

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

PERMIT ISSUED

Permit No: 01-1475	Issue Date: DEC 13 2001	GBL: 066 D004001
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Location of Construction: 85 St James St	Owner Name: Goodman Myles J Trust	Owner Address: Po Box 1660	Phone: 819
Business Name:	Contractor Name: Dunning, Ronald	Contractor Address: 966 Western Avenue Manchester	Phone: 8005515244
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: I-M

Past Use: Big A Auto Part Store	Proposed Use: Auto Parts Store	Permit Fee: \$36.00	Cost of Work: \$1,100.00	CEO District: 3
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Proposed Project Description: Install Garage Door	<p><i>warehouse with accessory retail use</i></p> <p><i>1-800 886-4477</i></p>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>S-2</i> Type: <i>BOCA 1999</i> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:

Permit Taken By: gad	Date Applied For: 11/30/2001	Zoning Approval
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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: <i>ok 12/3/01</i>	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 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:
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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

01-1475

All Purpose 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: 85 ST JAMES ST

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Chart# <u>006</u> Block# <u>D</u> Lot# <u>004</u>	Owner: <u>ARNOLD GOODMAN TRUST</u>	Telephone: <u>797-9819</u>
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Lessee/Buyer's Name (if Applicable) <u>CHAMBERS PARTS DISTRIBUTORS</u>	Applicant name, address & telephone: <u>RON DUNNING 623-3419</u>	Cost Of Work: \$ <u>1,100.00</u> Fee: \$ <u>30</u>
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Current use: VACANT

If the location is currently vacant, what was prior use: BIG "A" AUTO PARTS

Approximately how long has it been vacant: 6 MONTHS

Proposed use: AUTO PARTS SALES + WAREHOUSE

Project description: INSTALL 2ND GARAGE DOOR WHERE A PRIOR DOOR HAD BEEN REMOVED

NO loading dock

Contractor's name, address & telephone:

Who should we contact when the permit is ready: RON DUNNING

Mailing address:
966 WESTERN AVE MANCHESTER ME 04351 Phone: 800-551-5244

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the 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 of applicant: <u>Ronald Dunning President</u>	Date: <u>11-28-01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

NOV 30 2001

OVERHEAD DOOR COMPANY OF PORTLAND

The Genuine. The Original.

MAIN OFFICE
533 Riverside Industrial Parkway
Portland, ME 04103
Tel - 1-800-287-6734 / 207-797-6734
Fax - 207-797-0642

BRANCH OFFICE:
Augusta, Maine 04330
Portsmouth, N. H. 03801
Londonderry, N. H. 03053
PME/MJT

Proposal #: 1-6369

PROPOSAL SUBMITTED TO: CHAMBERS PARTS				Date 11/28/2001	Attention Ron Dunning				
STREET 19 RICE ST				Job Name WAREHOUSE					
City PORTLAND		State ME	Zip Code 04102		Job Location ST. JAMES ST.				
Phone Number 878-0629		Fax Number 623-3892		Job Phone					
ITEM #	QTY	SERIES	DOOR WIDTH	DOOR HEIGHT	GLAZING	TRACK TYPE	OPERATION	HEAD ROOM	JAMB TYPE
A	1	591	9' 0"	8' 0"	(2) DTA	High Lift	MANUAL	60"	WOOD

SCOPE OF WORK:

FURNISH AND INSTALL (1) 9' X 8' OVERHEAD DOOR(S) AS DESCRIBED BELOW, WITH HIGH LIFT TRACK, WITH (2) DOUBLE THERMAL ACRYLIC OVAL WINDOWS IN THE THIRD ROW...

PROPOSAL PRICE INCLUDES: INSTALLATION, LABOR, AND TAX.....\$1,250.00

***ADD TO PROPOSAL PRICE \$225.00 FOR (2) LAMINATED DOCK BUMPERS...

***PLEASE NOTE: THE PROPOSAL PRICING ASSUMES THAT THE DOOR(S) WILL BE INSTALLED ON 2X6 WOOD JAMBS (ON THE INSIDE WALL) THAT ARE TO BE DONE BY OTHERS...

