

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that HAKKEN PROPERTIES LLC

Located At 585 RIVERSIDE ST

Job ID: 2011-05-954-ALTCOMM

CBL: 306 - - B - 006 - 201 - - - -

has permission to Continue the use of this space as an Office, no construction
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
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

 5/24/11
Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-954-ALTCOMM	Date Applied: 5/2/2011	CBL: 306 - - B - 006 - 201 - - - -	
Location of Construction: 585 RIVERSIDE ST/ 34 Rainmaker Dr bldg 2 suite 3	Owner Name: HAKKEN PROPERTIES LLC	Owner Address: PO BOX 10379 PORTLAND, ME - MAINE 04101	Phone:
Business Name: Weaponcraft LLC	Contractor Name: Uel Gardner	Contractor Address: 268 Littlejohn Rd, Yarmouth, ME 04096	Phone: 240-4382
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-M
Past Use: General Offices	Proposed Use: Same: General Offices for new tenant - no retail sales on premises	Cost of Work: \$1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 3B
		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i>
Proposed Project Description: 585 Riverside St 34 Rainmaker Dr Bldg 2 Suite 3 tenant fit-up		Pedestrian Activities District (P.A.D.) 5/24/11	
Permit Taken By: Lannie		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>[Signature]</i> 5/5/11	Date:	Date: <i>[Signature]</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	PHON
---	------	------



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-954-ALTCOMM

Located At: 585 RIVERSIDE

CBL: 306 - - B - 006 - 201 - - - -

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. This property (Bldg 2 – suite 3) shall remain general offices. There shall be no retail sales of firearms or any other retail sales, nor storage of bulk ammunition on the premises. Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for any new signage.

Fire

1. The space shall comply with City Code Chapter 10.
2. The single means of egress from the second floor shall be permitted only if the exit is enclosed 1-hour, serves as an exit from no other levels, and discharges directly to the outside. Tenant reports the stair is separated from the garage space on the first floor, also part of his space, by a one-hour fire door, and that the stair discharges directly outside. He also reports that his egress from the garage space will be through an adjacent tenant space which cannot be locked beyond his control. The door into the adjacent tenant space will be the door that is marked as the EXIT.
3. 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.
4. Fire extinguishers are required. Installation 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. This is a verification of use ONLY permit. It does NOT authorize any construction activities.
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.

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.**

1. Final - Commercial

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.



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>585 Riverside St. AKA → 34 Rainmaker Dr. Building Suite 3</u>		
Total Square Footage of Proposed Structure/Area <u>772.5</u>	Square Footage of Lot <u>33,164</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>306</u> Block# <u>B</u> Lot# <u>006 291</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Weaponcraft LLC</u> Address <u>84R Cove St.</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207-240-4382</u>
Lessee/DBA (If Applicable) <u>Applicant</u>	Owner (if different from Applicant) Name <u>Hakken Properties LLC</u> Address <u>POB 10379</u> City, State & Zip <u>Portland, ME 04104</u>	Cost Of Work: \$ <u>30</u> C of O Fee: \$ <u>000</u> Total Fee: \$ <u>1000 30</u>
Current legal use (i.e. single family) <u>Office</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Office</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>No change in use. Application made due to need for application to move Federal Firearms License with BATF. BATF will call to confirm code compliance for sale/transfer of firearms. Location will not be used for retail. Office only transfers by appointment only.</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Uel Gardner</u> Telephone: <u>207-240-4382</u> Mailing address: <u>268 Littlejohn Rd Yarmouth 04096</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: [Signature] Date: 5/2/11

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

Bldg Suite #3

Job Summary Report
Job ID: 2011-05-954-ALTCOMM

Report generated on May 5, 2011 10:48:20 AM

Page 1

Job Type:	Alter/Adds to Commercial	Job Description:	585 Riverside St 34 Rainmaker Dr Bldg 2 Suite 3	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	1310	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	1,000	Square Footage:			
Related Parties:		PROPERTIES HAKKEN		Property Owner	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
----------------------	---------------	--------------------------	-------------------	--------------	----------------	----------------	---------------------------	--------------------	---------------------

Location ID: 48992

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
	306 B 006 201						-70.320547	43.694519

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				585 RIVERSIDE STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
COMMERCIAL CONDOS	IM						DISTRICT 8	

Structure Details

Structure: Weaponcraft Inc

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			585 RIVERSIDE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
-----------	----------	-------	-------	-------	---------------	-----------------------	-------

Permit #: 20113254

Permit Data

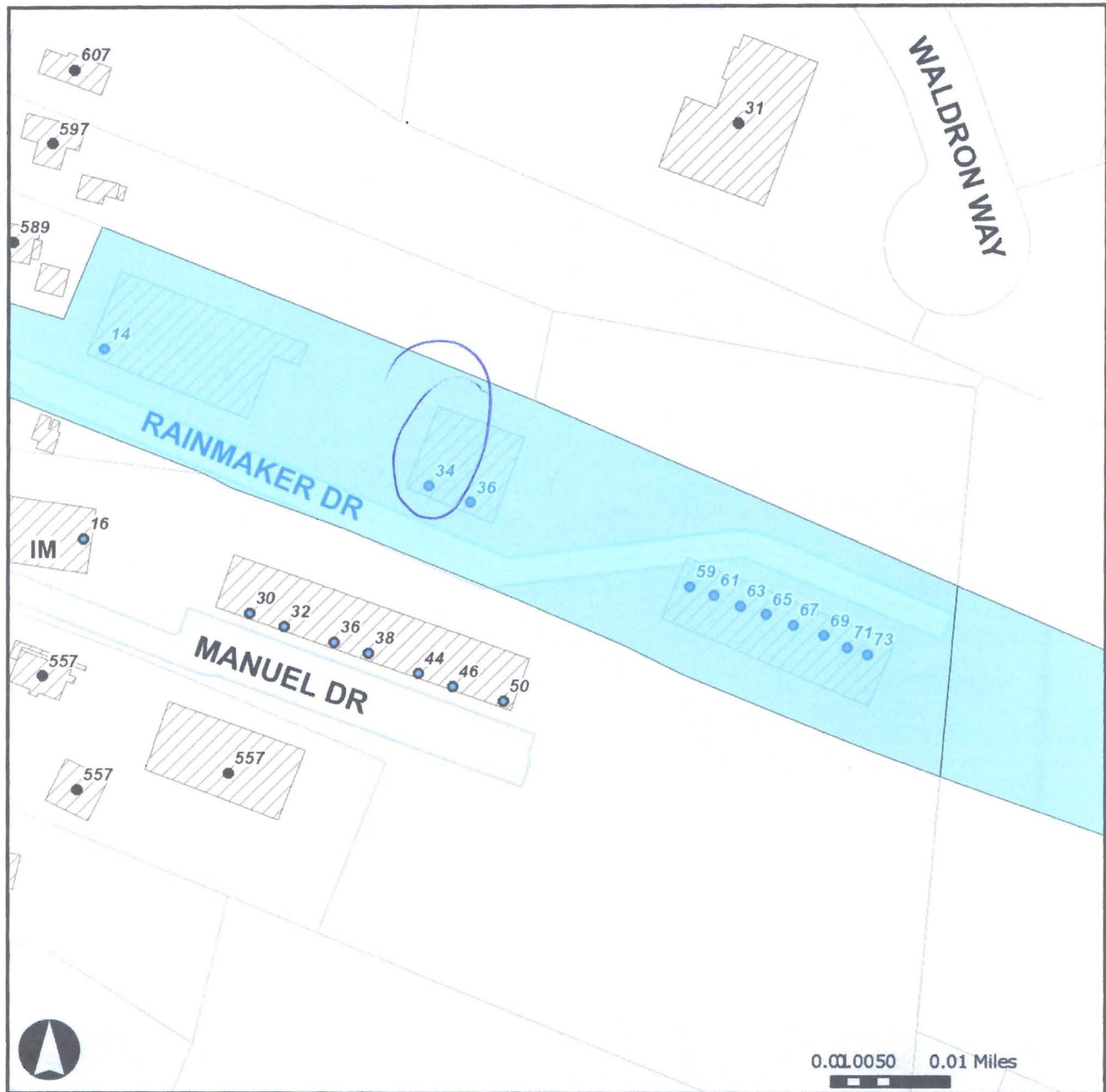
Job Summary Report
Job ID: 2011-05-954-ALTCOMM

Report generated on May 5, 2011 10:48:20 AM

Page 2

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date		
48992	Weaponcraft Inc	Initialized	Office to Office					
Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$30.00							

Map



Parcels

- Interstate
- Streets

Buildings

- Building
- Out Building

Stream Overlay Zone

- Stream_protection

Island Zoning

- C43
- I-B
- I-TS
- I-R1
- I-R2

Zoning (continued)

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space

Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31

585 Riverside St
306 B 006 291

Tenancy Agreement

This lease is made between Hakken Properties, LLC, PO Box 10379, Portland, Maine 04104 herein called the Lessor and Weaponcraft, LLC, currently of 84R Cove Street Portland, Maine 04103 herein called the Tenant.

Lessor is the owner of the building, land and improvements known and numbered as Building 2 Suite 3 (The building) at 34 Rainmaker Drive, Portland, Maine 04103 and makes available for lease a portion of the building designated as Building 2, Suite 3, herein called the "Leased premises".

The lessor desires to lease the Leased Premises to Tenant and Tenant desires to lease the Leased Premises for the term at the rental rate and upon the covenants, conditions and provisions herein set forth.

1. Term and rental. The term of this lease shall be six months with initial term beginning May 1, 2011. The rental shall be \$1,000 per month to be paid in advance on or before the first day of each month. All rental payments shall be made to Lessor at the address specified or at another agreed upon location. Tenant shall have the option, upon five months' satisfactory fulfillment of this agreement, to extend the lease for a mutually agreed period of time. Rental may be increased by Lessor by up to 3% per annum.

2. Use. Tenant shall use and occupy the Leased Premises for general office use. Tenant shall not use the Leased Premises for the purpose of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical or device. This restriction is not to restrict assembly, repair or transfer of firearms or sales of ammunition as allowed under the tenants Type 07 Federal Firearms License. The tenant will not be conducting walk-in retail sales of firearms or storage of bulk ammunition on the premises.

3. Alterations. Following obtaining consent of the Lessor, which consent shall not be unreasonably withheld, Tenant, at Tenant's expense shall have the right to remodel, redecorate, and make improvements or replacements in or about the Leased Premises, provided that the same are made in a quality at least equal to the present construction. Tenant shall have the right to place personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises. All personal property, equipment and fixtures placed on or in the Leased premises by Tenant shall remain Tenant's property free and clear of any claims by Lessor. Tenant shall have the right to remove the same at any time during the term of this lease provided that all damages to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

4. Care and Maintenance. Tenant acknowledges that the Leased Premises are in good order and repair. Tenant shall, at his own expense and at all times, maintain the Leased Premises in good and safe condition and make repairs to floors, walls, ceilings, glass and other parts of Leased Premises damaged or worn through normal occupancy, except for major mechanical systems. The Lessor, at its sole expense, shall be responsible for all major mechanical systems, the roof and structural

foundation.

5. Ordinances and Statutes. Tenant shall comply with all statutes, ordinances and requirements pertaining to the Leased Premises of all municipal, state and federal authorities.

6. Utilities. Lessor shall pay charges for water, sewer, heat and snow removal. Tenant shall pay charges for ~~electricity~~, telephone service and cable/internet service. ~~Electric charges, which are not separately metered, shall be the percentage of the electric bill equal to the percentage of the square foot area of the Leased Premises to the total square foot area of the building.~~ Tenant acknowledges that the Leased Premises are designed to provide standard office electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilize excessive electrical energy or which may overload the wiring or interfere with electric services to other tenants. Tenant agrees to pay excess electrical expense caused by their usage of the space.



7. Entry and Inspection. The Tenant shall permit the Lessor to enter upon the Leased Premises at reasonable times and upon reasonable notice for the purposes of inspecting the same and will permit persons desiring to lease the same to inspect the Leased Premises.

8. Sign. Following Lessor's consent, tenant shall have the right to place, on the leased premises at a location agreed to by Tenant and Lessor, a sign which is permitted by applicable zoning ordinances and private restrictions. Lessor may refuse consent to any proposed sign that is, in the lessor's opinion, too large, deceptive, unattractive or otherwise inconsistent with or appropriate to the Leased premises or use of any other tenant.

9. Parking. During the term of the lease, tenant shall have the non-exclusive use in common with the Lessor, other tenants of the building, their guests and invitees, of the non-reserved common automobile parking areas.

10. Insurance A) The Lessor shall maintain fire and extended coverage insurance on the building in the amount of the full replacement value as Lessor reasonable deems appropriate, but not less than \$1,000,000. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property located in the Leased Premises. Tenant and Lessor shall, each at its own expense, maintain a policy of comprehensive general liability insurance with respect to their activities in the building and on the property, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combined thereof. Lessor shall be listed as an additional insured on tenant's policy. Lessor shall not be required to maintain insurance against thefts within the Leased Premises or the building.

11. Lessor and tenant each hereby release the other from any and all liability or responsibility to the other or anyone claiming through or under them by way of subrogation or otherwise for any loss of damage to property caused by fire or any other perils insured in policies of insurance covering such property, even if such loss or damage shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible, including without limitation any other tenants or occupants of the remainder of the building.

12. The Tenant shall save the Lessor harmless from all loss and damage

occasioned by the use or escape of water or by the bursting of pipes, as well as from any claim or damage resulting from the neglect in not removing snow or ice from the roof of the building or from the area bordering the premises so leased, or by any nuisance made or suffered on the Leased Premises, unless such loss is caused by the neglect of the Lessor. The removal of snow and ice from the area bordering the Leased Premises shall be the Tenant's responsibility.

13. Waiver. No failure of Lessor or Tenant to enforce any term herein shall be deemed a waiver.

14. Lessor's remedies on Default. If tenant defaults on payment of rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Tenant notice of such default and if tenant does not cure such default within three days after giving of such notice, then Lessor may terminate this lease on not less than fifteen days notice to tenant. On the date specified in such notice the term of this lease shall terminate, and Tenant shall then quit and surrender the premises to Lessor. If this lease shall have been so terminated by Lessor, lessor may at any time thereafter resume possession of the Leased Premises by any lawful means and remove Tenant or other occupants and their effects.

15. The foregoing constitutes the entire agreement between the parties and may be modified only in writing signed by both parties.

Signed this 27th day of April, 2011

By: 
Uel J. Gardner, Manager/COO
Weaponcraft, LLC
Tenant


Hakken Properties
Lessor

585 Riverside St.







34 Rainmaker Building A Suite 3

306 B 006 291

GENERAL NOTES

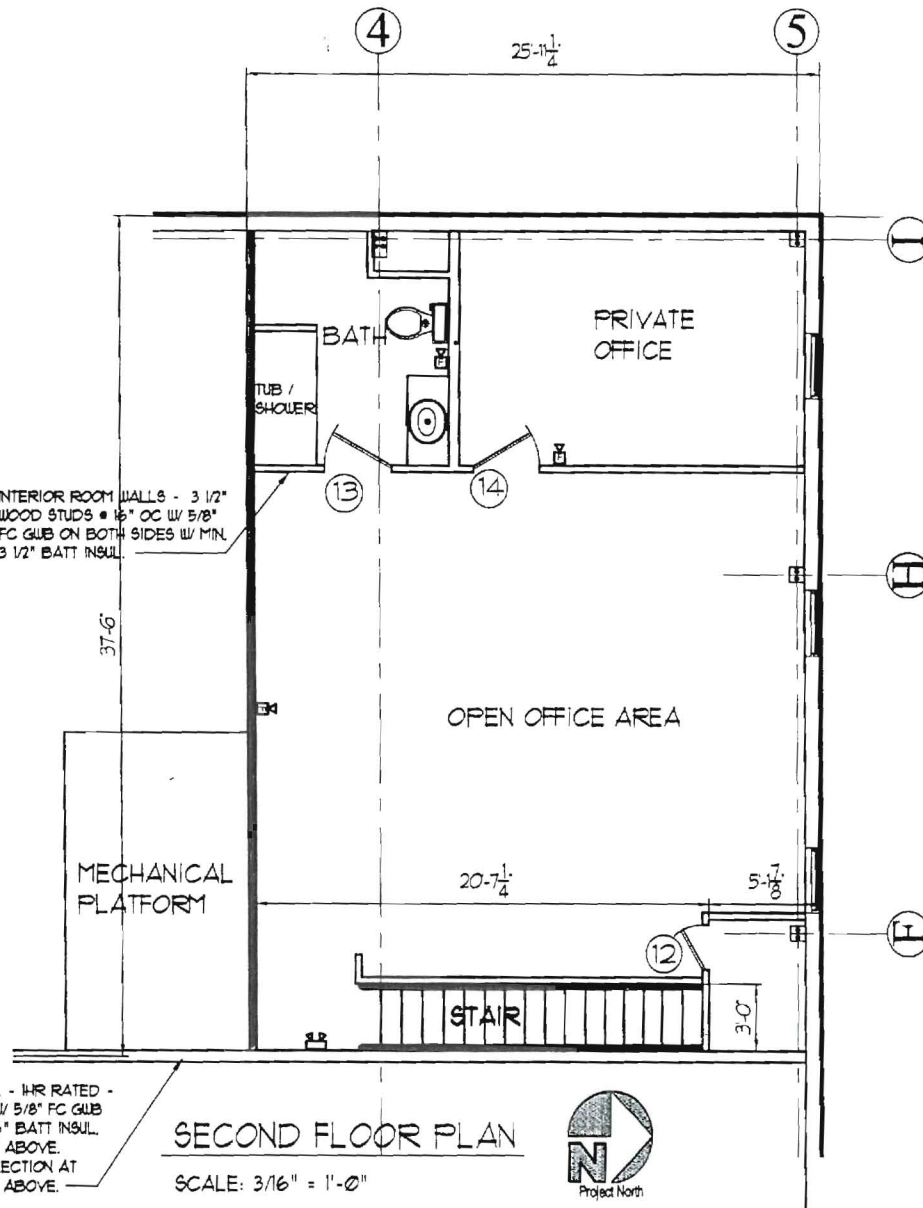
1. GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK.
2. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY OF ANY DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH WORK.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE NEW WORK WITH EXISTING BEFORE PROCEEDING WITH WORK.
4. ALL WORK DONE BY SUBCONTRACTORS SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK.
5. CONTRACTORS SHALL CONFORM TO ALL STATE AND LOCAL CODES.
6. ALL DRYWALL SHALL BE MIN. 5/8" FIRE CODE UNLESS OTHERWISE NOTED.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR FOLLOWING AND PROVIDING FOR ALL ADA STANDARDS AND CODES THAT APPLY TO THE BUILDING.

LEGEND

-  EMERGENCY LIGHTS
-  ADA APPROVED PANIC HARDWARE
-  ONE HOUR FIREWALL
-  EXIT SIGN TO BE SELF ILLUMINATED
-  ADA EXIT SIGN TO BE LOCATED ON THE WALL ON THE LATCH SIDE 5' TO THE CENTER FROM THE FLOOR.
-  FIRE ALARM SYSTEM - VISUAL ALARM SIGNALING DEVICE, WALL MOUNTED AT 30" AFF TO CENTERLINE.

EXISTING DEMISING WALL - 1HR RATED - 6" STL STUDS @ 16" OC W/ 5/8" FC GUEB ON BOTH SIDES W/ MIN. 6" BATT INSUL. FROM FLOOR TO STRUCT. ABOVE. ALLOW A MIN OF 2" DEFLECTION AT CONNECTION TO STRUCT. ABOVE.

INTERIOR ROOM WALLS - 3 1/2" WOOD STUDS @ 16" OC W/ 5/8" FC GUEB ON BOTH SIDES W/ MIN. 3 1/2" BATT INSUL.



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



SBM
ASSOCIATES INC.
ARCHITECT
10000 Rainmaker Drive, Suite 300
Portland, ME 04108
TEL: 207-538-1400 FAX: 207-538-9443

REVISIONS
12/09/05 REVISED SECOND FLOOR LEVEL LAYOUT FOR PERMITTING RE-SHAPED BATH OFFICE. PROVIDED ENCLOSURE AT TECH UNIT WITH DOOR.

JOHN FOLLOWS LAST CHASE MARTIN, JR. - SECOND FLOOR
34 RAINMAKER DRIVE, PORTLAND, MAINE
SECOND FLOOR PLAN AND DETAILS
DATE: 3/25/05 BY: JF/CF

A-1



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 585 RIVERSIDE ST

CBL 306 B006001

Issued to B & L PARTNERS LLC

Date of Issue 04/04/2006

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-0258, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Commercial Space

APPROVED OCCUPANCY

Business/Office Space

Use Group B

Type 3B

IBC 2003

Limiting Conditions:

Business Only

No Residential Use

This certificate supersedes
certificate issued

Approved:

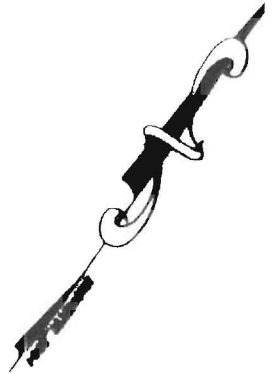
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

VICINITY MAP
N.T.S



585 Riverside
AKA
34 Rainmaker Dr
Building A

