

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ALFRED J TRUSTEE WAXLER –
PARRY MOTORS

Located At 202 WARREN AVE, SUITE 500

Job ID: 2012-03-3432-CH OF USE

CBL: 296- H-012-001

has permission to Establish the use as auto repair and used auto sales in Suite 500, located right side rear (2000 SF)
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
closed-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

Fire Prevention Officer

 3/26/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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 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.**

Certificate of Occupancy/Final Inspection

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.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3432-CH OF USE

Located At: 202 WARREN AVE

CBL: 296- H-012-001

Conditions of Approval:

Zoning

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.

Fire

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. All outstanding code violations shall be corrected prior to final inspection.
3. An annual Fire Permit is required from the City Clerks Office.
4. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
7. Fire extinguishers are required per NFPA 10.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
4. 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.
5. Ventilation of this space is required per ASHRAE 62.1, 2007 edition.

B-4

2012 03 3432

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>202 WARREN AVE STE 500</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>296 H 12</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>CHRISTOPHER PARRY</u> Address <u>202 WARREN AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: " <u>207-899-0622</u>
Lessee/DBA (If Applicable) <p style="text-align: center;">RECEIVED MAR 05 2012 Dept. of Building Inspection CITY OF PORTLAND</p>	Owner (if different from Applicant) Name <u>ALFRED WARREN TRUST</u> Address City, State & Zip	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>COMMERCIAL</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Auto Repair and Used Car Sales</u> <u>Change of Use</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ESTABLISHING USE, NO CONSTRUCTION</u>		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>CHRIS PARRY</u> Telephone: <u>899-0622</u> Mailing address: <u>202 WARREN AVE STE 500 PORTLAND, ME 04103</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.

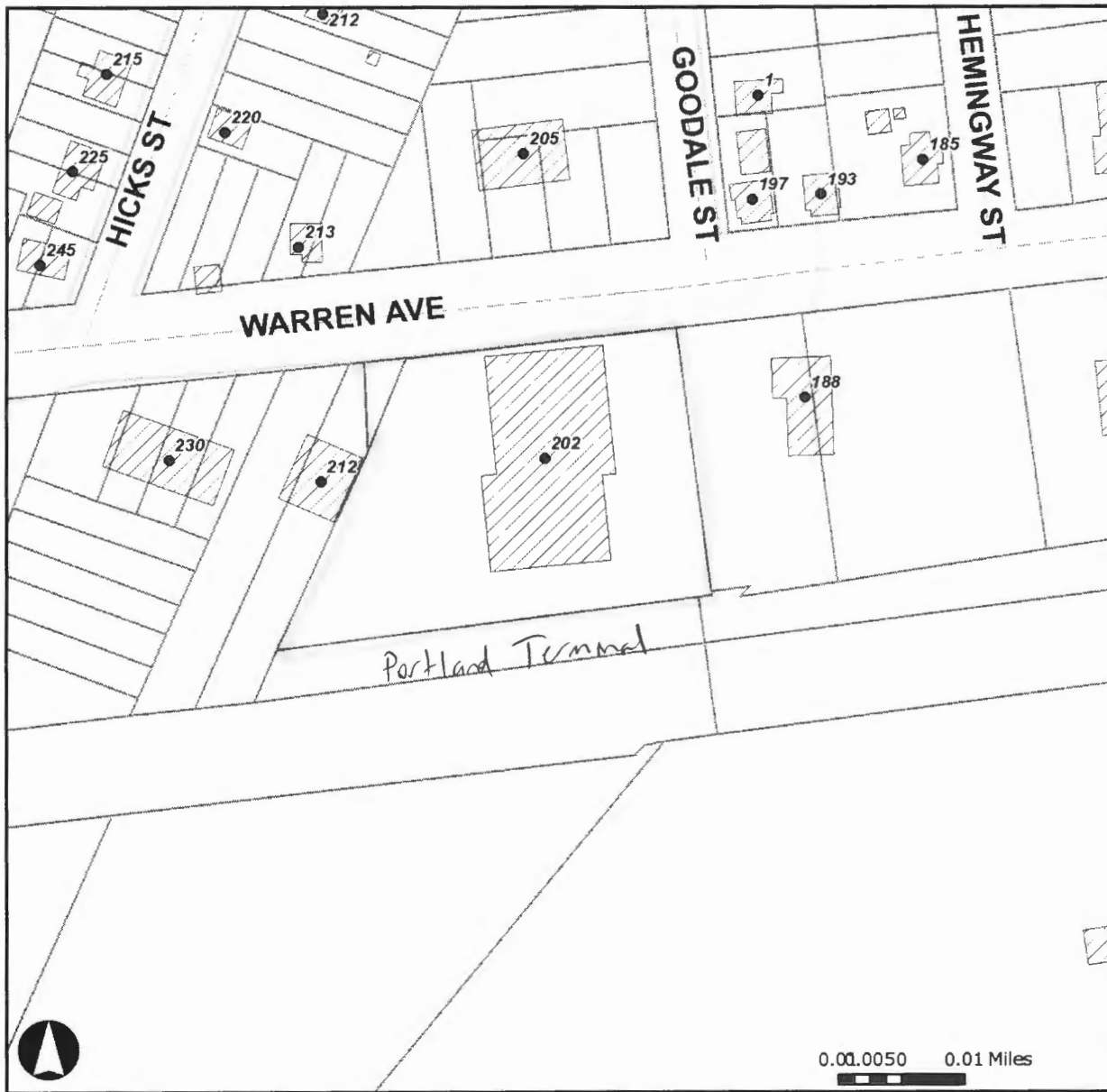
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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:  Date: 3-5-12

