

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 - Unit #14

PERMIT ID: 2013-00513 ISSUE DATE: 04/24/2013 CBL: 327A A001001

has permission to **Change of Use; NO CONSTRUCTION (after the fact) for unit #14 - no cars towed to this site**

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 procured prior to occupancy.

A handwritten signature in black ink, appearing to be "J. A. [unclear]".

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00513	Issue Date:	CBL: 327A A001001
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Location of Construction: 1 INDUSTRIAL WAY <i>unit 14</i>	Owner Name: AIM ONE INDUSTRIAL WAY LLC	Owner Address: 531 E CHAPMAN AVE ORANGE, CA 92866	Phone:
Business Name: <i>ADAM'S TOWING</i>	Contractor Name:	Contractor Address: ME	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: IM
Past Use: Was vacant	Proposed Use: <i>storage</i> Office & garage for truck repairs.	Permit Fee: \$105.00	Cost of Work: \$0.00
Proposed Project Description: Change of Use; NO CONSTRUCTION (after the fact) <i>unit # 14</i>		FIRE DEPT: <i>4/23/13</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>B</i> Type: <i>IBC</i>
		Signature: <i>[Signature]</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: bjs	Date Applied For: 03/15/2013	Zoning Approval	
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>Separate permits</i>	Date: <i>3/10/13</i>	Date: _____

*ok - with conditions
Are required for any
new signage
3/10/13*

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	



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 14 Portland</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>327 A A 001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Adams Towing</u> Address <u>1 Industrial way</u> City, State & Zip <u>Portland ME 04109</u>	Telephone: <u>797-2888</u>
Lessee/DBA (If Applicable) <u>Adams Towing</u>	Owner (if different from Applicant) Name <u>AIM</u> Address <u>C/O Bibeau CO</u> <u>340 Fore St</u> City, State & Zip <u>Portland ME 04109</u>	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>WAS VACANT</u> If vacant, what was the previous use? Proposed Specific use: <u>off free + Garage for Truck repairs</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <p style="text-align: center;">RECEIVED MAR 15 2013</p>		
Contractor's name: <u>N/A</u> Dept. of Building Inspections Address: _____ City of Portland Maine City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Lisa Hill-Adams Towing</u> Telephone: _____ Mailing address: <u>PO Box 8084 Portland ME 04104</u> <u>797-2888</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.