***ALL OPENING PREP. BY OTHERS...

The above sized 591 series "Thermacore" sectional door(s), as manufactured by the Overhead Door Corporation. Door standard features to include the following:

.016" thick roll-formed hot-dipped galvanized, ribbed face steel sections, with metal/foam/metal sandwich, foamed-in-place homogeneous CFC/HCFC free polyurethane insulation. Insulating values: R = 14.86, U = .67. Section thickness 1 5/8", all sections to be fitted with tube seals to weatherstrip each joint. Door will be designed to meet or exceed industry standards for wind loading. Air infiltration of .08 cfm per sq. ft. of door at 15 mph, and class 26 sound transmission. End stiles will be 16 ga. steel; hinges and fixtures will be galvanized steel. EPDM thermal break to be provided between interior and exterior skins to prevent thermal transmission. Patented water channel is provided for a drip free opening. The polyurethane foam insulation is fully encapsulated in non-permeable materials for no loss of thermal efficiency. Limited 10-year warranty against panel delamination of foam and steel skins.

We hereby propose to complete in accordance with above specification, for the sum of:

AS NOTED ABOVE

Signature

Dave Lenox
DAVE LENOX / SALES ENGINEER

Direct Dial: 1-800-287-6734

TERMS AND CONDITIONS

Payment to be made as follows: 35% Deposit / Waived with credit approval.

Prices subject to change if not accepted in 30 days.

BY OTHERS: Jambs, spring pads, all wiring to motors and control stations, unless otherwise stated above, are not included. Purchaser agrees that doors shall remain in Seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorneys' fees. The Seller shall be entitled to full and final payment on the Purchase Order. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.)

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser:

Signature

Title

Date of Acceptance

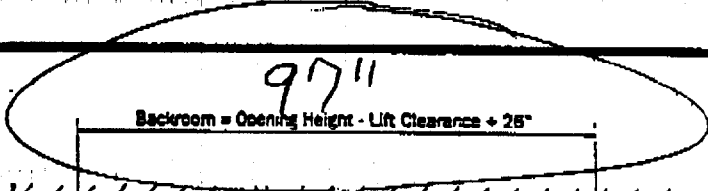
Sectional Doors

Track

Headroom and Backroom Clearance

Lift Clearance Track*
Standard

58"
ACTUAL



Minimum Headroom Dimension

Horizontal Track Support

Headplate

Horizontal Track Assembly

Lift Clearance

49"

Breakaway Track Assembly

8
Opening Height

Vertical Track Assembly

14'-7"
Centelines of Shaft Dimension

Jamb Brackets

*For applications where additional headroom clearance is required.

ITEM	DOOR QTY.	OPNG. SIZE	DOOR SIZE	TRACK TYPE	JAMBS		SIDERM.		HI-LIFT	HDRM.	DEPTH	OPERATION
					W	S	LT.	RT.				
A	(1)	9x8	9'-3" x 8"	HEALTH X			6"	6"	49"	58"		MANUAL

DATE: _____

JOB: CHAMBERS PARTS

LOCATION: ST. James ST
PORTLAND, ME

CONTRACTOR: OVERHEAD DOOR CO.

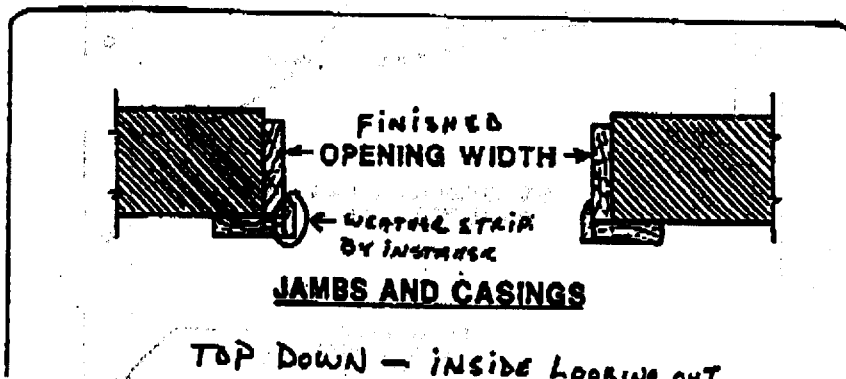
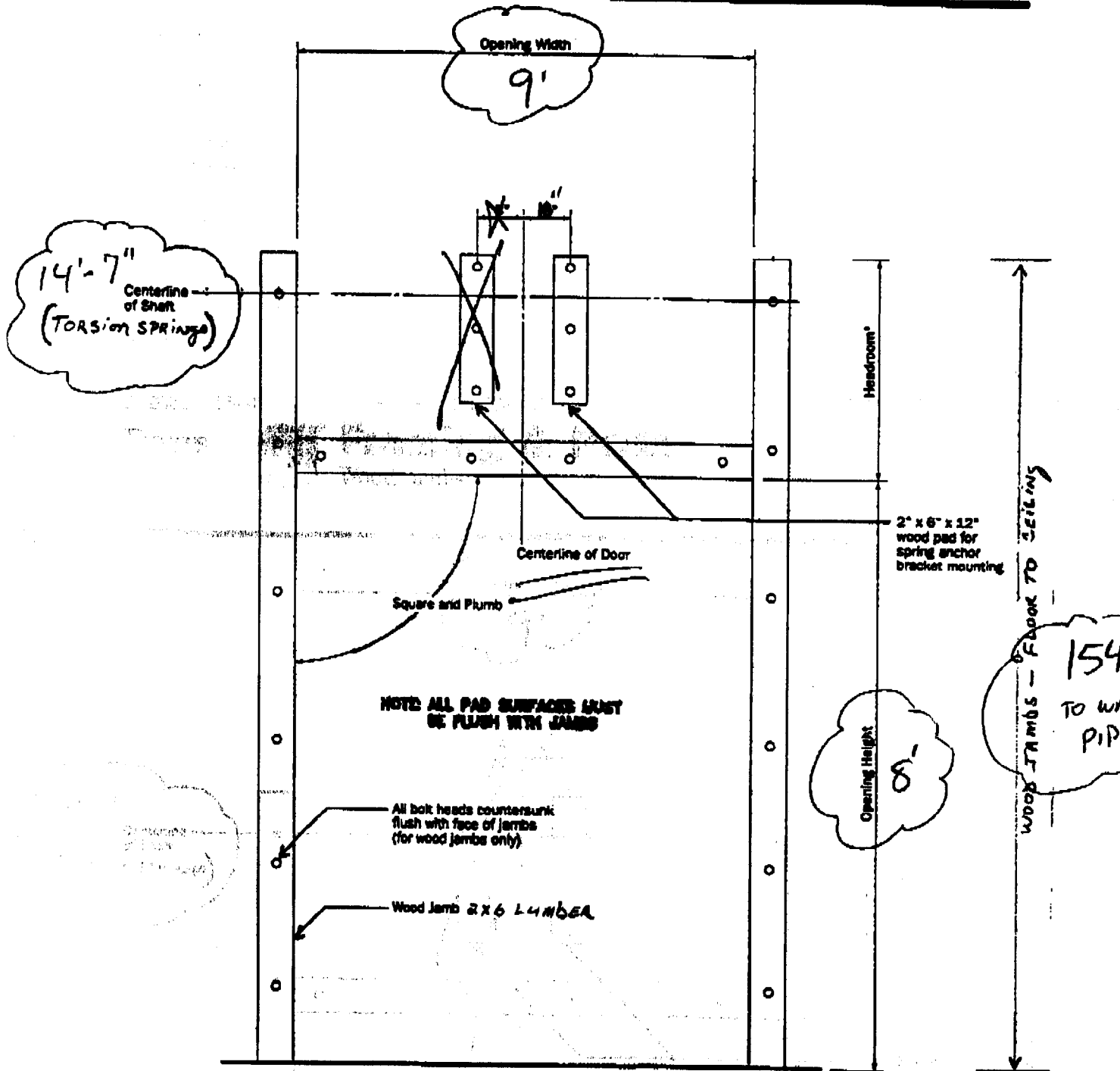
OHD THERMACORE INC

Sectional Doors



Framing & Pads

Wood Jambs



PROPERTY PROFILE



85 ST. JAMES STREET
PORTLAND, MAINE



Industrial/Commercial Real Estate

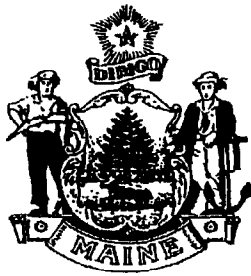
Portland, Maine 04101



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE.

For more information or inspection, please call (207) 773-7100.

Chapter 330, Section 7 of the Maine Real Estate Commission License Law and Rules requires that a real estate licensee provide a written statement advising that the licensee represents the seller's interests and as such has a fiduciary duty to disclose to the seller information, which is material to the sale, acquired from the buyer or any other source.



Dept. of Professional & Financial Regulation
Office of Licensing & Registration
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035



AGENCY RELATIONSHIPS

*This form provides a consumer guide to agency relationships in a real estate transaction.
Maine law requires that it be given to all prospective residential buyers/sellers.*

WHO IS A CLIENT?

A client is a person who establishes an agency relationship with and agrees to be represented by an agent in a real estate transaction.

A Seller becomes a client of a real estate company by entering into a listing agreement with a licensee associated with a company. Depending on the type of property and the agreement, the listing may or may not be in writing. However, it is generally a good idea to have the agreement in writing so that the terms and the obligations of both the seller and the licensee/company are clearly established.

A Buyer becomes a client of a real estate company by entering into a buyer representation agreement with a licensee associated with a company. Although not required, it is generally a good idea to have the agreement in writing so that the terms and the obligations of both the buyer and the licensee/company are clearly established.

WHO IS AN AGENT?

An Agent is the licensee who by mutual agreement will act on your direction and represent your interests above all others in a real estate transaction.

Acting on your behalf, your agent will employ his/her best efforts to negotiate the best price and terms in a real estate transaction. Your agent owes utmost loyalty to you, the client, and must pass on to you any information he or she knows which might influence your decision to buy or sell. You can rely on your agent to preserve confidential information provided by you. You can expect to receive timely accounting of money or property related to and received during your relationship with your agent.

WHAT IS A DUAL AGENT?

In certain situations, a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called dual agency since one agent represents both parties and both parties remain clients of the company. The possibilities and consequences of dual agency representation must be explained to you by the licensee. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party. Also, a dual agent may not be the advocate for either party and cannot negotiate for nor advise as to the price or terms of the transaction.

It is important that you discuss dual agency with the licensee in order to understand the limits of representation that a dual agent can provide. If the company you are working with practices disclosed dual agency, you must determine whether or not you would be willing to agree to limited representation by your agent.

DO YOU WANT TO BE A CUSTOMER OR A CLIENT?

Do you want to only receive information and assistance from a real estate licensee (in which case you would be a Customer) or do you wish to be represented by a licensee (in which case you would be a Client)? A licensee is *not required* to represent either the buyer or the seller. To understand your options, discuss this issue with the real estate licensee with whom you are working. It is important to you and the licensee that your working

relationship with the licensee be established and acknowledged and that you are aware of the services the licensee will or will not provide. Not all companies offer the same choices for representation. At your discretion, it may be advisable to obtain legal or other professional advice that you believe is necessary to protect your interests.

THIS FORM IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding agency relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

TO BE COMPLETED BY LICENSEE

This form was presented on Mo _____ Day _____ Yr _____

to _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

85 ST. JAMES STREET

Property Address: 57-107 (85) St. James Street
Portland, Maine

Space Available: 8,034± SF

Land Area: 1.74 Acres

Assessor's Reference: Map 66, Lot 5

Zoning: Industrial

Construction: Prefabricated metal building

Roof: Sloped metal roof.

Floor: Concrete slab.

Column Spacing: 18 ft. x 40 ft.

Ceiling Height: **Warehouse:** 14 +/- ft. clear height

Lighting: Fluorescent light fixtures throughout.

Electrical: 200 Amp electrical service.

Heat: **Warehouse:** Oil-fired FHA
Office: Electric baseboard

Utilities: Municipal water and sewer.