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

Map



Interstate



Streets



Buildings



Parcels



Traveled Ways

Stream

Wetland

Lake/Pond

under_road

waterbody

Jetport

County Streets

A15

A21

A31

ME Towns

Land

Water Body

Ocean



0.00 0.0050 0.01 Miles



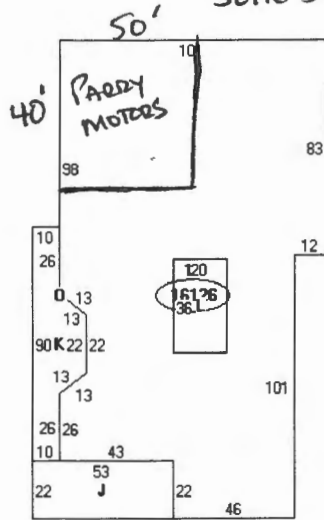
Map



Interstate <input type="checkbox"/>	Stream —	County Streets —	ME Towns <input type="checkbox"/> Land
Streets —	Wetland <input type="checkbox"/> swamp	—A15 —A21 —A31	<input checked="" type="checkbox"/> Water Body
Buildings <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Out Building	Lake/Pond <input type="checkbox"/> <input checked="" type="checkbox"/> under_road <input checked="" type="checkbox"/> waterbody	Photos 2006 (islands) <input checked="" type="checkbox"/> Red:Band_1 <input checked="" type="checkbox"/> Green:Band_2	Ocean <input type="checkbox"/>
Parcels <input type="checkbox"/>			



