that such undertakings do not constitute or create any obligation on the other party.*

To: City of Portland, Inspection Services

Date: January 21, 2013

This is to confirm that I am authorizing (Tomasz Momot, Carpentry Frame to Finish) , a licensed contractor, to obtain a building permit for work on the interior of the commercial space on the first floor, East side, of the building located at 570 Brighton Avenue, Portland ME 04102. The work is to begin as soon as possible.

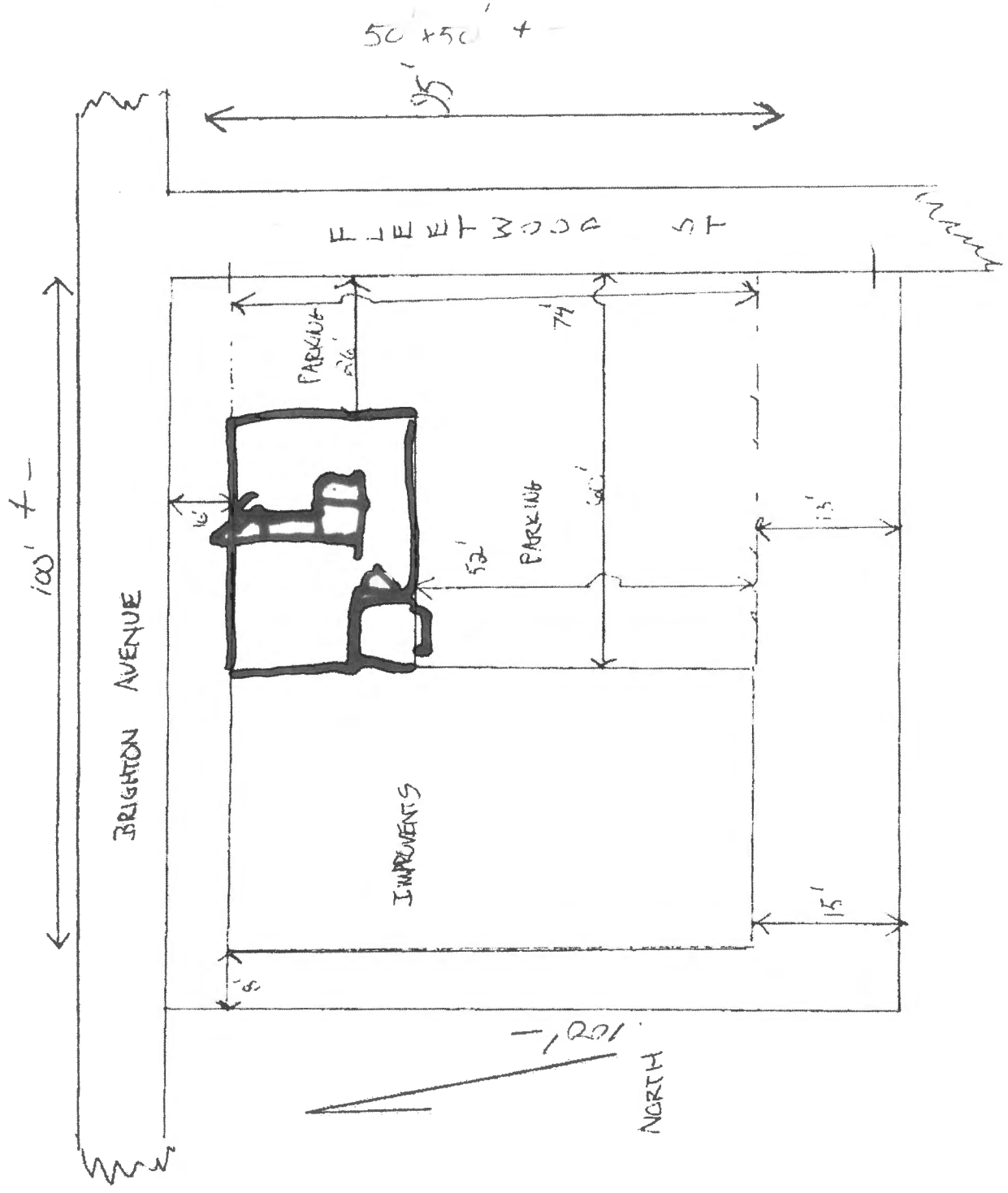
If you have any questions please do not hesitate to contact me.



