

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that AIM ONE INDUSTRIAL WAY LLC

Located At 1 INDUSTRIAL WAY

Job ID: 2011-08-1955-ALTCOMM

CBL: 327 - A - A - 001 - 001 - - - -

has permission to Establish a new use "Brewery", no construction approved  
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

*[Handwritten Signature]* 9/11/11  
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: <b>2011-08-1955-ALTCOMM</b>	Date Applied: <b>8/9/2011</b>	CBL: <b>327 - A - A - 001 - - - - -</b>	
Location of Construction: <b>1 INDUSTRIAL Way, Unit #8</b>	Owner Name: <b>AIM ONE INDUSTRIAL WAY, LLC</b>	Owner Address: <b>123 Orange St. Orange , CA 92866</b>	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: <b>Bull Jagger LLC - Allan Jagger</b>	Phone: <b>207-939-1730</b>	Permit Type: <b>Building - Change of use</b>	Zone: <b>I-M</b>
Past Use:  <b>Vacant unit</b>	Proposed Use:  <b>Brewery - Tenant fit up of vacant space for brewery Unit #8</b>	Cost of Work: <b>10000.00</b>	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>F-2</b> Type: <b>3B</b>
		Signature: <i>Capt. Perrini 8/29/11</i>	Signature: <i>JWB 9/1/11</i>
Proposed Project Description: <b>Vacant Space to Brewery, No construction</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<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><b>Special Zone or Reviews</b></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><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/conditions 8/18/11 ABM</i></p>	<p><b>Zoning Appeal</b></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:</p>	<p><b>Historic Preservation</b></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>ABM</i></p>
	<b>CERTIFICATION</b>		

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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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. Certificate of Occupancy Inspection when ready to occupy

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

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. 1.ouis

Job ID: 2011-08-1955-ALTCOMM

Located At: 1 INDUSTRIAL

CBL: 327 - A - A - 001 - 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.

### **Fire**

All construction shall comply with City Code Chapter 10.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

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

### **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 Change 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.
4. Ventilation of this space is required per IMC 2009 and ASHRAE 62.1..

I-M



# 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 #8</u>		
Total Square Footage of Proposed Structure/Area <u>1500</u>	Square Footage of Lot <u>74,000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>372      AA1</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Bull Jagger LLC</u> Address <u>1 Industrial Way</u> City, State & Zip _____	Telephone: _____
Lessee/DBA (If Applicable) _____	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>195</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Vacant Space to Brews / No Construction</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Allan Jagger</u> Telephone: <u>939 1730</u> Mailing address: <u>46 O'Brien St. Portland Me. 04101</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](http://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.

RECEIVED  
AUG 9 2011  
Dept. of Building Inspections  
City of Portland, Maine

Signature: [Signature] Date: 8/9/11

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

## COMMERCIAL LEASE

AIM One Industrial Way, LLC, and Tom Bull and Allan Jagger

April 12, 2011

Page 1 of 12

## COMMERCIAL LEASE

1. PARTIES: This Commercial Lease ("Lease") is made between AIM One Industrial Way, LLC with a mailing address of c/o Arthur Bibeau of Bibeau and Company ("LANDLORD") and Tom Bull and Allan Jagger, with a mailing address of One Industrial Way Unit 8, Portland, ME 04103 (TENANT). As used in this Lease, "LANDLORD" and "TENANT" mean the person or persons, natural or corporate, named above as LANDLORD and TENANT respectively, and their respective heirs, executors, administrators, successors and assigns. TENANT hereby leases from LANDLORD the below described leased premises:
2. PREMISES: The leased premises are located at One Industrial Way, Unit 8, together with the right to use, in common with others entitled thereto, the hallways, stairways, elevators necessary for access to said leased premises, and lavatories nearest thereto. The leased premises are deemed to contain 1,500± square feet. TENANT accepts the leased premises in "as is" condition except where otherwise noted in this Lease.
3. TERM: The Term of this lease shall be for one (1) year, unless sooner terminated as herein provided, commencing on April 12, 2011 and ending on May 31, 2012.
4. RENT: The TENANT shall pay to the LANDLORD the following base rent:

<u>Lease Year(s)</u>	<u>Annual Base Rent</u>	<u>Monthly Rent</u>
1	\$14,400	\$1,200

Rent shall be payable in advance in equal monthly installments on the first day of each month during the term of this Lease, except that no rent shall be due for the month(s) of April 2011 and May 2011. Rent shall be prorated for portions of a calendar month at the end of said term. All payments shall 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: Bibeau & Company, 340 Fore Street, Portland, ME 04101. If, within fifteen (15) days, 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 within fifteen days 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.

Rent shall include TENANT'S *pro rata* share of all operating expenses for the property, including real estate taxes, building repairs and maintenance, management, building insurance, water and sewer, parking lot maintenance, grounds maintenance, common area lighting and common area cleaning.

COMMERCIAL LEASE

AIM One Industrial Way, LLC, and Tom Bull and Allan Jagger

April 14, 2011

Page 11 of 12

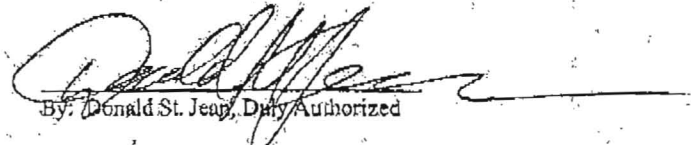
IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this \_\_\_ day of April, 2011.