2000 SQ FT
SUITE 500

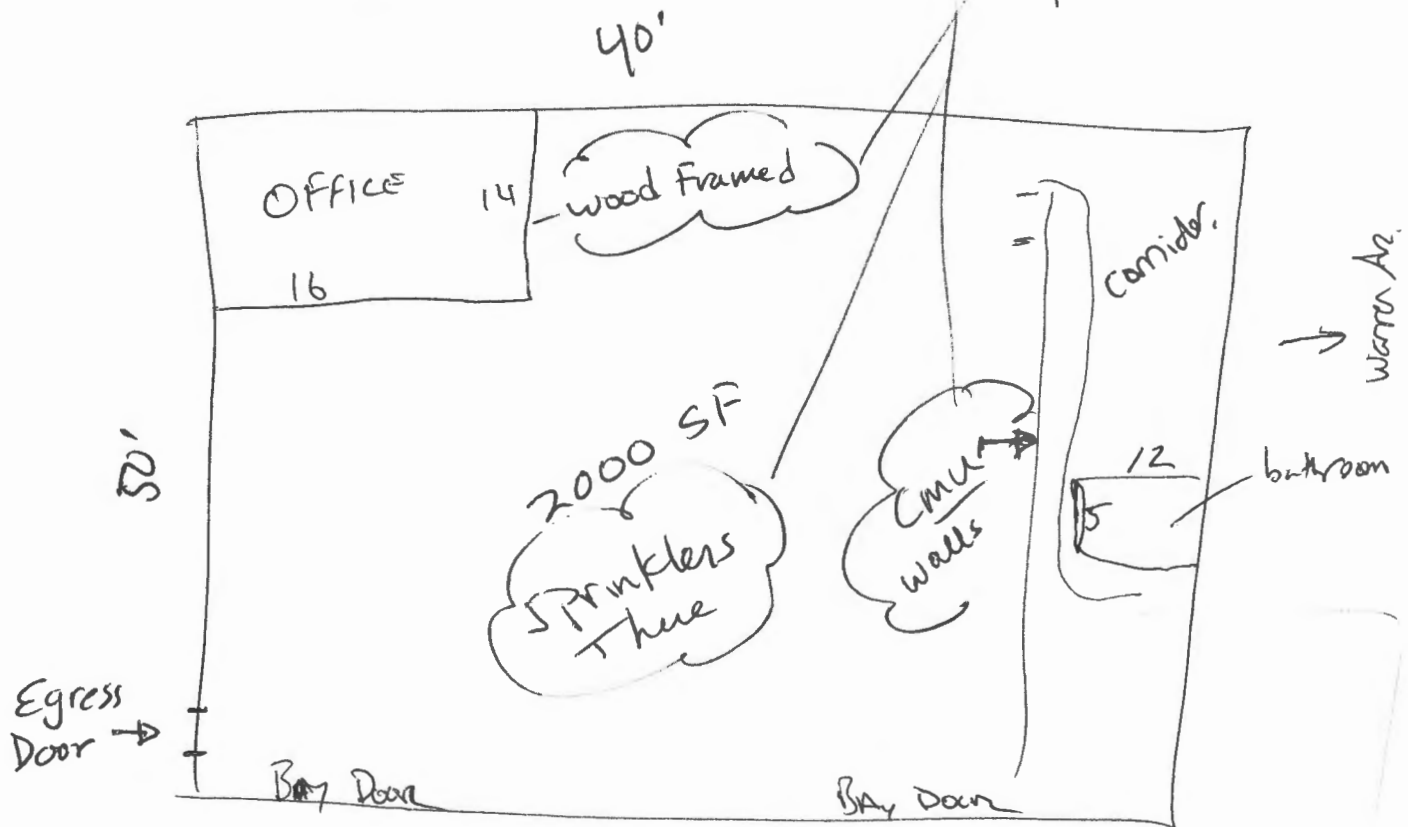


Descriptor/Area	Area
A: 086	1166 sqft
B: 045	11223 sqft
C: COVERHEAD DR-WOOD/MTL	224 sqft
D: 082	6069 sqft
E: 086	720 sqft
F: SPRINKLER SYS WET	4408 sqft
G: DOCK LEVEL FLOOR	6069 sqft
H: PORCH COVERED	1200 sqft
I: 1S	16126 sqft
J: 1S/B	1166 sqft
K: 1S PORCH	1200 sqft

19,178 SF per
Assessors

USED TO BE OCCUPIED BY
RIVERSIDE TRANSMISSION
~~DATE 10/16~~

Per Chris P.
3/20/12



ARTICLE I
REFERENCE

Subjects Referred To. Each reference in this Lease to any of the following subjects shall be construed to incorporate the data for that subject in this Article.

PARTIES:

LANDLORD: Alfred J. Waxler Revocable Trust u/a dated August 26, 2008, a Maine revocable trust.

LANDLORD'S ADDRESS: P.O. Box 6681, Portland, Maine 04103

TENANT: Christopher Parry and Lynell Parry (jointly and severally)

TENANT'S ADDRESS: 75 Mill Road, Cumberland, Maine 04021

BUILDING AND LEASE PREMISES: Approximately 2,000 square feet of space at the building at 200 Warren Avenue, Portland, Maine (the "Building"), the rented area being herein referred to as the "Premises". The Premises are located within the Building as shown on Exhibit A. The real property owned by Landlord at 202-224 Warren Avenue upon which the Building is located is referred to herein as the "Property".

LEASE TERM: Three years. Landlord shall deliver to the Tenant the Premises "as is."

LEASE COMMENCEMENT DATE: July 1, 2011. Rent for July, 2011 (and security deposit) is due upon Lease signing, and thereafter, rent is due and payable on the first of every month, beginning August 1, 2011.

OCCUPANCY DATE: July 1, 2011

OPTION TO EXTEND: Three years subject to cancellation if ownership change; see Section 11.24.

RENT: The rent for the lease term will be:

From July 1, 2011-June 30, 2012: \$21,000.00 or \$1,750.00 per month.

From July 1, 2012-June 30, 2013: \$21,630.00 or \$1,802.50 per month.

From July 1, 2013-June 30, 2014: \$22,278.90 or \$1,856.58 per month.

PERMITTED USE OF PREMISES: Automobile repair and state inspection facility.

11.21 Notice of Lease. Tenant shall not record this Lease without the prior written consent of Landlord. However, upon the request of either party hereto, the other party shall join in execution of a memorandum, notice or so-called "short form" of this Lease for the purpose of recordation at the appropriate Registry of Deeds.

11.22 Signage. All signage will be in compliance with City ordinances. Without obtaining Landlord's written consent, which shall not be unreasonably withheld, Tenant shall place no signage on or about the premises. Signage shall be by and at the expense of Tenant, including connection, installation, repair, removal and maintenance thereof. Also, see Article I regarding signage.

11.23 Consumer Price Index. Not applicable.

11.24 Option to Extend; Conditions. Subject to agreement regarding extension Lease terms being reached between Landlord and Tenant at least six (6) months before the expiration of the Lease Term, Landlord grants to Tenant the right and option to extend the Term of this Lease for a single period of three (3) years.

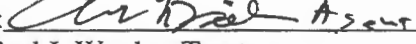
11.25 Intentionally Left Blank.


This Lease contains all of the agreements of the parties with respect to the subject matter thereof and supersedes all prior dealings between them with respect to such subject matters. Each Tenant (if Tenant is more than one individual) and any Guarantor shall be jointly and severally liable for all obligations herein.

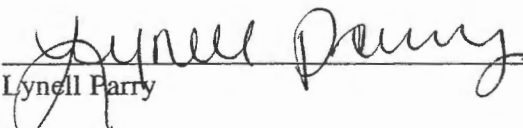
TIME IS OF THE ESSENCE.

29th IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day of June, 2011.

LANDLORD: Alfred J. Waxler Revocable Trust u/a
August 26, 2008

By: 
Alfred J. Waxler, Trustee

TENANT:

Christopher Parry


Lynell Parry



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Receipts Details:

Tender Information: Check , BusinessName: Parry Motors, Check Number: 851
Tender Amount: 105.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 3/5/2012
Receipt Number: 41414

Receipt Details:

Referance ID:	5447	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-03-3432-CH OF USE - change from no c of o to auto repair/used car sale			
Additional Comments:			

Referance ID:	5449	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-03-3432-CH OF USE - change from no c of o to auto repair/used car sale			

