

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING PERMIT

Permit Number: 100676

This is to certify that AIM ONE INDUSTRIAL WAY / C / Rising Mill Brewing Company

has permission to Change of use from Light Manufacturing to Brewery Structure changes

AT 1 INDUSTRIAL WAY CB# 327A A001001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise worked-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Hawthorn

Health Dept. _____

Appeal Board _____

Other _____

Department Name

JUL - 6 2010

Director - Building Department
City of Portland

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6.11 20 10

Received from

Rising Tide Brewing

Location of Work

Industrial

Cost of Construction \$ _____

Building Fee:

30

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee:

75

Total:

105

Building (I1)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other _____

CBL:

307AA1

Check #: 001007

Total Collected \$

105

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

S. J. O.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0676	Issue Date:	CBL: 327A A001001
-----------------------	-------------	----------------------

Location of Construction: 1 INDUSTRIAL WAY <i>unit #2</i>	Owner Name: AIM ONE INDUSTRIAL WAY LL	Owner Address: 123 SOUTH ORANGE ST	Phone:
Business Name: Rising Tide Brewing Company LLC	Contractor Name: Rising Tide Brewing Company LLC	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: <i>I-M</i>

Past Use: Commercial - Sign Making Shop	Proposed Use: Commercial - Light Manufacturing - Change of use from Sign Making Shop to Brewery No Structural changes <i>unit #2</i>	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5
Proposed Project Description: Change of use - Light Manufacturing - From Sign Making Shop to Brewery No Structural changes		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>F.2</i> Type: <i>2</i> <i>IBC 2003</i>	
		Signature: <i>(KL6)</i>	Signature: <i>(Signature)</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 06/11/2010	Zoning Approval
-----------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 District or Landmark
<input type="checkbox"/> Wetland	<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
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>6/11/10</i>	Date:	Date: <i>(Signature)</i>

PERMIT ISSUED

JUL - 6 2010

City of Portland

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	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0676	Date Applied For: 06/11/2010	CBL: 327A A001001
------------------------------	--	-----------------------------

Location of Construction: 1 INDUSTRIAL WAY - unit #2	Owner Name: AIM ONE INDUSTRIAL WAY LL	Owner Address: 123 SOUTH ORANGE ST	Phone:
Business Name: Rising Tide Brewing Company LLC	Contractor Name: Rising Tide Brewing Company LLC	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Light Manufacturing -Change of use from Sign Making Shop to Brewery No Structural changes- Unit #2	Proposed Project Description: Change of use - Light Manufacturing - From Sign Making Shop to Brewery No Structural changes
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/14/2010
Note: **Ok to Issue:** ✓

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/06/2010
Note: **Ok to Issue:** ✓

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved **Reviewer:** Capt Keith Gautreau **Approval Date:** 06/16/2010
Note: **Ok to Issue:** ✓

PERMIT ISSUED

JUL - 6 2010

City of Portland

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 Inspection 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 with construction.**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

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

PERMIT ISSUED

JUL - 6 2010

City of Portland



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>1 Industrial Way, Unit #2, Portland ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>~1500 existing. No structural changes proposed.</u>		Square Footage of Lot <u>Unknown (1.7 acres)</u>
Tax Assessor's Chart, Block & Lot Chart# <u>N45W</u> Block# <u>See Attached</u> Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Nathan Sanborn (Lessee)</u> Address <u>82 First Hill Road</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207 370-2337</u>
Lessee/DBA (If Applicable) <u>Rising Tide Brewing Company, LLC</u> <u>1 Industrial Way, Suite 2</u> <u>Portland ME 04103</u>	Owner (if different from Applicant) Name <u>AIM One Industrial Way, LLC</u> Address <u>90 Bebeau and Company, LLC</u> <u>340 FBRE St.</u> City, State & Zip <u>Portland ME 04103</u>	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Light Manufacturing</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Brewery</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>No structural work proposed. Require Change of Use / Cert. of Occupancy.</u> <u>Previous tenant ran a sign-making shop.</u>		
Contractor's name: <u>NONE</u> Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: <u>Nathan</u> Telephone: <u>370 2337</u> Mailing address: _____ Telephone: <u>212-2747</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.