Eric Larsson  
Biped Development LLC  
65 Berkeley Street, 04103  
207.671.5720  
biped@maine.rr.com

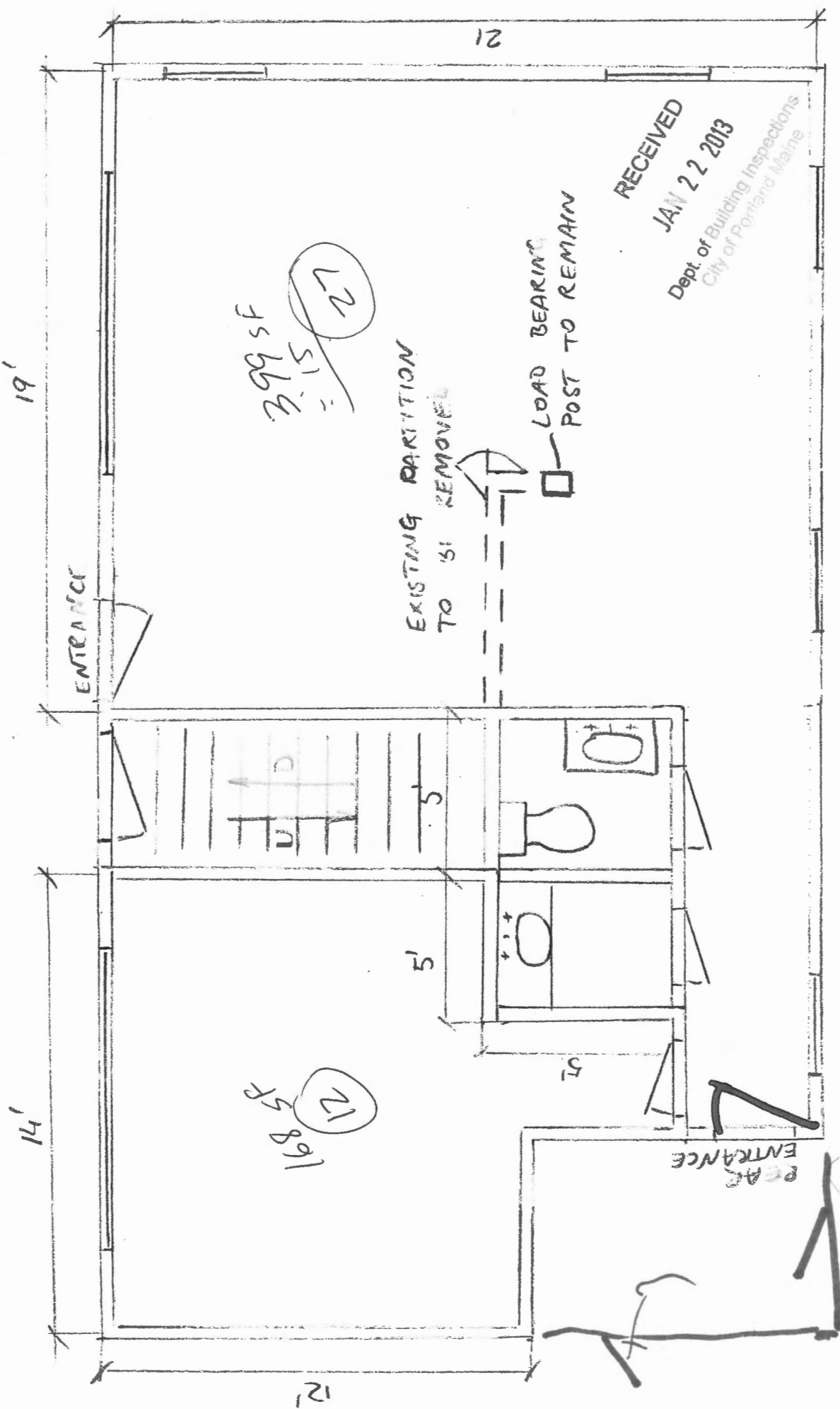
RECEIVED  
JAN 22 2013  
Dept. of Building Inspections  
City of Portland Maine

Site Plan - 570 BRIGHTON AV. PORTLAND



570 BRIGHTON AV





1/29/13 per Tomasz

ACT ceiling - no drywall above - he claims vacant space above - does not appear to be residential gmb

PROPOSED CHANGES IN SPIRAL TREE  
YOGA STUDIO

DESIGNED: TOMASZ MOJAT  
CARPENTRY FRAME TO FINISH  
113 MAIN ST., WINDHAM, ME 04092

570

2ND - FLOOR OFFICE



APR 94

NEW FLOOR

1999 - ADDITION  
+ UPDATE OLD BUILDING

2ND - FMG  
2ND - FMG