

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

Permit No: 04-0167	Date Applied For: 02/25/2004	CBL: 354 A003001
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Location of Construction: 1 Rice St	Owner Name: Alpine Realty Corp	Owner Address: 120 Exchange St	Phone: 207-775-3499
Business Name: n/a	Contractor Name: Albair Construction	Contractor Address: 32 Elmwood Street Portland	Phone: (207) 878-6887
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / Change of Use from Warehouse to Business including 9,010 sq. Ft of interior fit-up.	Proposed Project Description: Change of Use from Warehouse to business including 9,010 sq. Ft. Of interior fit-up.
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Dept: Zoning	Status: Pending	Reviewer: Marge Schmuckal	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 04/06/2004
Note: doing review prior to site plan approval to save time.	Ok to Issue: <input checked="" type="checkbox"/>		
1) This approval allows commencement of interior construction, as per the approved plans, solely at the risk of the applicant, prior to site plan approval. No Certificate of Occupancy will be issued until all Planning Approvals are received and required performance guarantees are received and approved and building alteration is completed in compliance with all applicable Laws and ordinances.			

Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 04/06/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

**Comments:**  
 4/6/2004-Kandi Talbot: In discussing this with Lee, we don't see a problem with letting Mr. Wise start the interior work, but no occupancy of the building can happen until the parking is resolved. However we need to make sure that he knows that he is starting the work at his own risk and if they can't resolve the parking issue, no c of o can be issued. As with any site plan, we would need a performance guarantee for the site work and the parking installed prior to occupancy. If there is anything further you need, please let me know. Thanks.  
 3/4/2004-kwd: Spoke with Jay Wise, let him know they'd most likely need a minor site plan to move forward. He will contact Sarah Hopkins. Kwd

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Business Name: n/a	Contractor Name: Albair Construction	Contractor Address: 32 Elmwood Street Portland	Phone: 2078786887
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: IM

Past Use: Commercial / Warehouse	Proposed Use: Commercial / Change of Use from Warehouse to Business including 9,010 sq. Ft of interior fit.	Permit Fee: \$726.00	Cost of Work: \$69,500.00	CEO District: 5
Proposed Project Description: Change of Use from Warehouse to business including 9,010 sq. Ft. Of interior fit up.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B/S</i> Type: <i>2C</i> <i>04/06/04</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: _____

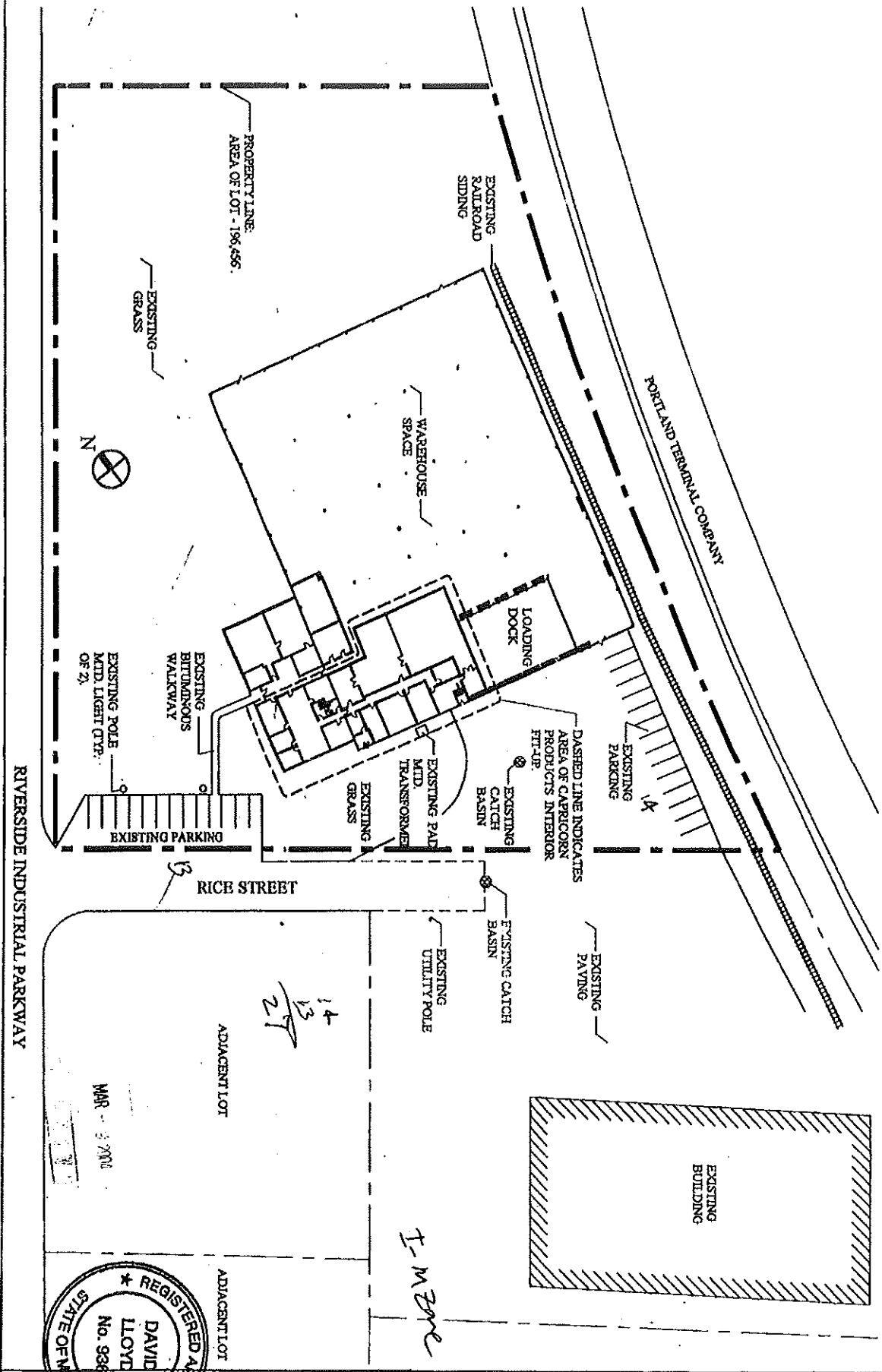
Permit Taken By: gg	Date Applied For: 02/25/2004	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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"/> Date: _____	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 Date: _____	Historic Preservation <input 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: _____
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**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



RIVERSIDE INDUSTRIAL PARKWAY

RICE STREET

PORTLAND TERMINAL COMPANY

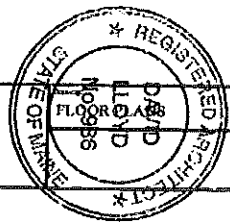
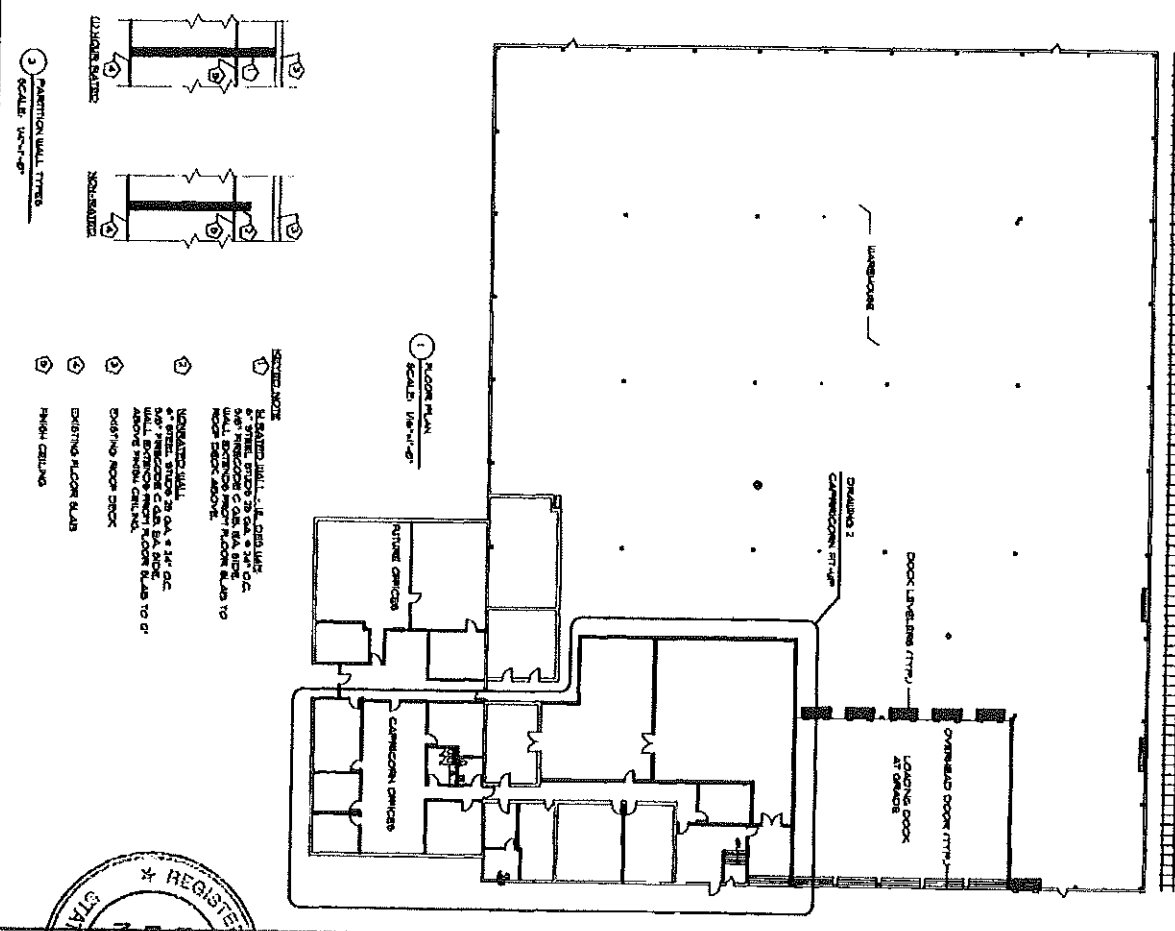
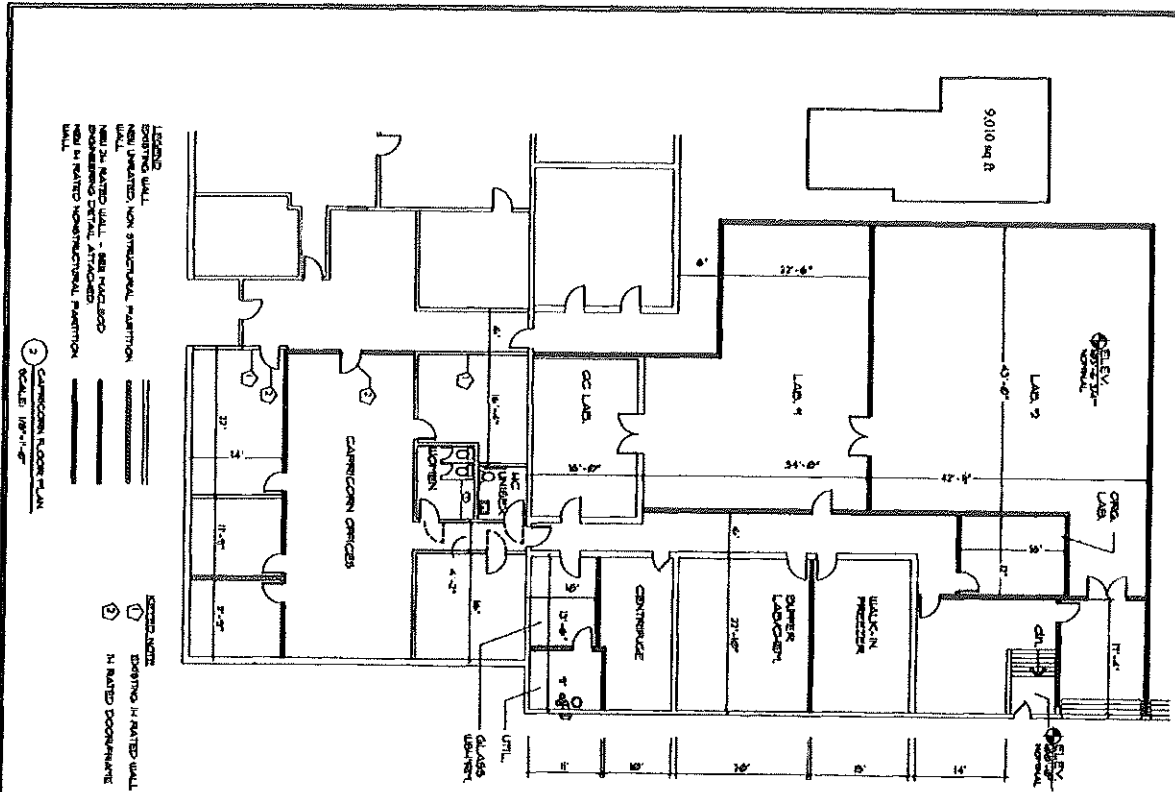


PROJECT: CAPRICORN PRODUCTS INTERIOR FIT-UP  
 DRAWING: SITE PLAN

ARCHITECT: ARCHETYPE, P.A.  
 48 UNION WHARF  
 PORTLAND, MAINE

SCALE: 1" = 60'-0"  
 DATE: MARCH 8, 2004

SD- 1



021164	1st	As Noted	2014	Project	ARCHITECTURE
ARCHETYPE, P.A. ARCHITECTS 151 Main Street, Portland, ME 04101 Tel: 603.761.1111			CAPRICORN PRODUCTS 1 RICE STREET PORTLAND, MAINE		

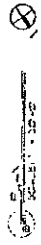
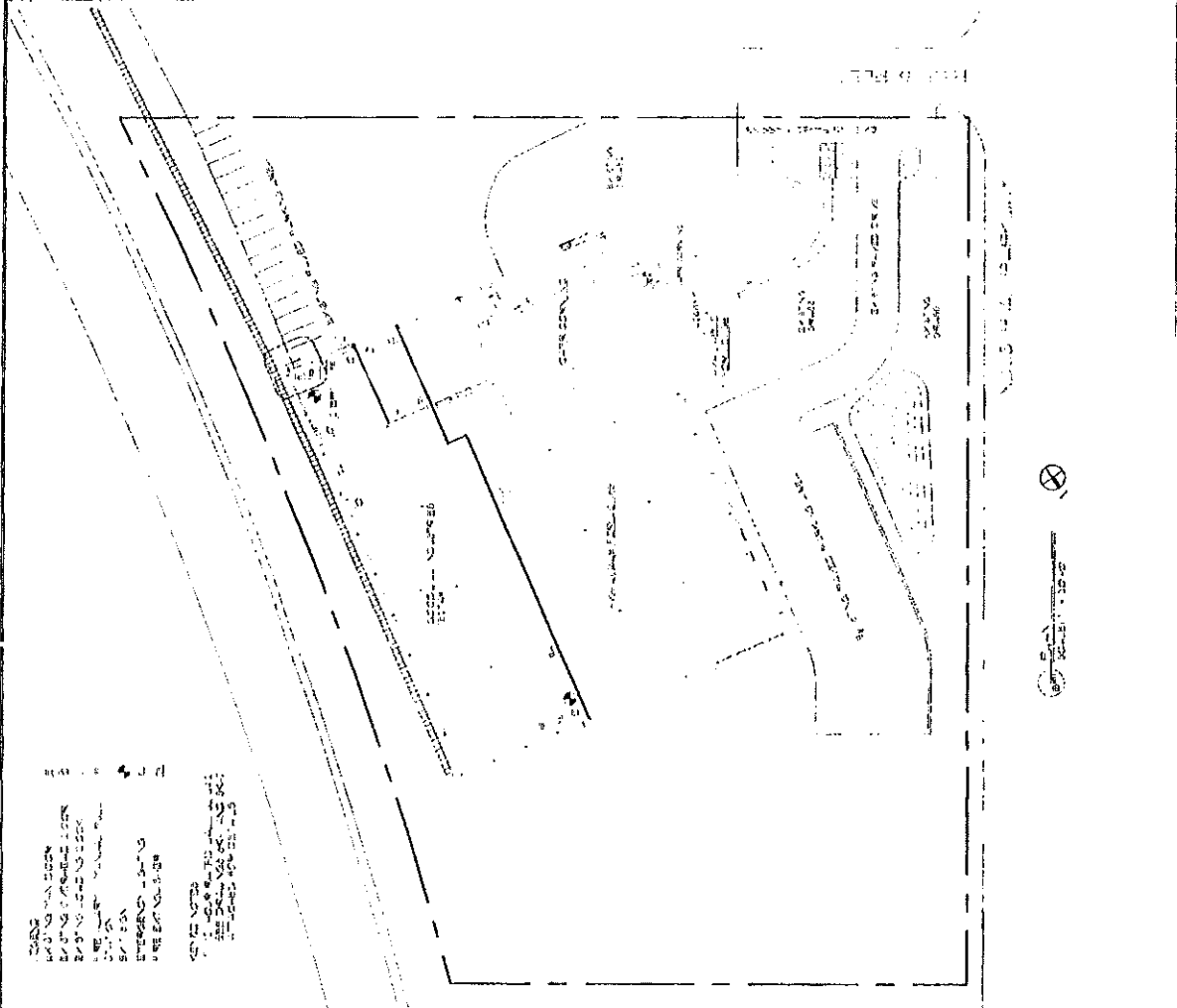
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GOODWILL INDUSTRIES  
FIT-UP - PLAN, DETAILS

ARCHITECTS  
ARCHITECTS, P.A.  
1000 N. 10TH STREET  
PHILADELPHIA, PA. 19107

GOODWILL INDUSTRIES  
1 RICE STREET  
PORTLAND, MAINE

ALPINE REALTY  
120 EXCHANGE STREET  
PORTLAND, MAINE



NOTES:  
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**From:** Marge Schmuckal  
**To:** Jay Reynolds; Kandi Talbot; Sarah Hopkins  
**Date:** Wed, Oct 6, 2004 12:10 PM  
**Subject:** 1 Rice Street

Jay,

To answer your question about 1 Rice Street: My memo dated March 16, 2004 stated that 69 parking spaces were required for the mix of office and industrial uses in the building. What are they now proposing?

Marge

**FACSIMILE COVER PAGE**

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To : Marge Schmuckel  
Sent : 5/14/2004 at 10:05:30 AM  
Subject : 1 Rice Street (Riverside Industrial Park)

From : John Shields  
Pages : 4 (including Cover)

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Hello Marge - the Owner of 1 Rice Street in the Riverside Industrial Park has a prospective tenant for a portion of the building. (This building was recently reviewed as a minor site plan as a result of the tenant fit-up of Capricorn, Inc.)

The prospective tenant is a building materials company (Alside, Inc.) which will maintain inventory in a portion of the existing warehouse and construct offices and a showroom in the northwest corner of the building. Attached are three plans: the entire building; first floor showroom/office fit-up; second floor office fit-up. The foot print of the first floor fit-up is 75' x 50', that of the second floor is 43' x 50'.

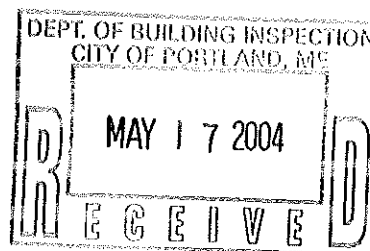
The showroom is primarily for the trade but is also open to the public. The occupancies are mercantile and storage.

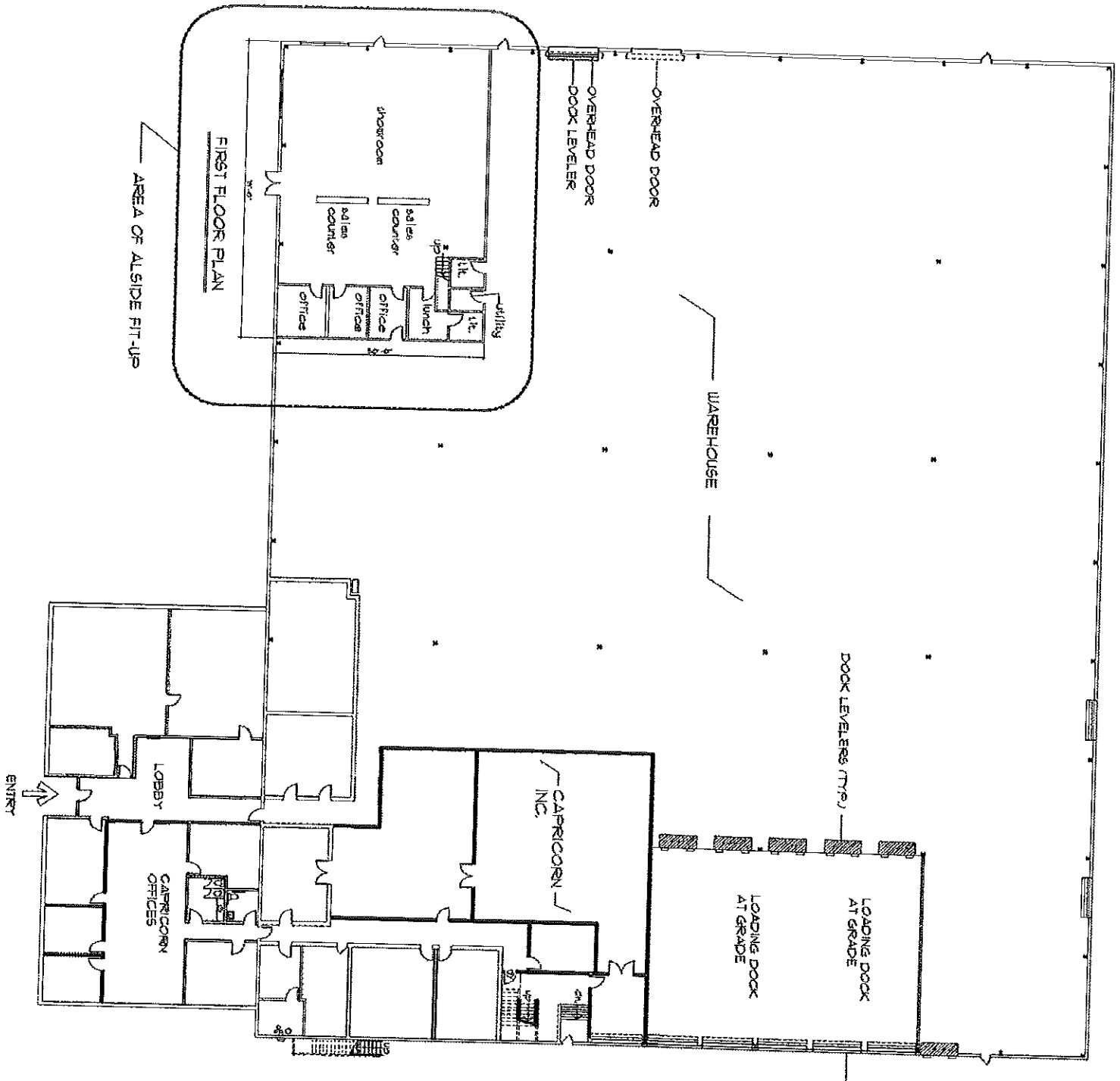
John Wise at WRE Brokers (775 3499) is in the process of building the parking lot required by the Capricorn fit-up. He has asked me to send these plans to you to see how many additional spaces would be required if Alside, Inc. becomes a tenant.

Please call me at 772 6022 or John Wise if you have any questions.

Thanks - John

cc: John Wise





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