PERMIT ISSUED

Signature:	Date: <u>10/10/10</u>	JUN 11 2010
------------	-----------------------	-------------

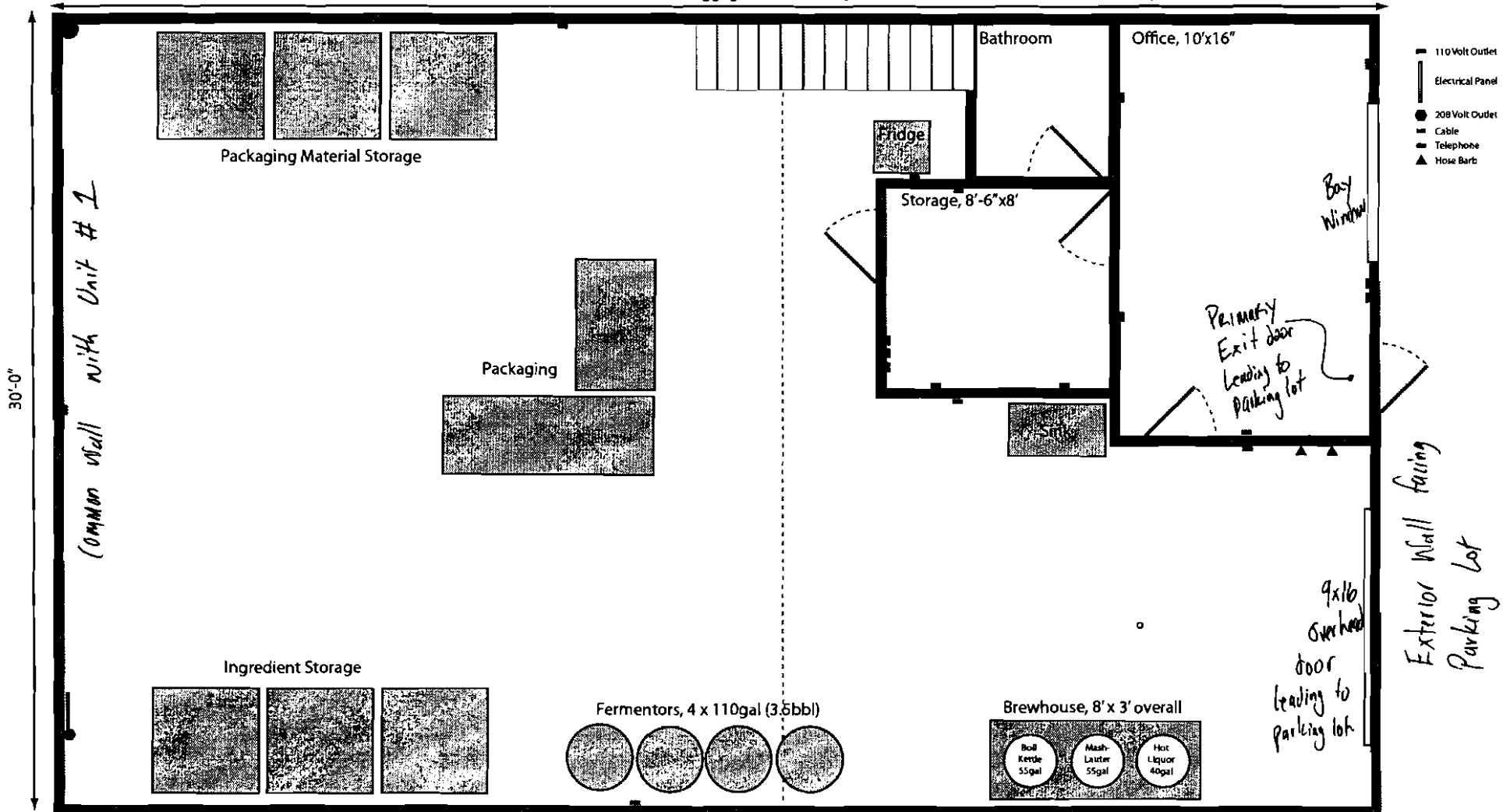
This is not a permit; you may not commence ANY work until the permit is issue

City of Portland

Rising Tide Brewing Company,
 1 Industrial Way, #2, Portland ME 04103 * 207-370-2337

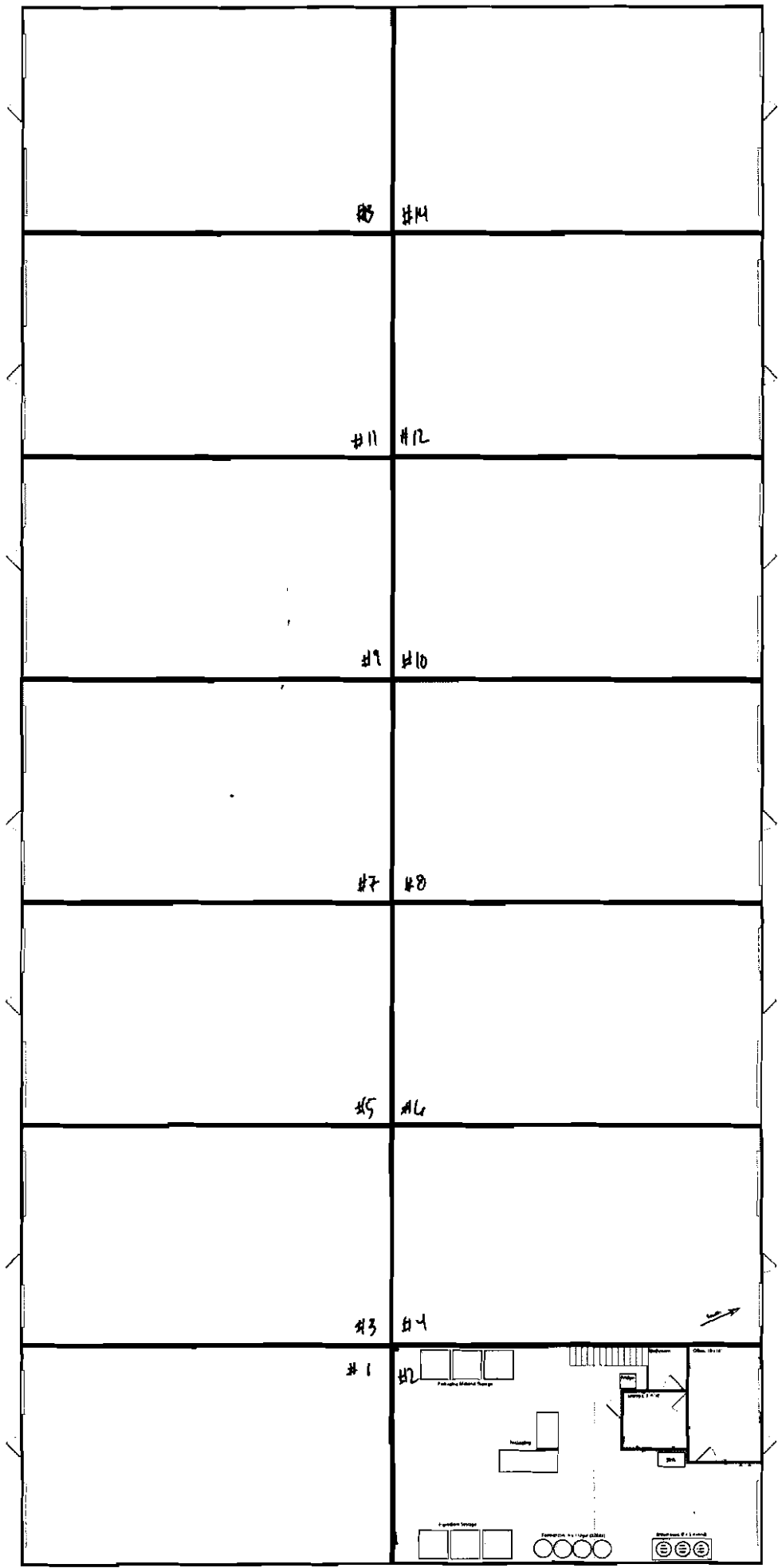
No construction changes
 required at this time.
 50'-0"

COMMON WALL WITH UNIT #4



Exterior Wall facing Riverside Street.

14 Total units
with identical footprints
≈ 1500 ft² each.



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:

CBL 327A A001001
Land Use Type WAREHOUSE & STORAGE
Property Location 1 INDUSTRIAL WAY
Owner Information AIM ONE INDUSTRIAL WAY LLC
 123 SOUTH ORANGE ST
 ORANGE CA 92866
Book and Page 22554/115
Legal Description 327A-A-1
 INDUSTRIAL WAY 1-25
 RIVERSIDE ST 807-821
 74052 SF
Acres 1.7

Services

- [Apply Online](#)
- [View Balance](#)
- [Map](#)
- [Tax Bill](#)
- [Tax Plot](#)
- [OSM](#)
- [Business Information](#)
- [E-View Fee List and Links](#)



best viewed at
800x600, with
enabled Explorer

Current Assessed Valuation:

TAX ACCT NO.	34634	OWNER OF RECORD AS OF APRIL 2009
LAND VALUE	\$192,800.00	AIM ONE INDUSTRIAL WAY LLC
BUILDING VALUE	\$1,068,600.00	123 SOUTH ORANGE ST
NET TAXABLE - REAL ESTATE	\$1,261,400.00	ORANGE CA 92866
TAX AMOUNT	\$22,377.24	

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

Building Information:

Card 1 of 1

Year Built 1987
Style/Structure Type WAREHOUSE
Units 1
Building Num/Name 1 - MULTI TENANTEO
Square Feet 21000

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



Exterior/Interior Information:

Card 1

Levels 01/01
Size 18100
Use WAREHOUSE
Height 16
Walls METAL-LIGHT
Heating HOT AIR
A/C NONE

Card 1

Levels 01/01
Size 1500

Use LIGHT MANUFACTURING
Height 16
Walls METAL-LIGHT
Heating HOT AIR
A/C NONE

Card 1

Levels 01/01
Size 1400
Use MULTI-USE OFFICE
Height 16
Walls METAL-LIGHT
Heating HOT AIR
A/C NONE

Other Features:

Card 1

Structure SPRINKLER - WET
Size 21000X1

Card 1

Structure OVERHEAD DOOR - WD/MT
Size 9X10

Card 1

Structure OVERHEAD DOOR - WD/MT
Size 9X12

Outbuildings/Yard Improvements:

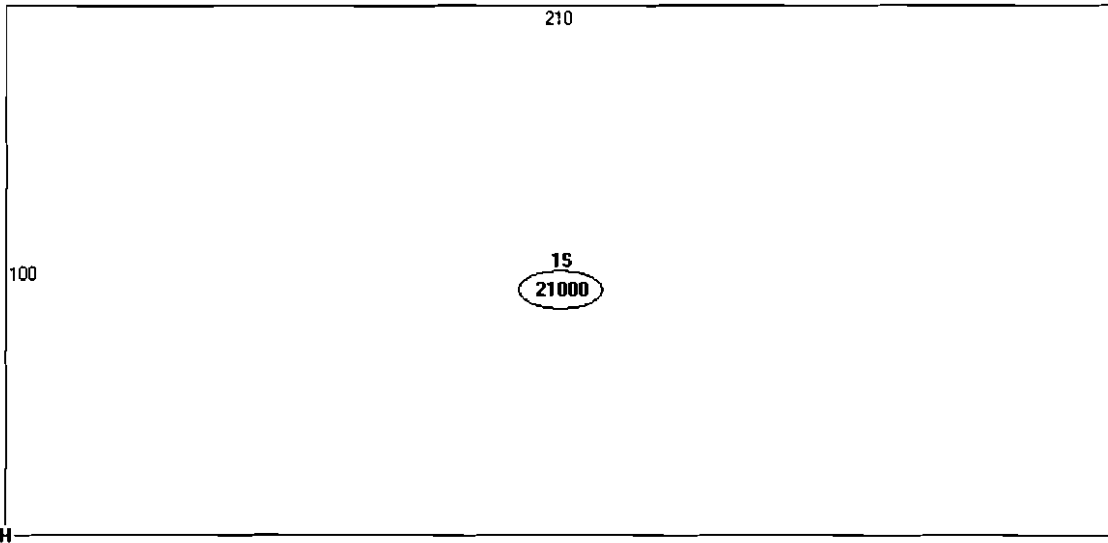
Card 1

Year Built 1987
Structure ASPHALT PARKING
Size 30000
Units 1
Grade C
Condition 3

Sales Information:

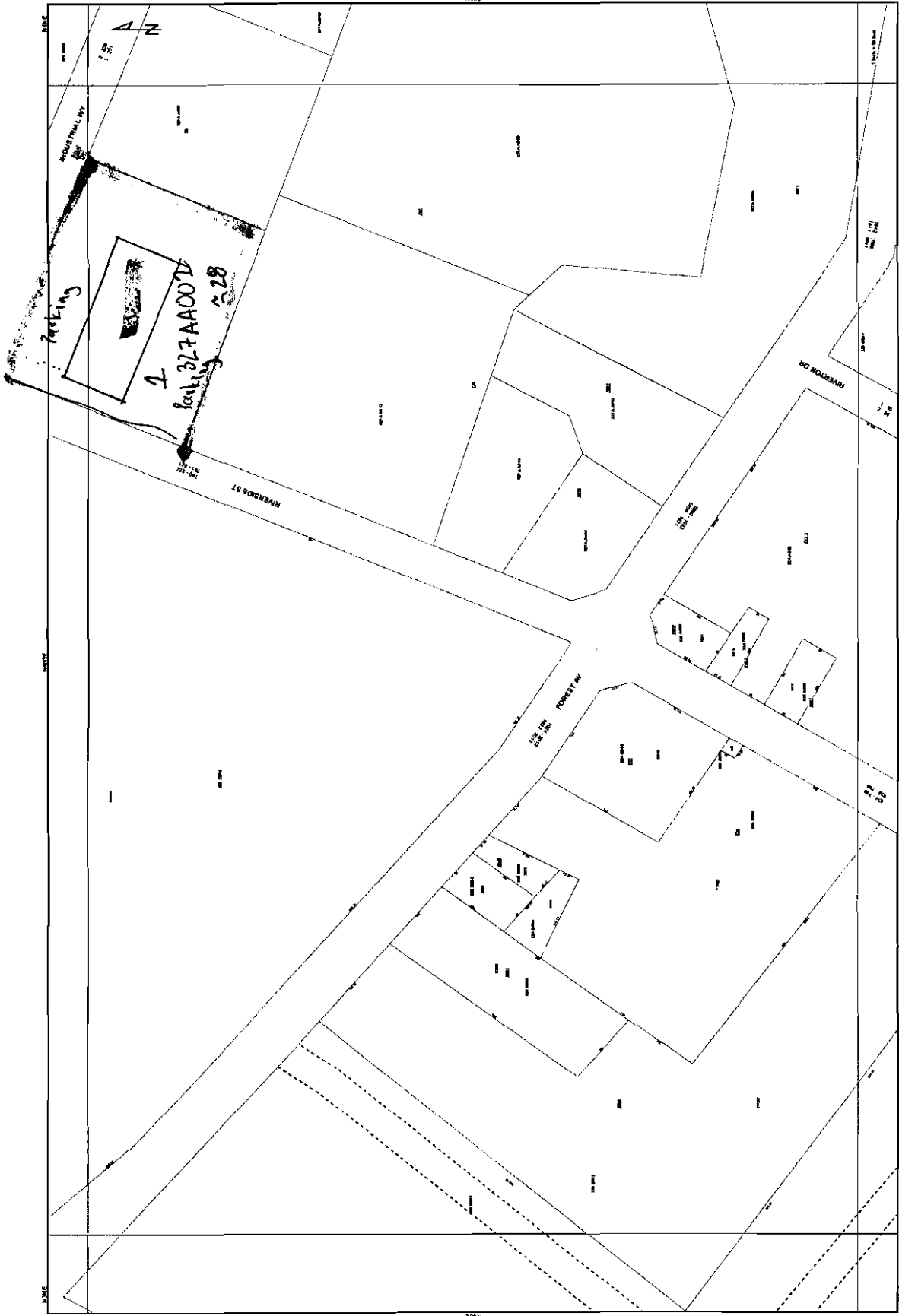
Sale Date	Type	Price	Book/ Page
4/22/2005	LAND + BUILDING	\$1,475,000.00	22554/115
9/28/2001	LAND + BUILDING	\$935,000.00	16787/1
1/6/2000	LAND + BUILDING	\$0.00	152/15266

New Search



Descriptor/Area

- A:045
18100 sqft
- B:044
1500 sqft
- C:082
1400 sqft
- D:OVERHEAD DR-WOOD/MTL
90 sqft
- E:SPRINKLER SYS WET
21000 sqft
- F:OVERHEAD DR-WOOD/MTL
108 sqft
- G:1S
21000 sqft
- H:PA1
30000 sqft



April 1, 2009 / 2010

Index Number - N4SW