TENANT:

LANDLORD:

AIM ONE INDUSTRIAL WAY LLC

  
Allan Jagger

  
By: Donald St. Jean, Duty Authorized

  
Tom Bull

INDUSTRIAL WAY

GRASS

VEHICLE  
ENTRY  
&  
EXIT

PARKING  
18 Spots

327AA001001\_1\_145.jpg 1008x384 pixels

6/1/11 10:30 AM

210

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

100

1S

21000

UNIT  
#8

GRASS

GRASS

RIVERSIDE STREET

PARKING  
24 Spots

GRASS

RECEIVED

Dir. of Building Inspections  
City of Chicago

N.T.S.



SPRINKLER HEAD LOCATIONS

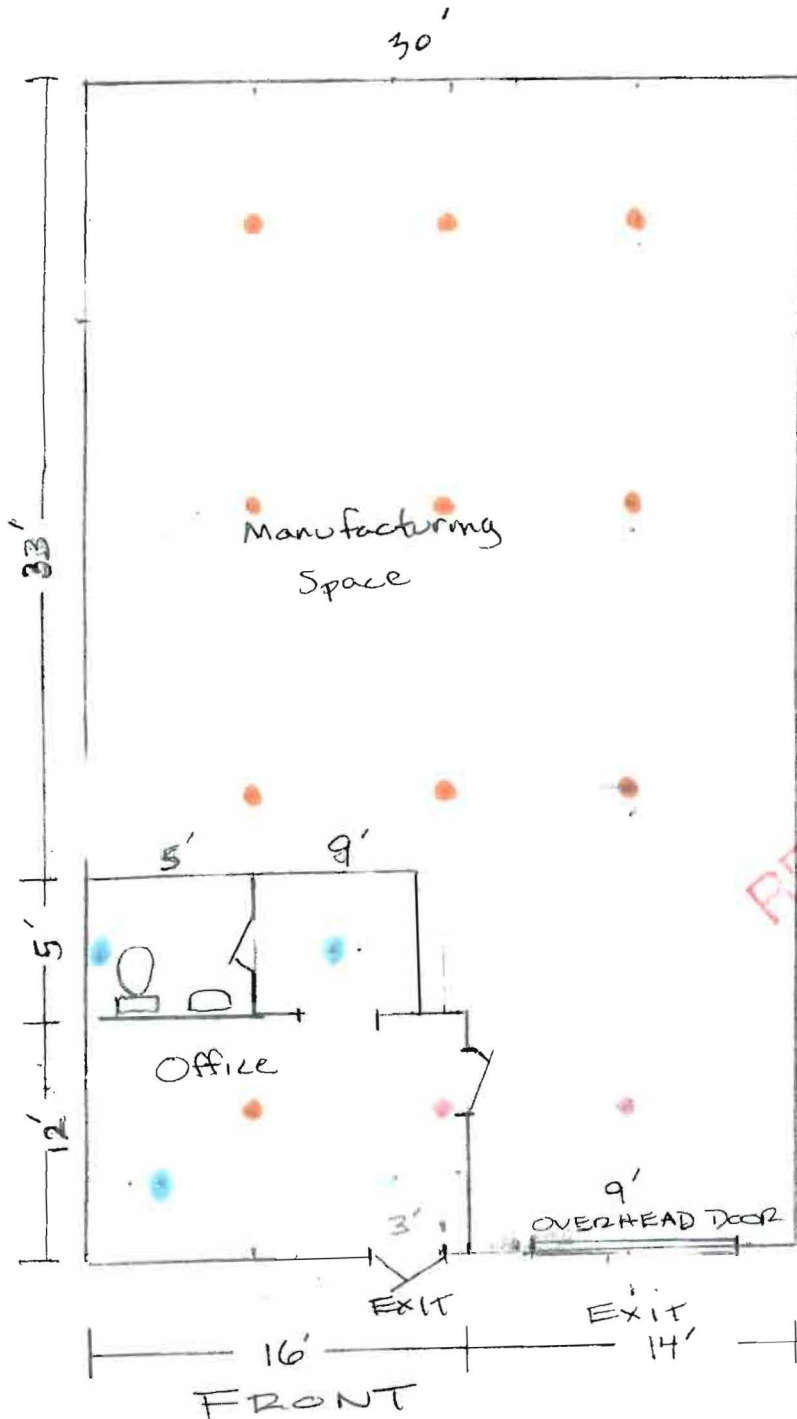
MANUFACTURING SPACE

OFFICE / BATH / KITCHEN ETC

ONE INDUSTRIAL WAY, # 8  
PORTLAND, MAINE

1500 sq TOTAL

All Electrical  
Braw System



RECEIVED

AUG - 5 2011  
Dept of Building Inspections  
City of Portland, ME

1/8" = 1'

NOTES: ALL 1H UNITS IN BLDG ARE CLOSE TO IDENTICAL AND SPRINKLERED. CAPTAIN KIESE GOODBLAU OF PFD HAS VISITED THE PREMISES AND IS SATISFIED.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 |

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:**

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

**Current Assessed Valuation:**

**Tax Roll** **TAX ACCT NO.** 34634 **OWNER OF RECORD AS OF**  
**LAND VALUE** \$192,800.00 **APRIL 2010**  
**BUILDING VALUE** \$1,068,600.00 AIM ONE INDUSTRIAL WAY LLC  
**NET TAXABLE - REAL ESTATE** \$1,261,400.00 123 SOUTH ORANGE ST  
 ORANGE CA 92866  
**TAX AMOUNT** \$22,604.30

browse city services a-z

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 TENANTED  
**Square Feet** 21000

browse facts and links a-z



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

Best viewed at 800x600, with Internet Explorer



**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** 9X12

**Card 1**

**Structure** OVERHEAD DOOR - WD/MT  
**Size** 9X10

**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



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

8.9. 20 11

Received from Bull Jagger LLC -

Location of Work 1 In P Way

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 195

Building (IL) \_\_\_ Plumbing (15) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: 312 1171

Check #: 128 Total Collected \$ 195

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

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy