

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that EDWARD J TRUSTEE BLEILER Located At 517 WARREN AVE

Job ID: 2012-08-4828-CH OF USE

CBL: 314- B-022-001

has permission to change of use: Retail to Karate/Fitness center
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

A handwritten signature in black ink, appearing to read "Jamie Bouke".

Code Enforcement Officer / Plan Reviewer

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



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 517 WARREN AVE

CBL: 314- B-022-001

Issued to: STEPHEN ENSTOFF TRUSTEE

Date Issued: 10/12/2012

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. 2012-08-4828-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

OLYMPIC KARATE CENTER

APPROVED OCCUPANCY

USE GROUP A-3
RECREATIONAL USE
TYPE 3-B
MUBEC 2009

Approved:
10-12-12

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

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 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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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4828-CH OF USE

Located At: 517 WARREN AVE

CBL: 314- B-022-001

Conditions of Approval:

Zoning

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.

Building

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. 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.

Fire

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

<http://www.portlandmaine.gov/citycode/chapter010.pdf>

Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.

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.

Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.

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.

Fire extinguishers are required per NFPA 1.

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.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4828-CH OF USE	Date Applied: 8/28/2012	CBL: 314- B-022-001	
Location of Construction: 517 WARREN AVE	Owner Name: STEVEN ENSTOFF TRUSTEE	Owner Address: 500 COMMERCIAL STREET, SUITE 4R, BOSTON, ME 02109	Phone:
Business Name: Olympic Karate Centers Inc.	Contractor Name: Antonia Fournier	Contractor Address: 57 Birchvale Dr., Portland, ME 04102	Phone: 332-1591
Lessee/Buyer's Name:	Phone:	Permit Type: CH OF USE	Zone: B-4
Past Use: Retail (Maine Paint)	Proposed Use: Change the use from retail to recreational use (karate center) – just moving equipment in no other changes	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-3 Type: 3B MUBEC'09 Signature: <i>[Signature]</i>
Proposed Project Description: change of use; Paint store to fitness center		Pedestrian Activities District (P.A.D.) 9/27/12	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>ok with conditions</i> 9/31/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	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 appication 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

10-12-12 DWM/BKL/capt Pirone Tony 332-1591 OK

2012-08 4828 66



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.

B-4

Location/Address of Construction: <u>517 Warren Ave</u>		
Total Square Footage of Proposed Structure/Area <u>5600 sq ft</u>	Square Footage of Lot <u>26,620</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>314 3 022</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Antonio C. Fournier III</u> Address <u>57 Birchvale Dr</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-332-1591</u>
Lessee/DBA (If Applicable) <u>Olympic Karate Centers Inc.</u>	Owner (if different from Applicant) <u>Same</u> Name <u>Steven Enstob Trustee</u> Address <u>500 Commercial St Suite 4R</u> City, State & Zip <u>Boston, MA - 02109</u>	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>75 + \$30^{serv fee}</u> Total Fee: \$ <u>105-</u>
Current legal use (i.e. single family) <u>Commercial Property</u> If vacant, what was the previous use? <u>Paint Supply Store</u> Proposed Specific use: <u>Martial Arts & Fitness, Retail</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>No construction; just moving equipment in. ch blys 5,580#</u>	RECEIVED AUG 28 2012 Dept. of Building Inspections City of Portland Maine	
Contractor's name: <u>N/A</u>		
Address: <u>N/A</u>		
City, State & Zip: <u>N/A</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Antonio C. Fournier</u>		Telephone: _____
Mailing address: <u>57 Birchvale Dr. Portland, ME 04102</u>		<u>207-332-1591</u>

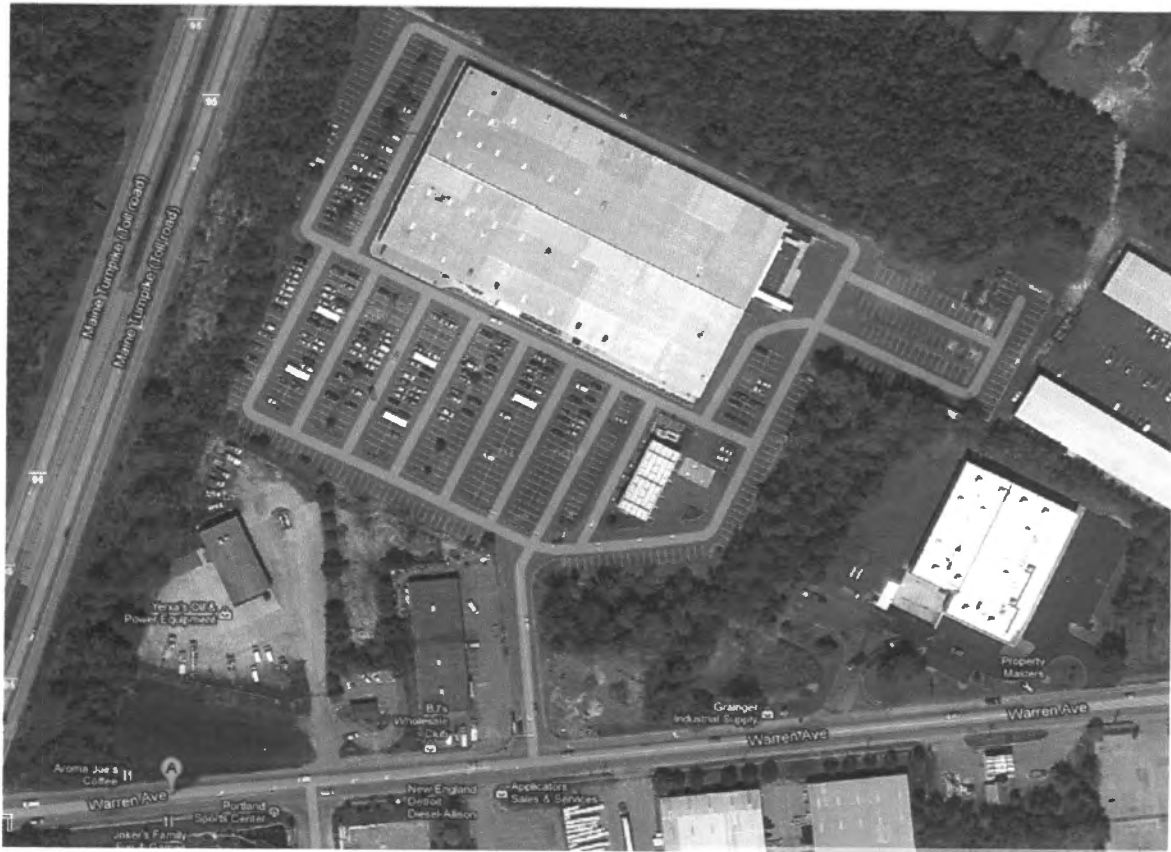
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: <u>[Signature]</u>	Date: <u>8/28/2012</u>
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This is not a permit; you may not commence ANY work until the permit is issue



Fire Department Requirements

Name, Address, Phone number of Applicant:

Antonio Fournier, 57 Birchvale Dr. Portland, ME 04102. (207) 332-1591

Proposed Use of Structure: Martial Arts, Fitness, and Retail

Square Footage: 5580 sq ft

Fire Protection of Structure: Smoke Detectors, Fire Extinguishers, Emergency Lighting, Exit Signs, Multiple Exits.

Suppression System and Detection System: Extinguishers and Smoke Detectors.

Fire Resistance Rating of Mean of Egress: Two Glass Doors, One Garage Door.

Travel Distance from most remote point to exit discharge: 93 ft

Location of Fire Extinguishers: *Attached*

Location of Emergency Lighting: *Attached*

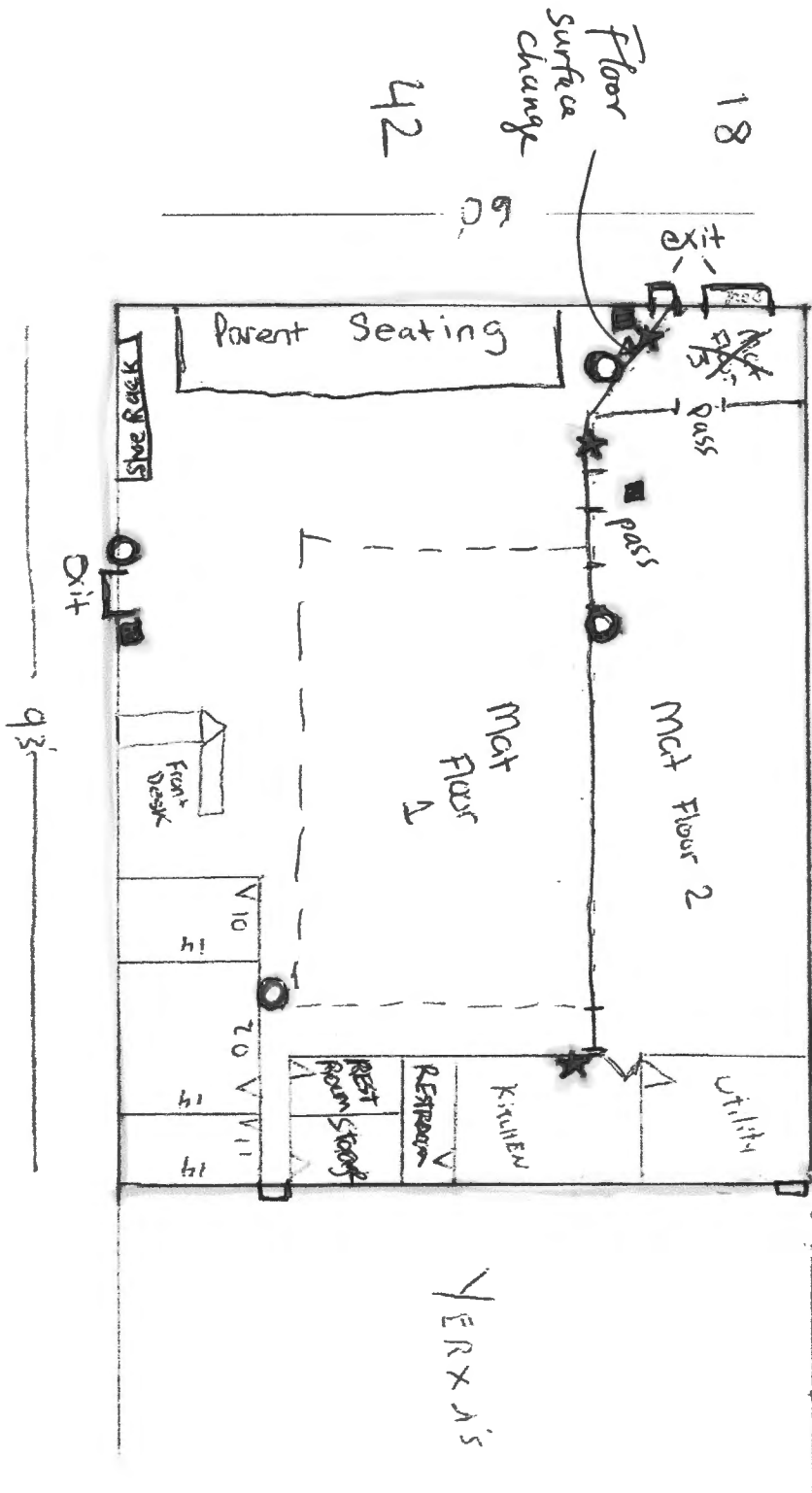
Location of Exit Signs: *Attached*

NFPA 101 Code Summary: Unknown

Elevators shall be sized to fit 80" x 24" stretcher: N/A

- = exit sign
- * = extinguisher
- = emergency lighting

517 Warren Ave



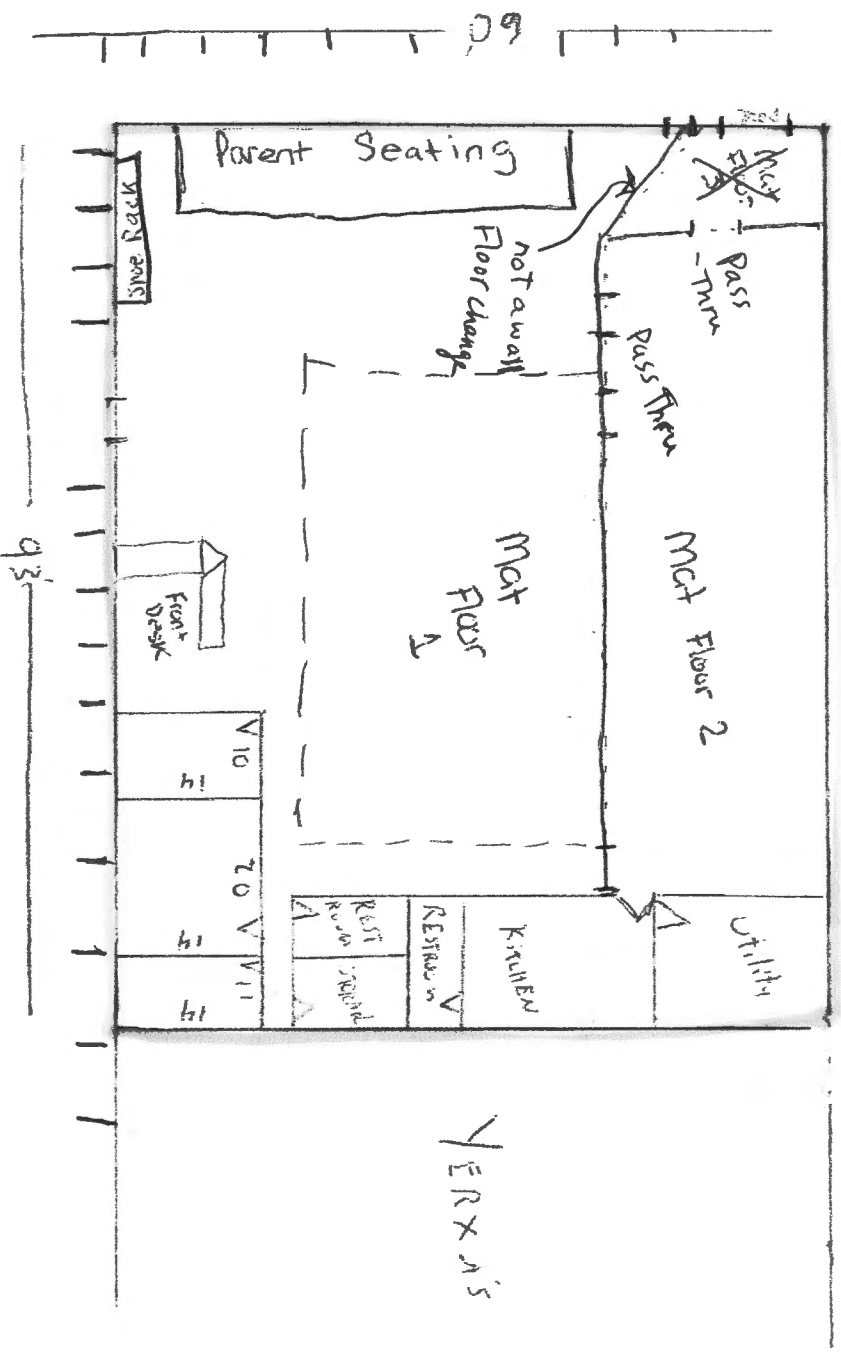
-NOT TO SCALE-

517 Warren Ave

18

42

Warren Ave



Existing + Proposed Space - Not To Scale -
the Same

8/27/2012

http://www.dunham-group.com/recent-property-transactions.php

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Recent Maine Real Estate Transactions

Lajolla Holdings, LLC purchased a 6-unit, 2,784 SF, multi-family/mixed-use building at 79 Ocean Street

August 21st, 2012 - SOUTH PORTLAND

Lajolla Holdings, LLC purchased a 6-unit, 2,784 SF, multi-family/mixed-use building at 79 Ocean Street from Estate of Rebecca Rice. Frank O'Connor, CCIM, SIOR from NAI The Dunham Group and Mike Cardente from Cardente Real Estate brokered the sale.

Fournier's Fitness & Martial Arts Center leased 5,580 SF of retail space at 517 Warren Avenue

August 16th, 2012 - PORTLAND

Fournier's Fitness & Martial Arts Center leased 5,580 SF of retail space at 517 Warren Avenue from Warren Avenue Realty Trust. Justin Lamontagne from NAI The Dunham Group brokered the lease.

Cape Seafood, LLC leased 17,737 SF of warehouse space at 84 Industrial Park Road

August 16th, 2012 - SACO

Cape Seafood, LLC leased 17,737 SF of warehouse space at 84 Industrial Park Road from Sharon Lamontagne. Justin Lamontagne and Greg Hastings, SIOR from NAI The Dunham Group brokered the lease.

WWS Properties, LLC purchased 2.74 acres at 7 Saunders Way

August 14th, 2012 - WESTBROOK

WWS Properties, LLC purchased 2.74 acres at 7 Saunders Way from David E. Weeks. Tom Dunham from NAI The Dunham Group brokered the sale.

Stone Projects, LLC leased 1,600 SF of warehouse space at 5 Laurence Drive

August 3rd, 2012 - GORHAM

Stone Projects, LLC leased 1,600 SF of warehouse space at 5 Laurence Drive from MW Realty, LLC. Greg Hastings, SIOR and Justin Lamontagne from NAI The Dunham Group brokered the lease.

Tri-Wire Engineering leased 3,000 SF of warehouse space at 9 Landry Street

August 3rd, 2012 - BIDDEFORD

Tri-Wire Engineering leased 3,000 SF of warehouse space at 9 Landry Street from HBS Properties, LLC. Greg Hastings, SIOR and Justin Lamontagne from NAI The Dunham Group brokered the lease.

