

FIRST FLOOR PLAN
1/8"=1'-0"

REED & CO. ARCHITECTURE
30 PLEASANT STREET
PORTLAND, ME 04101
207 871 5676 FAX 207 871 5055

STRUCTURAL ENGINEER
SWIFT ENGINEERING
331 MAIN STREET
NORWAY, ME 04258
T - 207 743 8885
F - 207 743 9525

RECEIVED
NOV 11 2003
ALLIED CONSTRUCTION

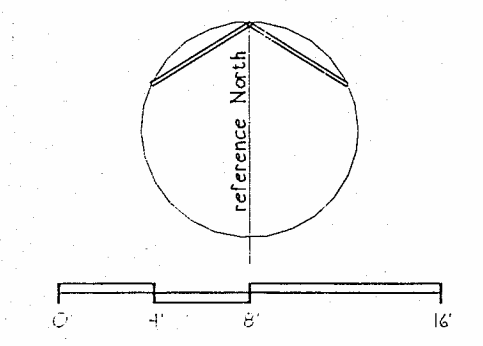
NEW FACILITY FOR
Sani-Clean
470 RIVERSIDE DRIVE
PORTLAND, MAINE

Title: FIRST FLOOR PLAN

Sheet No.

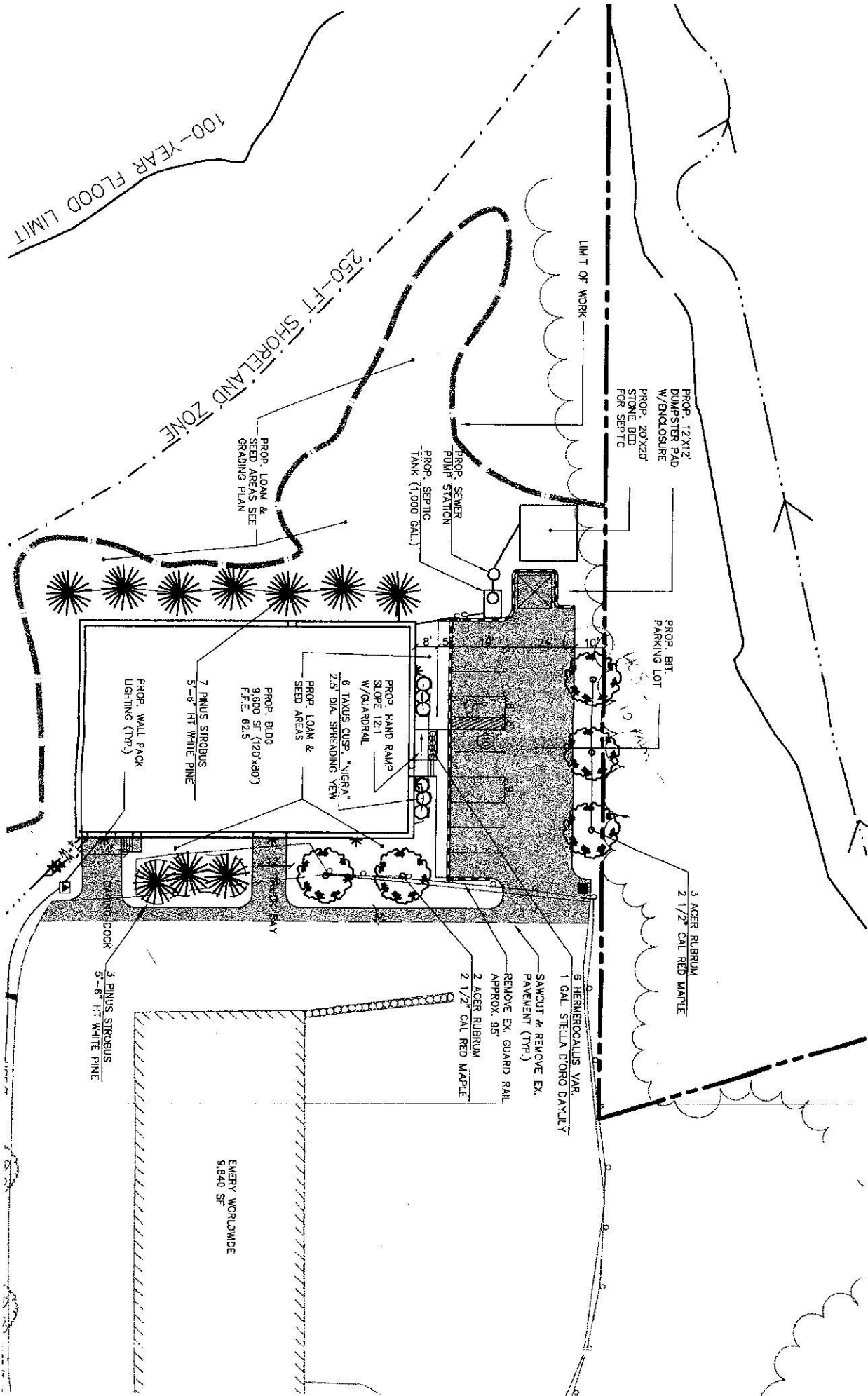
SD 4

Scale: 1/8" = 1'-0"
Date: NOVEMBER 11, 2003
Revised:





Date:



**Laurie Leader - Re: BP#2014-02166 470 Riverside Street - Plan review questions**

From: Bill Whitmore <bwhitmore@anti-pest-o.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 10/22/2014 1:06 PM
Subject: Re: BP#2014-02166 470 Riverside Street - Plan review questions

Laurie,

- Office Space is 2300 sq ft. 7300 sq ft is warehouse space which will contain 1444 sq ft of production area within the warehouse space. The production area will be in the back left corner of the building but it is open to the warehouse space with no walls in place. There is no separate walled off production space, that is why you cannot see anything on the floor plan, there is nothing there.
- Yes, the building is sprinkled. I have already been contacted by the fire department and they said they are good with the approval of their portion of the permit.

- I believe this building is labelled Unit #3 because it is part of an industrial "condominium" complex. The address of 470 Riverside Street has 4 separate buildings that are on the incoming road. I expect that each one is labelled as a unit so that mail and other items can be delivered appropriately. I put this on the application because when I looked it up on the city systems, this is what it was called. I assure you we are the only tenants in the building.

Please let me know if you need anything else.

Thanks,
Bill

On Wed, Oct 22, 2014 at 7:47 AM, Laurie Leader <LRL@portlandmaine.gov> wrote:

Bill,

Can you please send me the following:

1. A floor plan showing the providing the location of the office, warehouse and production areas. It is not clear where the production area is with the floor plan you sent. Can you tell me the square footage of each area.
2. Can you tell me if the building is sprinkled?
3. If this is a building with only one tenant, can you clarify why this is labeled Unit #3 in the building permit application.

Thank you,
Laurie

Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
Portland, ME 04101



P: [207-874-8714](tel:207-874-8714)

F: [207-874-8716](tel:207-874-8716)

E: lr@portlandmaine.gov

To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

>>> Bill Whitmore <bwhitmore@anti-pest-o.com> 10/21/2014 9:39 AM >>>

Laurie,

Just checking to make sure you have everything you need.

Thanks,

Bill

On Mon, Oct 20, 2014 at 2:53 PM, Bill Whitmore <bwhitmore@anti-pest-o.com> wrote:

Correct.

On Mon, Oct 20, 2014 at 2:42 PM, Laurie Leader <LRL@portlandmaine.gov> wrote:

Bill,

So there are no vacant adjacent occupancies?

Thanks,

Laurie

>>> Bill Whitmore <bwhitmore@anti-pest-o.com> 10/20/2014 2:37 PM >>>

Laurie,

We are the only business in the building. Let me know if you need anything else.

Thanks,

Bill

On Mon, Oct 20, 2014 at 1:10 PM, Laurie Leader <LRL@portlandmaine.gov> wrote:

Hi Bill,

I am handling the building review for 470 Riverside Street. Can you clarify if you are the only tenant in the building or if there are adjacent businesses as well. The permit is labeled Unit #3 which suggests there are other units within the building.

Thanks,

Laurie

Laurie Leader

Plan Review/Code Enforcement

City of Portland, Maine

Inspections Division

389 Congress Street

Portland, ME 04101

P: [207-874-8714](tel:207-874-8714)

F: [207-874-8716](tel:207-874-8716)

E: lr@portlandmaine.gov

To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the



public and/or the media if requested.

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PORTLAND MAINE

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



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/22/14

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: William H Whitmore Digitally signed by William H Whitmore
DN: cn=William H Whitmore, o, ou, email=bwhitmore@anti-pest-o.com,
c=US
Date: 2014.09.10 16:53:28 -04'00' Date: 09/10/14

I have provided digital copies and sent them on: William H Whitmore Digitally signed by William H Whitmore
DN: cn=William H Whitmore, o, ou,
email=bwhitmore@anti-pest-o.com, c=US
Date: 2014.09.10 16:53:56 -04'00' Date: 09/10/14

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



Commercial Interior & Change of Use Permit Application Checklist



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
10/22/14

Date: _____

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required.
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



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General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any Date: _____
within the City, payment arrangements must be made before permits of any kind are accepted.