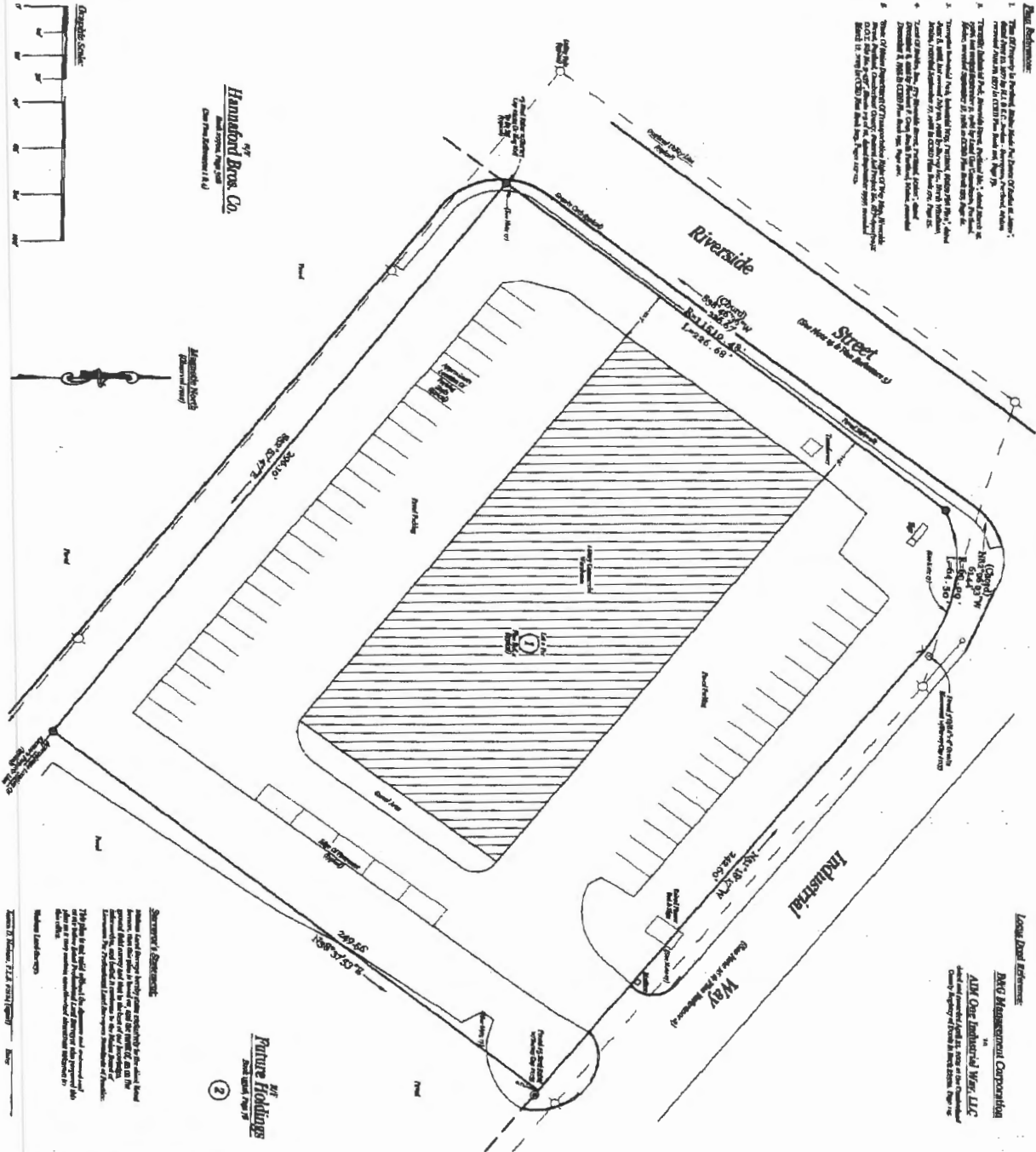
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: 3/14/13

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

- Local References:**
1. The City of Portland is providing this plan for the purpose of public information.
 2. The City of Portland is providing this plan for the purpose of public information.
 3. The City of Portland is providing this plan for the purpose of public information.
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Local Area References:

M&O Measurement Corporation
AM One Industrial Way, LLC
 11111
 11111
 11111

General Notes:

1. This plan is provided for public information and is not a contract.
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Future Holdings
 11111
 11111
 11111

Handford Bros. Co.
 11111
 11111
 11111

Plan Depicting The Layout of A Boundary Survey
One Industrial Way Condos
1 Industrial Way
Portland, Maine

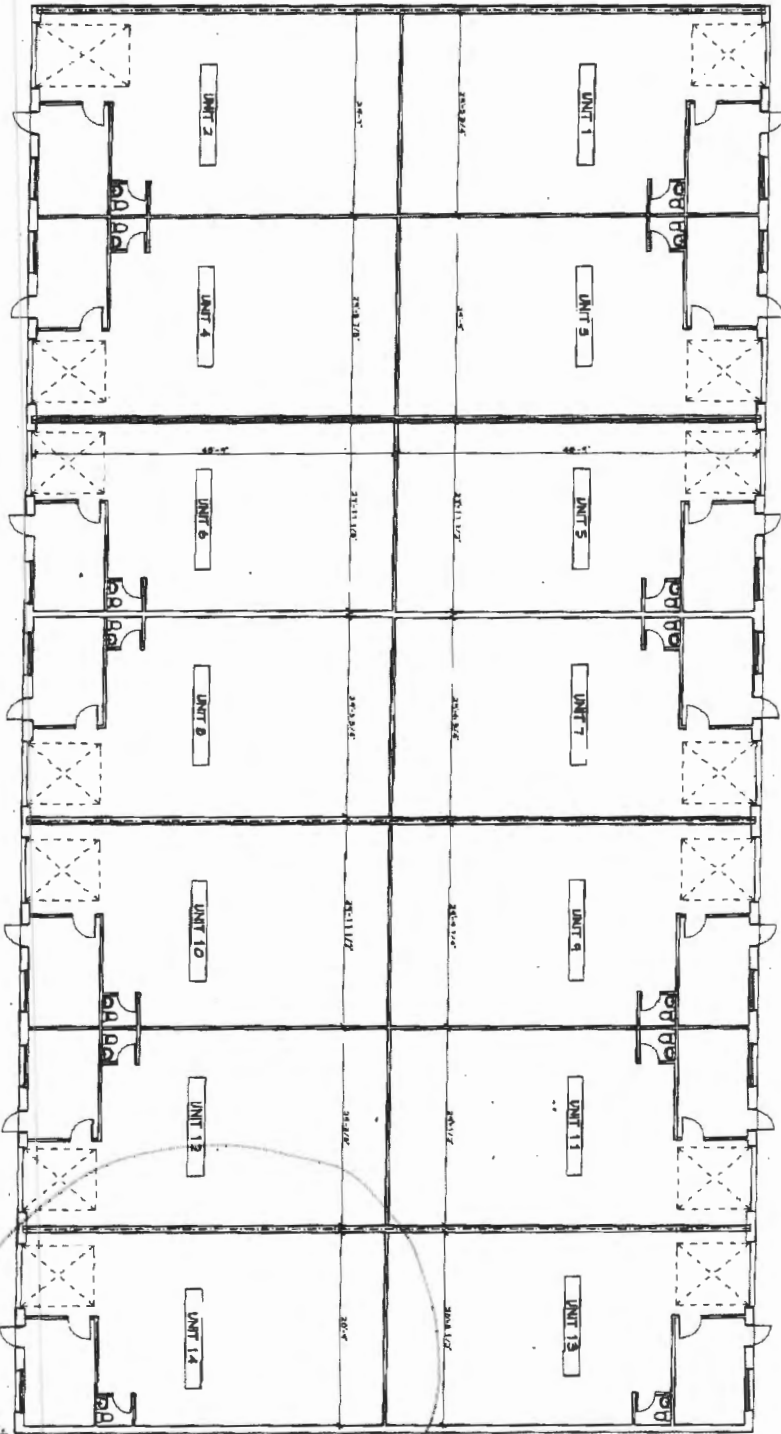
Order Owner: AM One Industrial Way, LLC 201 E. Commercial Avenue, Chicago, IL 60601

Prepared by: **Nathan Land Surveys**
 11111
 11111
 11111

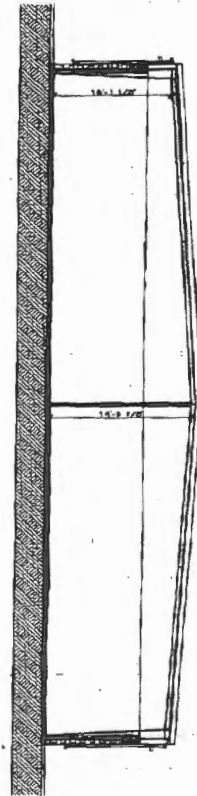
DATE	DESCRIPTION	BY
11/11/11	PREPARED	NLS
11/11/11	REVISION	NLS

