

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **INSPECTION**

PERMIT

Permit Number: 090891

Please Read Application And Notes, If Any, Attached

This is to certify that Income Property Management/n/a
has permission to Change of Use; From warehouse to warehouse and distribution with service and repairs for products and an access
AT 184 Anderson St CBL 010 E001001

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 occupied. **NOTICE IS REQUIRED**

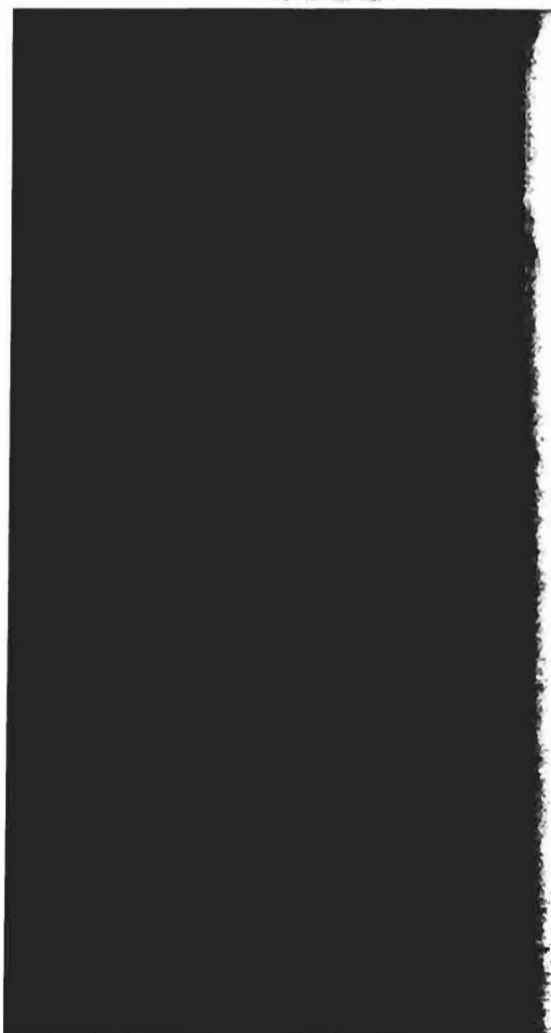
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Capt. A. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 8/31/09
Director - Building & Inspection Services

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: 09-0891	Issue Date: 8/31/09	CBL: 010 E001001
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Location of Construction: 184 Anderson St	Owner Name: Income Property Management	Owner Address: 200 Anderson Street	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: Boulder Nordic Sport	Phone:	Permit Type:	Zone: ILB

Past Use: Commercial / Warehouse / Glass blowing studio	Proposed Use: Change of Use; From warehouse to warehouse and distribution with service/repairs for products and an accessory retail (Boulder Nordic Sport).	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Change of Use; From warehouse to warehouse and distribution with service and repairs for products and an accessory retail (Boulder Nordic Sport).		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied + See Conditions	INSPECTION: Use Group: 3.2/B Type: 513 IBC-2003	
		Signature: (KG)	Signature: [Signature]	
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: 08/18/2009	Zoning Approval		
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"/>	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: _____ [Stamp: RECEIVED AUG 31 2009]	Date: _____ ok with conditions 8/26/09	Date: _____	Date: _____

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: 09-0891	Date Applied For: 08/18/2009	CBL: 010 E001001
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Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: Boulder Nordic Sport	Phone:	Permit Type:	

Proposed Use: Change of Use; From warehouse to warehouse and distribution with service/repairs for products and an accessory retail (Boulder Nordic Sport).	Proposed Project Description: Change of Use; From warehouse to warehouse and distribution with service and repairs for products and an accessory retail (Boulder Nordic Sport).
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/26/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This portion of property shall remain a warehouse with distribution with service and repairs and an accessory retail use. Any change of use shall require a separate permit application for review and approval. If the on site retail sales component increases more than what has been outlined in your letter to us, there shall be a separate application to assure compliance with the underlying zoning. 2) Separate permits shall be required for any new signage. 3) 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: Chris Hanson	Approval Date: 08/31/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 08/27/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is for change of use only. There is to be no construction or tenant fit up without additional permits.			

Comments:
 8/26/2009-mes: The attached letter outlines uses - most of the sales will come from the internet - the less than 2,000 sq ft building is mostly warehouse and distribution and servicing of their products - the retail as proposed is ancillary and not a prime use.

09 0591



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>200 Anderson St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>1,790 sq. ft.</u>		Square Footage of Lot <u>1.137± Acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>10</u> Block# <u>E</u> Lot# <u>1</u> Legal	Applicant * must be owner, Lessee or Buyer * Name <u>Natron Nordic Enterprises LLC</u> Address <u>1717 15th St.</u> City, State & Zip <u>Boulder, CO 80302</u>	Telephone: <u>303-818-2365</u>
Lessee/DBA (If Applicable) <u>Boulder Nordic Sport</u>	Owner (if different from Applicant) Name <u>Income Property Mgt.</u> Address <u>200 Anderson St.</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>N/A</u> C of O Fee: \$ <u>0</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>Glass Blowing Studio</u> Proposed Specific use: <u>Shipping, Service, Retail</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <p style="text-align: center;"><u>Change of Use</u> AUG 18 2009</p>		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Roger Knight</u> Telephone: <u>207-749-1945</u> Mailing address: <u>27 Ocean St. Apt. 6 S. Portland, ME 04106</u>		

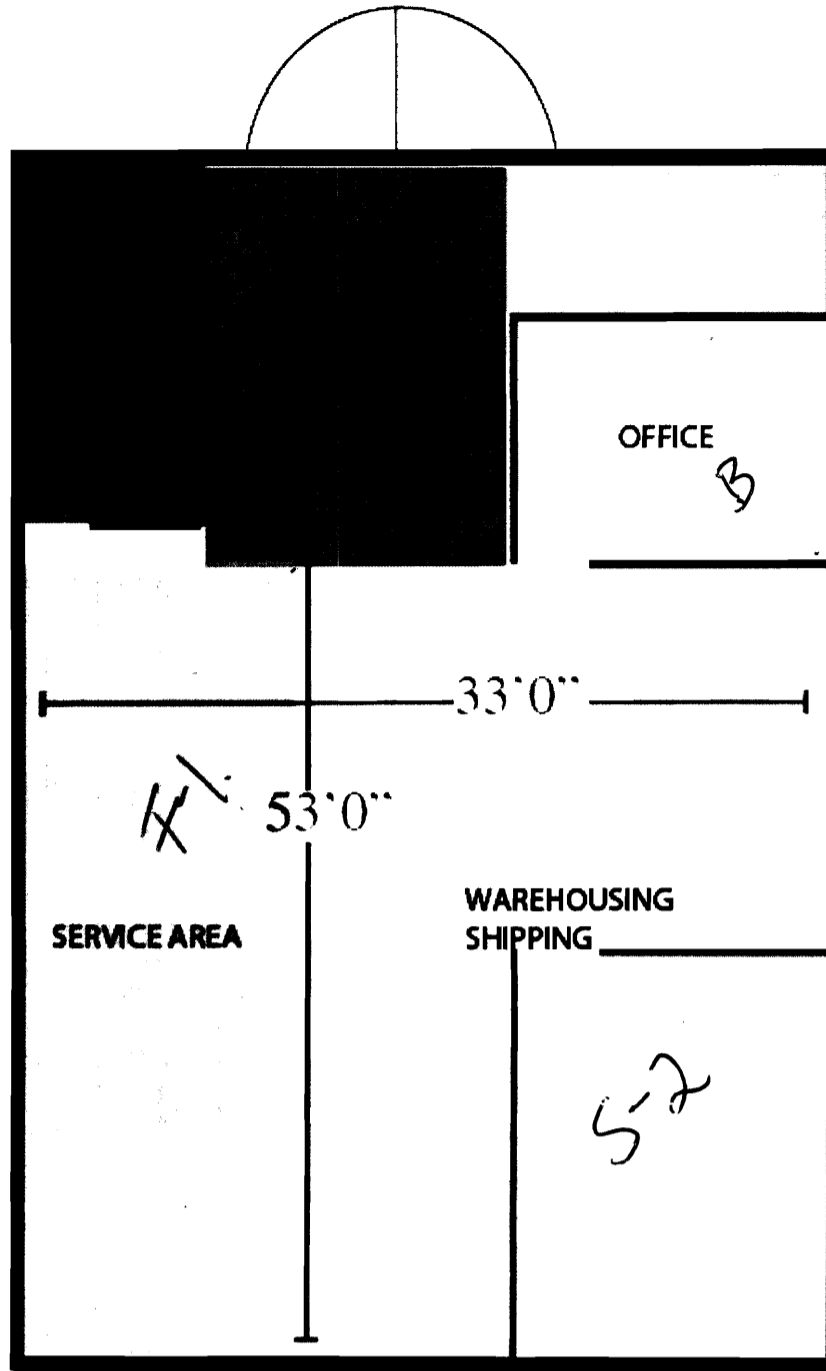
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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.

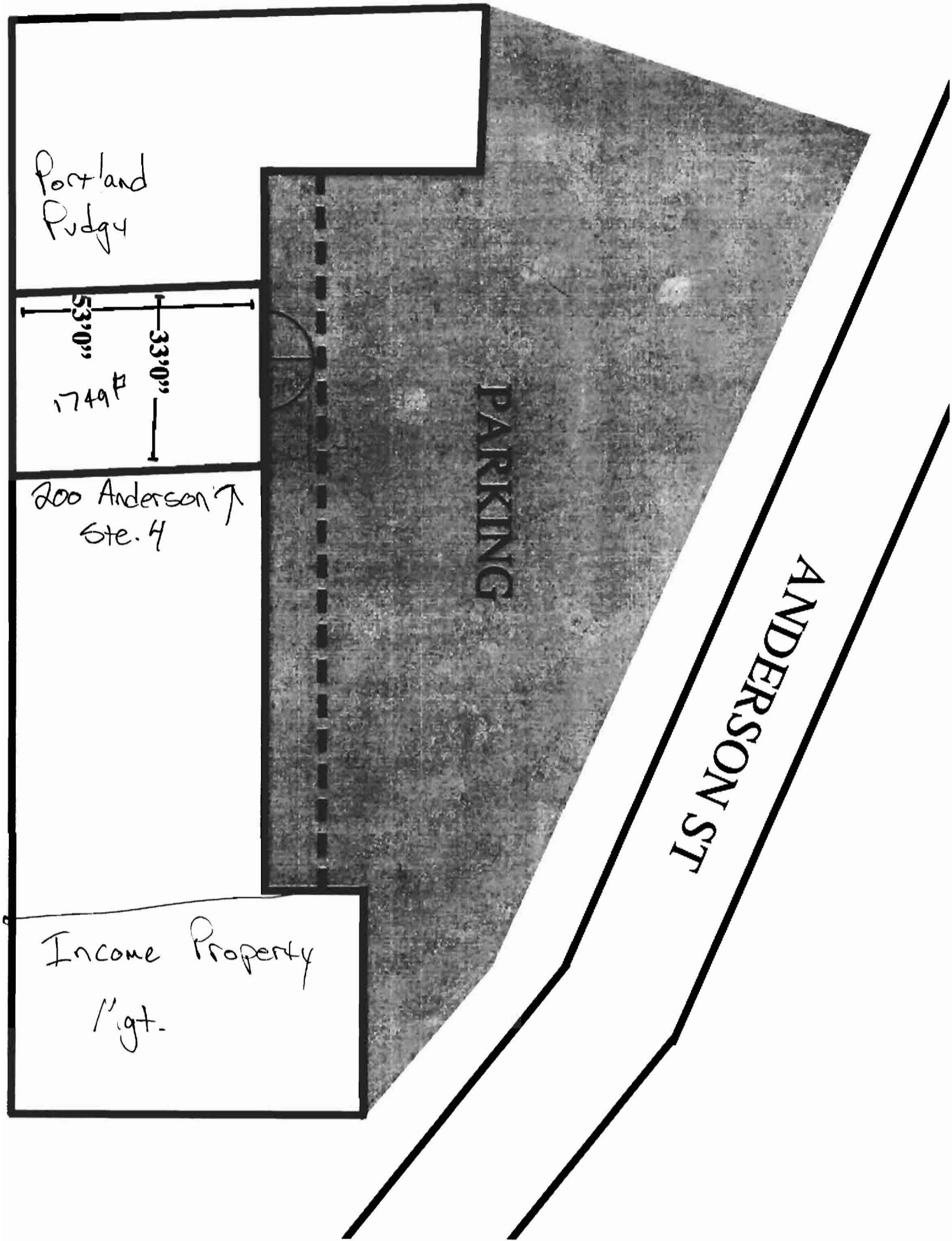
Signature: [Signature] Date: 8/13/09

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



total sqft
1749 sq

non-separated
as per Table 503
S-2 - 13,500 Allowed
F-1 - 8,500 Allowed
B - 9,000 Allowed
M - 9,000 Allowed





City of Portland
Zoning Office

August 13, 2009

To Whom It May Concern,

Boulder Nordic Sport wishes to establish an operations center at 200 Anderson, Suite #4, Portland 04101. This location will serve primarily as a warehousing, service and shipping center with a light retail component for a cross-country ski business. Please accept our enclosed application for Zoning Use Change. Our intended use of this space fits well within the goals of the zoning standards.

There are three aspects to our business: Retail, On-line Retail, and Import/Distribution. This location will serve primarily as a warehousing and fulfillment center for internet and phone orders, as well as the import and distribution of two European cross-country ski accessory brands. Additionally, a ski service center will be set up to provide high-level regional ski service. A small, seasonal specialty retail component will be set up to provide local sales and service.

The retail component will be open year-round, but is highly seasonal from November 15-March 1, and will have little or no use impact from the retail operation outside of those dates. The retail use will fill a relatively small portion of the total space and will not adversely affect traffic or parking patterns in the area. This will be exclusively a specialty cross-country skiing retail store, which fills a very small niche market. The site has ample on-site parking.

Thank you for your time and consideration. If any questions or issues arise with this application. Please contact Roger Knight, Director of Eastern Operations, at 207.749.1945, roger@bouldernordic.com.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Nathan Schultz'.

Nathan Schultz
Owner
Boulder Nordic Sport

Attached- Parking lot size, Space layout, Letter of intent with landlord.

BOULDER NORDIC SPORT
1717 15th St • Boulder, Colorado 80302
720.227.9400 • 877.BNS.SKIS • Fax 866.371.0631
info@bouldernordic.com • www.bouldernordic.com



Certificate of Design Application

From Designer: _____

N/A

Date: _____

Job Name: _____

Address of Construction: _____

2003 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 2003 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)

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_1 (1615.1)
- _____ Site class (1615.1.5)

- _____ 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_{jt} (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 , and deflection amplification factor, C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

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)



Commercial Interior & Change of Use Permit Application Checklist

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 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- 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: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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



Accessibility Building Code Certificate

Designer:

N/A

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.

(SEAL)

Signature: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

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

Date: _____

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 *2003 International Building Code* and local amendments.

(SEAL)

Signature: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

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

August 6, 2009

Joe Wojcik
Income Property Management
200 Anderson Street
Portland, ME 04101

Re: Letter of Intent- 200 Anderson Street

Dear Joe:

This letter sets forth the terms and conditions under which **Natron Nordic Enterprises, LLC dba Boulder Nordic Sport** (hereinafter referred to as "Tenant") is willing to enter into a lease agreement with **Income Property Management**, (hereinafter referred to as "Landlord") for space at the above-referenced location.

Property: 200 Anderson Street
Portland, ME

Tenant: Natron Nordic Enterprises, LLC

Landlord: Income Property Management

Demised Premises: The demised premises shall be deemed to contain 1,790± s.f. of leased space.

Lease Term: One (1) year.

Renewal Options: Tenant shall have Three (3), One (1) year renewals at 3% annual increases.

Occupancy Date: Upon Lease Execution

Rent Commencement Date: September 1, 2009

Landlord's Work: None.

Tenant's Work: Tenant may, under their sole cost and expense, install a shower in the unit and modify the floor (i.e. rubberized paint). Any and all modifications to the building by Tenant or Tenant's agent shall be submitted to Landlord for its approval prior to commencement of work. Tenant agrees that all work shall be completed in compliance with all applicable state and municipal building codes and ordinances.

Lease Rate: Year 1: \$1,050.00/Month Modified Gross

1st Renewal Option: \$1,081.50/Month Modified Gross

2nd Renewal Option: \$1,113.95/Month Modified Gross

3rd Renewal Option: \$1,147.36/Month Modified Gross

The above rent is quoted on a Modified Gross Basis. Therefore, it includes Tenant's pro rata share of all Base Year 2009 operating expenses for this 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, etc. Tenant to pay its pro rata share of annual increases over base year. The rent does not include Tenant's premises electricity costs or HVAC expense. Tenant is directly responsible for its utility expenses for lights, plugs, & HVAC. Tenant is also responsible for its premises' janitorial costs.

- Use: Tenant will use the demised premises as distribution, repair, and retail sales relating to skis.
- Deposit: Upon full execution of this Letter of Intent, the sum of one month's rent, One Thousand Fifty and 00/100 Dollars (\$1,050.00), will be delivered to CB Richard Ellis/The Boulos Company and held in a non-interest bearing escrow account. At the time the lease is executed, said deposit will be forwarded to Landlord and credited toward the Tenant's first month's rental payment due under the lease. CB Richard Ellis/The Boulos Company, upon the full execution of the lease may, at its option, credit this deposit toward the commission due and payable by the Landlord. In such an event, Tenant is to receive credit for this money as if it had been credited toward Tenant's rent payments due under the lease.
- Security Deposit: Upon full execution of a Lease Agreement, Tenant will deposit with Landlord the sum of One Thousand Fifty and 00/100 (\$1,050.00). This sum represents the security deposit due under the lease. Said deposit will be returned to Tenant at the end of the lease term, provided the premises are left in good repair, "broom clean," and provided Tenant has not been in default of lease. Interest will not be paid on said deposit.
- Signage: Signage will be at Tenant's sole expense; however, subject to the prior written approval of design and location by Landlord prior to installation and also subject to any standards in use at the property. Such approval shall not be unreasonably withheld or delayed.
- Parking: Parking is available on-site and in common with other tenants.
- Brokerage Commission: Landlord's responsibility in accordance with CB Richard Ellis/The Boulos Company's standard commission schedule.
- Lease Guarantee: The lease shall be personally guaranteed by Natron Nordic Enterprises, LLC.
- Financials: It is understood that any lease agreement is subject to Landlord's prior approval of Tenant's financial statements and past credit history. If requested by Landlord, then Tenant shall submit such information to Landlord within five (5) days of full execution of this Letter of Intent.
- Assignment/Sublet: Tenant shall be permitted to assign lease or sublet space with Landlord's prior written approval.
- Zoning: It is the responsibility of Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord and CB Richard Ellis/The Boulos Company make no representations or warranties as to the suitability of, or the ability to obtain regulatory approval for, the subject premises for Tenant's intended use.

Letter of Intent

Expiration:

This offer to lease is valid until Monday August 10, 2009, but may be revoked by either party at any time without prior written notice.

Facsimiles:

The undersigned jointly and severally agree to accept fax copies of the documents which have been sent by either party to the other, or to any other party or agent to this transaction, as original documents, with the exception of the final lease document.

Lease Agreement:

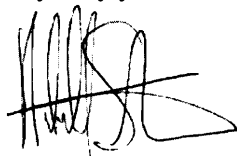
Landlord agrees to forward its proposed lease to Tenant within seven (7) days of the full execution of this Letter of Intent. In the event Tenant and Landlord have not executed a mutually agreeable lease within seven (7) days of Tenant's receipt of Landlord's lease, Tenant's deposit shall be returned and neither party is under any further obligation to the other.

Miscellaneous:

This Letter of Intent is contingent upon city approval and the Landlord shall provide a letter granting the Tenant permission to occupy this space for the City of Portland.

This Letter of Intent represents the preliminary understanding of the parties with respect to the proposed Lease. This letter is not intended to constitute a binding or enforceable contract nor does it constitute a legal obligation on either party. Further, the basic terms set forth are subject to both parties entering into a mutually agreeable written Lease agreement to be fully executed by both Landlord and Tenant.

Very truly yours,



Nate Stevens
CB Richard Ellis/The Boulos Company

SEEN AND AGREED TO:

Income Property Management, Landlord

By: _____

Its: _____

Date: _____

Natron Nordic Enterprises, LLC, Tenant

By: _____

Its: _____

Date: _____

August 6, 2009

Joe Wojcik
Income Property Management
200 Anderson Street
Portland, ME 04101

Re: Letter of Intent- 200 Anderson Street

Dear Joe:

This letter sets forth the terms and conditions under which **Natron Nordic Enterprises, LLC dba Boulder Nordic Sport** (hereinafter referred to as "Tenant") is willing to enter into a lease agreement with **Income Property Management**, (hereinafter referred to as "Landlord") for space at the above-referenced location.

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Rent Commencement Date: September 1, 2009

Landlord's Work: None.

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Signage: Signage will be at Tenant's sole expense; however, subject to the prior written approval of design and location by Landlord prior to installation and also subject to any standards in use at the property. Such approval shall not be unreasonably withheld or delayed.

Parking: Parking is available on-site and in common with other tenants.

Brokerage Commission: Landlord's responsibility in accordance with CB Richard Ellis/The Boulos Company's standard commission schedule.

Lease Guarantee: The lease shall be personally guaranteed by Natron Nordic Enterprises, LLC.

Financials: It is understood that any lease agreement is subject to Landlord's prior approval of Tenant's financial statements and past credit history. If requested by Landlord, then Tenant shall submit such information to Landlord within five (5) days of full execution of this Letter of Intent.

Assignment/Sublet: Tenant shall be permitted to assign lease or sublet space with Landlord's prior written approval.

Zoning: It is the responsibility of Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord and CB Richard Ellis/The Boulos Company make no representations or warranties as to the suitability of, or the ability to obtain regulatory approval for, the subject premises for Tenant's intended use.

Letter of Intent

Expiration:

This offer to lease is valid until Monday August 10, 2009, but may be revoked by either party at any time without prior written notice.

Facsimiles:

The undersigned jointly and severally agree to accept fax copies of the documents which have been sent by either party to the other, or to any other party or agent to this transaction, as original documents, with the exception of the final lease document.

Lease Agreement:

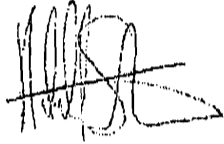
Landlord agrees to forward its proposed lease to Tenant within seven (7) days of the full execution of this Letter of Intent. In the event Tenant and Landlord have not executed a mutually agreeable lease within seven (7) days of Tenant's receipt of Landlord's lease, Tenant's deposit shall be returned and neither party is under any further obligation to the other.

Miscellaneous:

This Letter of Intent is contingent upon city approval and the Landlord shall provide a letter granting the Tenant permission to occupy this space for the City of Portland.

This Letter of Intent represents the preliminary understanding of the parties with respect to the proposed Lease. This letter is not intended to constitute a binding or enforceable contract nor does it constitute a legal obligation on either party. Further, the basic terms set forth are subject to both parties entering into a mutually agreeable written Lease agreement to be fully executed by both Landlord and Tenant.

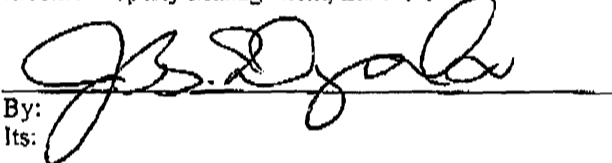
Very truly yours,



Nate Stevens
CB Richard Ellis/The Boulos Company

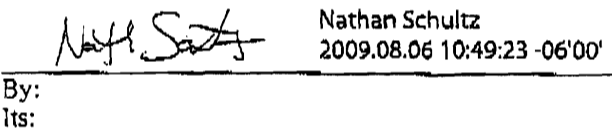
SEEN AND AGREED TO:

Income Property Management, Landlord

By: 
Its: _____

8-7-09
Date: _____

Natron Nordic Enterprises, LLC, Tenant

By: 
Its: _____

Nathan Schultz
2009.08.06 10:49:23 -06'00'

Aug 6, 2009
Date: _____