Address/Location of Construction: 470 Riverside Street, Unit #3		
Total Square Footage of Proposed Structure:		9600
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 321 A004003	Applicant Name: Antipesto, Inc. Bill Whitmore Address 777 Stevens Ave. City, State & Zip Portland, ME 04103	Telephone: 207-408-2810 Email: bwhitmore@anti-pest-o.com
Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone & E-mail:	Contractor Name: NO CONSTRUCTION (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: \$ NO Construction C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) <u>Vacant Warehouse and Office Space</u>		
If vacant, what was the previous use? <u>Sani-Clean Distribution</u>		
Proposed Specific use: <u>All natural bio-pesticide production. Completely Non-Toxic.</u>		
Is property part of a subdivision? <input type="checkbox"/> If yes, please name _____		
Project description: No Construction, Use will be Office Space, Warehousing, Production.		
Who should we contact when the permit is ready: Bill Whitmore		
Address: 91J Auburn Street, #1267		
City, State & Zip: Portland, ME 04103		
E-mail Address: bwhitmore@anti-pest-o.com		
Telephone: 207-408-2810		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: William H Whitmore	<small>Digitally signed by William H Whitmore DN: cn=William H Whitmore, o, ou, email=bwhitmore@anti-pest-o.com, c=US Date: 2014.09.10 17:06:20 -0400</small>	Date: 9/10/14
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This is not a permit; you may not commence ANY work until the permit is issued.



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Inspections Division
Approved with Conditions
Date: 10/22/14

Certificate of Design Application

From Designer: No Construction _____ Date: _____

Date: _____

Job Name: _____

Address of Construction: _____

2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year _____ Use Group Classification (s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC _____

Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

_____ Live load reduction

_____ Roof *live* loads (1603.1.2, 1607.11)

_____ Roof snow loads (1603.7.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load P_f

_____ If $P_g > 10$ psf, snow exposure factor, C_e

_____ If $P_g > 10$ psf, snow load importance factor, I_s

_____ Roof thermal factor, C_t (1608.4)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

_____ Response modification coefficient, R_f and deflection amplification factor C_d (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1809.3)

_____ Building category and wind importance Factor, I_w , table 1604.5, 1609.5)

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, S_D & S_{DI} (1615.1)

_____ Site class (1615.1.5)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate



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Inspections Division
Approved with Conditions
Date: 10/22/14

Designer: No Construction

Address of Project: _____

Nature of Project: _____

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: William H Whitmore Digitally signed by William H Whitmore
DN: cn=William H Whitmore, o, ou,
email=bwhitmore@anti-pest-o.com, c=US
Date: 2014.09.10 17:16:16 -04'00'

Title: _____

Firm: _____

Address: _____

Phone: _____

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/22/14

Date: No Construction

From: _____

These plans and / or specifications covering construction work on:

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature: William H Whitmore
Digitally signed by William H Whitmore
DN: cn=William H Whitmore, o, ou,
email=bwhitmore@anti-pest-o.com, c=US
Date: 2014.09.10 17:16:41 -04'00'

Title: _____

Firm: _____

Address: _____

Phone: _____

(SEAL)

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COMMERCIAL LEASE (NET LEASE)

1. PARTIES *(fill in)* **Alexander-Russell Co, LLC** with a mailing address of **10 Battles Hill Ln, Scituate, MA, 02066**, ("LANE hereby leases to Antipesto Inc., with a mailing address of 91J Auburn Street, #1267, Portland M ("TENANT"), and TENANT hereby leases from LANDLORD the following described premises.

2. PREMISES *(fill in and include, if applicable, suite number, floor number, and square feet)* The Premises are deemed to contain **9,600** square feet. The Premises are located at **470 Riverside St.** together with the right to use, in common, with others entitled thereto, the hallways, stairways, and elevators, necessary for access to said leased premises, and lavatories nearest thereto. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. TENANT acknowledges that: a) LANDLORD has made no representations and TENANT is not relying on any representations about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM *(fill in)* The term of this Lease shall be for **1 yr and 3 months**, unless sooner terminated as herein provided, commencing on **September 1, 2014** and ending on **November 30, 2015**.

4. RENT *(fill in)* TENANT shall pay to LANDLORD the following base rent:

<u>Lease Year</u>	<u>Annual Base Rent</u>	<u>Monthly Rent</u>
<u>Sept 1, 2014 – November 30, 2014</u>	<u>\$0.00</u>	<u>\$0.00</u>
<u>December 1, 2014 – November 30, 2015</u>	<u>\$43,200.00</u>	<u>\$3,600.00</u>

payable in advance in equal monthly installments on the first day of each month during the term of this Lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated **10 Battles Hill Lane, Scituate, MA 02066**. If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the term of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

5. RENEWAL OPTION *(fill in or delete)* So long as TENANT has not been in default of this Lease during the term hereof, TENANT shall have the option to renew this Lease for **1** terms of **3 years**. In order to exercise TENANT'S option, TENANT shall notify LANDLORD in writing by Certified or Registered Mail of its intention to exercise its option on or before six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be as follows:

<u>Lease Year</u>	<u>Annual Base Rent</u>	<u>Monthly Rent</u>
<u>2-4</u>	<u>\$48,000</u>	<u>\$4,000.00</u>

In the event that TENANT fails to perform its obligations under this Section, the option shall be deemed not to have been exercised.

6. SECURITY DEPOSIT *(fill in)* Upon the execution of this Lease, TENANT shall pay to LANDLORD the amount of **Thirty Six Hundred Dollars (\$3,600)**, which shall be held as a security for TENANT'S performance as herein provided and refunded to TENANT without interest at the end of this Lease subject to TENANT'S satisfactory compliance with the conditions hereof. TENANT shall immediately replenish the Security Deposit at any time it is applied or used by LANDLORD.

7. RENT ADJUSTMENT
A. TAXES *(fill in)* TENANT will pay to LANDLORD as additional rent hereunder, in accordance with subparagraph B of this Article, **One Hundred percent (100%)** of all real estate taxes on the land and buildings of which the leased premises are a part in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year in which this Lease commences or ends. If LANDLORD obtains an abatement of any such excess real estate tax, a proportionate share of such abatement, less the reasonable fees and costs incurred in obtaining the same, if any, shall be refunded to TENANT.

B. OPERATING COSTS *(fill in)* TENANT shall pay to LANDLORD as additional rent hereunder in accordance with subparagraph B of this Article, **One Hundred percent (100%)** of all operating expenses. Operating expenses are defined for the purposes of this agreement as operating expenses per annum of the building and its appurtenances and all exterior areas, yards, plazas, sidewalks, landscaping and the like then (i.e. as of said last day of the calendar year concerned) located outside of the building but related thereto and the parcels of land on which they are located (said building appurtenances, exterior areas, and land hereinafter referred to in total as the "building"). Operating expenses include, but are not limited to: (i) all costs of furnishing electricity, heat, air-conditioning, water and sewer and other utility



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DISCLAIMER: THIS IS A LEGAL DOCUMENT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this day of September, 2014.

TENANT:

Anitpesto Inc.
Legal Name of Tenant

[Signature]
Signature

William H. Whitmore/Vice President
NAME/TITLE

[Signature]
Witness to Tenant

LANDLORD:

Alexander-Russell Co. LLC
Legal Name of Landlord

[Signature]
Signature

JAMES A RUSSELLS Agent
NAME/TITLE

[Signature]
Witness to Landlord

GUARANTY (fill in or delete)

For value received, and in consideration for, and as an inducement to LANDLORD to enter into the foregoing Lease with Anitpesto Inc. TENANT, William Whitmore ("GUARANTOR") does hereby unconditionally guaranty to LANDLORD the complete and due performance of each and every agreement, covenant, term and condition of the Lease to be performed by TENANT, including without limitation the payment of all sums of money stated in the Lease to be payable by TENANT. The validity of this guaranty and the obligations of the GUARANTOR hereunder shall not be terminated, affected, or impaired by reason of the granting by LANDLORD of any indulgences to TENANT. This guaranty shall remain and continue in full force and effect as to any renewal, modification, assignment, subletting or extension of the Lease, whether or not GUARANTOR shall have received any notice of or consented to such renewal, modification, assignment, subletting or extension. The liability of GUARANTOR under this guaranty shall be primary, and in any right of action which shall accrue to LANDLORD under the Lease, LANDLORD may proceed against GUARANTOR and TENANT, jointly and severally, and may proceed against GUARANTOR without having commenced any action against or having obtained any judgment against TENANT. All of the terms and provisions of this guaranty shall inure to the benefit of the successors and assigns of LANDLORD and shall be binding upon the successors and assigns of GUARANTOR.

IN WITNESS WHEREOF, GUARANTOR has executed this Guaranty this 11th day of September, 2014.

GUARANTOR:

William Whitmore
Legal Name of Guarantor

[Signature]
Signature

NAME/TITLE

[Signature]
Witness to Guarantor