RIVERSIDE STREET

1 BUILDING FLOOR PLAN



2 SECTION



1,500 sq ft

APPLICANT
A 1

ONE INDUSTRIAL WAY CONDOS

1 INDUSTRIAL WAY

PORTLAND, MAINE



PHILIP L. E. CALLENDER ARCHITECTS

OWNER OF RECORD

ALMA ONE INDUSTRIAL WAY, LLC
331 E. CHURCH ST., PORTLAND, ME 04101

DATE: 12/17/12
SCALE: AS SHOWN

PROJECT: ONE INDUSTRIAL WAY CONDOS
SHEET: A 1

Marge Schmuckal - Re: Adams Towing

From: Lisa Hill <professionalcommunications1@gmail.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 3/15/2013 1:59 PM
Subject: Re: Adams Towing

I didn't know someone up front was going to call me, your email didn't say that and i tried contacting them, its not really my fault that i got transferred to a wrong number and it just rang and rang. they did call and thank you, I guess I didn't expect any of this and our business is struggling and I'm trying to keep it going and the state and the city make it very hard for small business's to survive. With us being here as long as we have it seems to me its just another fee the city needed to take from us. thanks for your time, I do appreciate it and won't bother anymore.

On Fri, Mar 15, 2013 at 12:08 PM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

Lisa,

1 I have responded consistently to you in many e-mails and several phone calls in the last couple days. I gave your faxed application to our front staff to call you and get your credit card number. I am also getting very frustrated. I do not take in permits or money. As I told you, the front staff takes in permits. Our office gets very busy with all the walk-ins. Someone up front will call you.

Marge

>>> Lisa Hill <professionalcommunications1@gmail.com> 3/15/2013 11:58 AM >>>

Hi Marge, maybe you can understand my frustration right now with all of this, you didn't answer on how to reach your front staff to pay them with a credit card so I tried to get thru myself, didn't happen, I got planning & development and told them what i was trying to do and pay for this permit she said let me transfer you, and wherever she transferred me to no one answered. It rang at least 100 times I did wait that long, and no one answered and I am not exagerating.... I will be into City Hall to do it in person, Thanks anyway Lisa

On Fri, Mar 15, 2013 at 11:11 AM, Lisa Hill <professionalcommunications1@gmail.com> wrote:

I am ready and able to pay now, how do i get through to your front staff...

2 On Fri, Mar 15, 2013 at 11:08 AM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

you need to pay now or the permit will not be entered into our system

>>> Lisa Hill <professionalcommunications1@gmail.com> 3/15/2013 11:06 AM >>>

ok does this mean when I pay this you will issue proper permit and sign off on my request for the state. also do you know the total amount I have to pay and how do I reach your front staff whenever I call I get voice mail. thanks again, sorry to keep bothering you..Lisa

3 On Fri, Mar 15, 2013 at 11:03 AM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

our front staff can help you with payment and credit card - please contact our front staff

>>> Lisa Hill <professionalcommunications1@gmail.com> 3/15/2013 9:15 AM >>>

or sorry, I can pay with a card over the phone whichever is best for you, thanks again

On Fri, Mar 15, 2013 at 9:14 AM, Lisa Hill <professionalcommunications1@gmail.com> wrote:
 ok I believe our unit is 1500 square ft and i will be in there this afternoon to give you payment. Is that all you need from me now, Thanks Lisa

On Fri, Mar 15, 2013 at 9:01 AM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

④ there are fees involved. Please call our front staff for those details. The fees are right on the permit application that you had. the permit will not move forward without the fees.
 Marge

>>> Lisa Hill <professionalcommunications1@gmail.com> 3/15/2013 8:00 AM >>>

Hi Marge, I just faxed some info to you I hope its what we need please call me, Thanks Lisa @ Adams Towing 797-2888

On Thu, Mar 14, 2013 at 12:14 PM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

⑤ Hi Lisa,
 I wanted to additionally let you know that normally our office hours are 8-4 on week days. However on Thursdays we closer our doors at 1:00 pm. We are here trying to get work done. It is difficult when the public continually streams in. I just don't want you to try to get in this afternoon and find the door closed.
 Marge

>>> Lisa Hill <professionalcommunications1@gmail.com> 3/14/2013 11:13 AM >>>

my other concern is you said if I don't do this by monday, I have to submit something on a disk? I am computer challenged as is and won't know what I have to do. I certainly can't afford to pay a computer person to help me, so i guess I can only hope to get this info by tomorrow I don't know though, Thank you.

On Thu, Mar 14, 2013 at 11:05 AM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

⑥ Lisa,
 Thank you for your understanding. The bottom line is to get you what you need as soon as possible. That is why I suggested doing the paper work now at this time to legitimize what you have had there for a while. Let's try to move forward.
 Marge

>>> Lisa Hill <professionalcommunications1@gmail.com> 3/14/2013 10:59 AM >>>

I am sorry too, and I didn't ask you to do anything illegal at all or jeopardize yourself. I can't believe this company has been here for 17 or 18 years and this is coming up now, it just doesn't make sense. The people that own the property that we rent from should have some of this info. But what none of you seem to understand is I did everything I was asked to do to get this, including having to get an additional Insurance policy 1st and pay over \$1100.00 down payment that we don't have especially if they won't allow us to tow the dam cars. I'm just saying its ridiculous what I have gone thru with the city and the state to get a license plate.

On Thu, Mar 14, 2013 at 10:27 AM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

⑦ Lisa,

Marge Schmuckal - Re: Adams Towing

From: Marge Schmuckal
To: Lisa Hill
Date: 3/14/2013 10:27 AM
Subject: Re: Adams Towing

7/14
 Lisa,

I am sorry that you feel this way. I only do zoning. I do not know everything the rest of the City is doing. I do know that I can not find any record of approval for this business on file. It should have been done years ago when the unit was first occupied. I am not trying to penalize you. I can not falsely sign my name on a document and have it notarized as truthful when I know otherwise. That is against the law. I will not jeopardize myself.

I will look for your application and sign off on zoning as soon as possible.

Marge Schmuckal
 Zoning Administrator

>>> Lisa Hill <professionalcommunications1@gmail.com> 3/14/2013 10:15 AM >>>

no it doesn't help me, I am contacting the owner of the building to try and get some of this info, I think the city is wrong because we have been here for a very long time, we pay our property taxes and pay for our city licenses, these units get inspected by the fire dept annually and there is sprinkler system in the building and you should know all this, I think the city has lost the paperwork and you are penalizing me for it. something is not right for you to make me do this for a license plate.

On Thu, Mar 14, 2013 at 9:13 AM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

Hi Lisa,

that is the form you need. We will need good dimensioned floor plans showing distances. We will need a cover letter explaining what you do there. We will need plans showing how your unit is separated from the other units. Fire and Building codes want to know how each unit is protected from the other. If you have exit signs or fire suppression system, be sure that you put that on your floor plans,

I hope this helps you,

Marge Schmuckal
 Zoning Administrator

>>> Lisa Hill <professionalcommunications1@gmail.com> 3/14/2013 8:09 AM >>>

Hi Marge, I was hoping I could get you quicker this way, I have already left a message for you to call me again because this application for occupancy seems to be for new construction and there isn't much on it I can fill out, what do you need for this, time is critical for me here to get this license plate and its seems to me the State and the city just to make it harder for a small business to operate. its ridiculous... Thanks Lisa Hill @ Adams Towing, 797-2888

--

Professional Communications
 P.O. 1375 Portland, Maine 04104
 Office #: 207-878-1390
 Fax#: 207-878-5718

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P.O. 1375 Portland, Maine 04104
Office #: 207-878-1390
Fax#: 207-878-5718

Adams Towing, Inc.
PO Box 8084
Portland, Maine 04014
Tel# 207-797-2888 - Fax# 207-878-5718

Date: 3/15/13

To: Marge Fax#: 874-8716

From: Lisa Hill Pages: 4

RE: _____

Notes:

Hi Marge.

Adams Towing is requesting this per the State of Maine to get a transporter license plate to "Tow" cars. We do not sell or store cars at 1 Industrial Way. It is our office and the garage is for tools and storage. I can't even remember the last time a truck was even repaired here. So I don't know if that matters to you. I am attaching the floor plans you requested that I got from the owner of the Building that is what was submitted for another unit here. I hope this is what you need from me.

Thank You
Lisa Hill



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SECRETARY OF STATE
BUREAU OF MOTOR VEHICLES
STATE HOUSE STATION 29
AUGUSTA, MAINE 04333

perm J# 2013-00513

Applicant's Name, Business Name and Business Address
Stephen Jordan
Adams Towing
Industrial Way, Unit 14
Portland ME 04103

BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE CLEARANCE

Dear Sir:

I-M Zone - 327A-A-001

As required by the Secretary of State, the above named applicant, at the location shown, is in compliance with all local building codes and land use regulatory ordinances for the initial application for a dealer license and/or for the application for additional dealer license types as they pertain to a commercial building, a vehicle display area, and sale and service of vehicles and the display of a permanently mounted sign.

Condition: NO CARS TO BE SOLD ON-SITE. This sign off is only for Transportation Plates - Any change of that situation requires a permit.
A local seller's license: Thru Inspection Service *

Is required

Is not required

Has been issued

Will be issued

Marge Schmuckal
Signature - Authorized City/Town Official

Zoning Administrator
Title

NOTARIZATION REQUIRED

STATE OF MAINE - County of Cumberland Date, March 18, 2013 Then personally appeared the above AUTHORIZED CITY/TOWN OFFICIAL named

MARGE Schmuckal and acknowledge the foregoing instrument under oath to be her free act and deed.

NOTARY PUBLIC or ATTORNEY Mary P. Davis

My commission expires:

Mary P. Davis, Notary Public
State Of Maine
My Commission Expires 07/27/2017

MVD-363 (Rev. 7/12)

Adams Towing, Inc.

PO Box 8084

Portland, Maine 04014

Tel# 207-797-2888 - Fax# 207-878-5718

LISA

Date: 3/13/13

To: Marge Fax#: 874-8716

From: Lisa Hill Pages: 2

RE: Transporter Plates

Notes:

I am not applying for a dealer license
only transporter plates. I can be reached
at the above number anytime.

Thank You
Lisa Hill
afc mgr.

RECEIVED

MAR 13 2013

Department of Building Inspections
City of Portland, Maine

1 Industrial Way 327A-A-001



City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00513	Date Applied For: 03/15/2013	CBL: 327A A001001
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Location of Construction: 1 INDUSTRIAL WAY - Unit #14	Owner Name: AIM ONE INDUSTRIAL WAY LL	Owner Address: 531 E CHAPMAN AVE	Phone:
Business Name: Adams Towing office	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Office & garage for truck repairs.	Proposed Project Description: Change of Use; NO CONSTRUCTION (after the fact) for unit #14 - no cars towed to this site
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/18/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
2) Separate permits shall be required for any new signage.			

Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 04/17/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) No vehicle repair shall be performed on site. Storage off an automotive fuels, oils, etc is prohibited.			
2) 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.			
3) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.			

Dept: Fire	Status: Approved w/Conditions	Reviewer: Ben Wallace Jr	Approval Date: 04/23/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Space is not approved as a repair garage. Per note on file from Lisa Hill dated 3/15/13: storage for tools only and incidental office space.			
2) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.			

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Certificate of Occupancy/Final

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.

FAX



To: LISA Hill - Adams Township

Fax Number: 878-5718

From: Marge Schmuckel

Fax Number:

Date: 3/18/13

Regarding: State License - Industrial Lax

Total Number Of Pages Including Cover: 2

Phone Number For Follow-Up:

LISA,

Comments:

Here is your State Form - I Am putting the original in the mail,

Marge

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

Adams Towing, Inc.
PO Box 8084
Portland, Maine 04014
Tel# 207-797-2888 - Fax# 207-878-5718
USA

Date: 3/13/13

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