11 Mill Brook, LLC purchased 16,000 SF of warehouse space at 11 Millbrook Road

August 3rd, 2012 - BIDDEFORD

11 Mill Brook, LLC purchased 16,000 SF of warehouse space at 11 Millbrook Road from Millbrook Trust. Greg Hastings, SIOR from NAI The Dunham Group and Greg Perry from Cardente Real Estate brokered the sale.

Mattress Firm, Inc leased 4,475 SF of retail space at 2001 Woodbury Avenue

August 3rd, 2012 - NEWINGTON

Mattress Firm, Inc leased 4,475 SF of retail space at 2001 Woodbury Avenue in Newington, NH from Riverside Holdings, LLC. Chris Craig from NAI The Dunham Group and Chris McMahon from NAI Norwood brokered the lease.

Engine Room leased 1,975 SF of retail space at 41 York Street

August 2nd, 2012 - PORTLAND

Engine Room leased 1,975 SF of retail space at 41 York Street from JB Brown & Sons. Katie Allen from NAI The Dunham Group brokered the lease.

Engine Room leased 1,975 SF of retail space at 41 York Street

August 2nd, 2012 - PORTLAND

Engine Room leased 1,975 SF of retail space at 41 York Street from JB Brown & Sons. Katie Allen from NAI The Dunham Group brokered the lease.

Chapter 11 Stores leased 6,174 SF of retail space at Augusta Plaza

August 1st, 2012 - AUGUSTA

Chapter 11 Stores leased 6,174 SF of retail space at Augusta Plaza from Augusta Plaza Associates, LLC. Charlie Craig from NAI The Dunham Group and Mike Cardente from Cardente Real Estate brokered the sale.

kNowmedia, Inc leased 2,700 SF of office space at 465 Congress Street

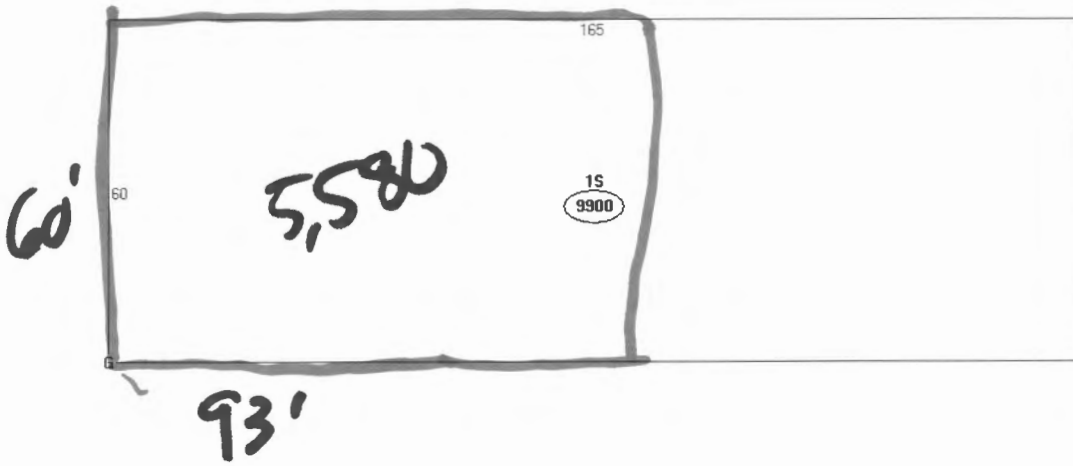
August 1st, 2012 - PORTLAND

kNowmedia, Inc leased 2,700 SF of office space at 465 Congress Street from L.E. Springer, LLC. Tom Moulton, CCIM, SIOR from NAI The Dunham Group and Mike Cardente from Cardente Real Estate brokered the lease.

http://www.dunham-group.com/recent-property-transactions.php

8/27/2012





Descriptor/Area

- A: 044
4768 sqft
- B: 045
4034 sqft
- C: 034
1098 sqft
- D: OVERHEAD DR-WOOD/MTL
80 sqft
- E: CANOPY ROOF/SLAB
80 sqft
- F: 1S
9900 sqft
- G: PA1
15000 sqft



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Receipts Details:

Tender Information: Check , BusinessName: Olympic Karate Centers, Inc., Check Number: 4397

Tender Amount: 105.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 8/28/2012

Receipt Number: 47630

Receipt Details:

Referance ID:	7818	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-08-4828-CH OF USE - change of use; Paint store to fitness center			
Additional Comments: 517 Warren Ave., Olympic Karate Centers, Inc.			

Referance ID:	7820	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-08-4828-CH OF USE - change of use; Paint store to fitness center			