Loading Dock: One (1) 8 ft. x 8 ft. dock door.

Sprinkler System: Full coverage with a dry sprinkler system.

Parking: Limited parking.

Lease Price: \$5.50/SF NNN

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

85 ST. JAMES ST.

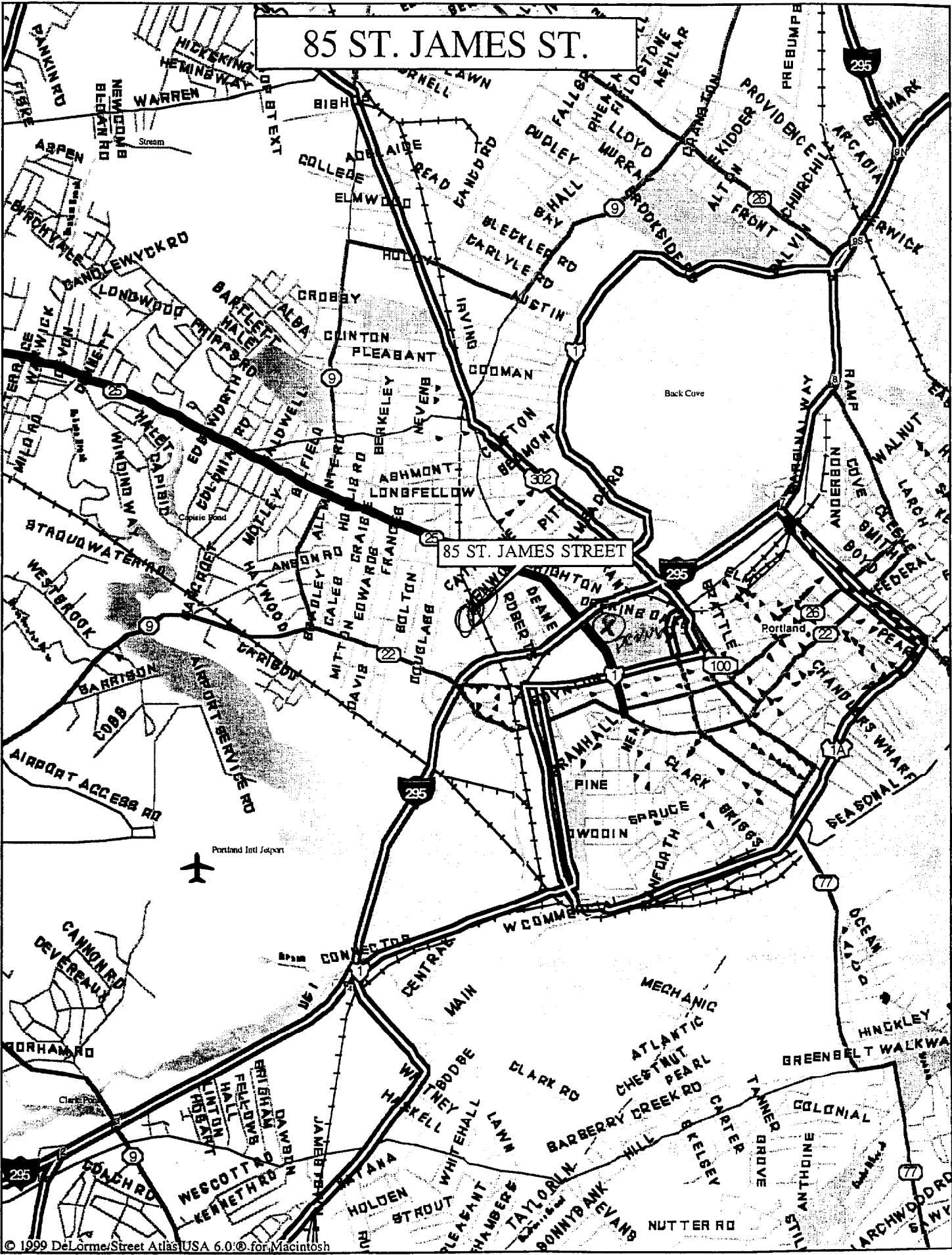
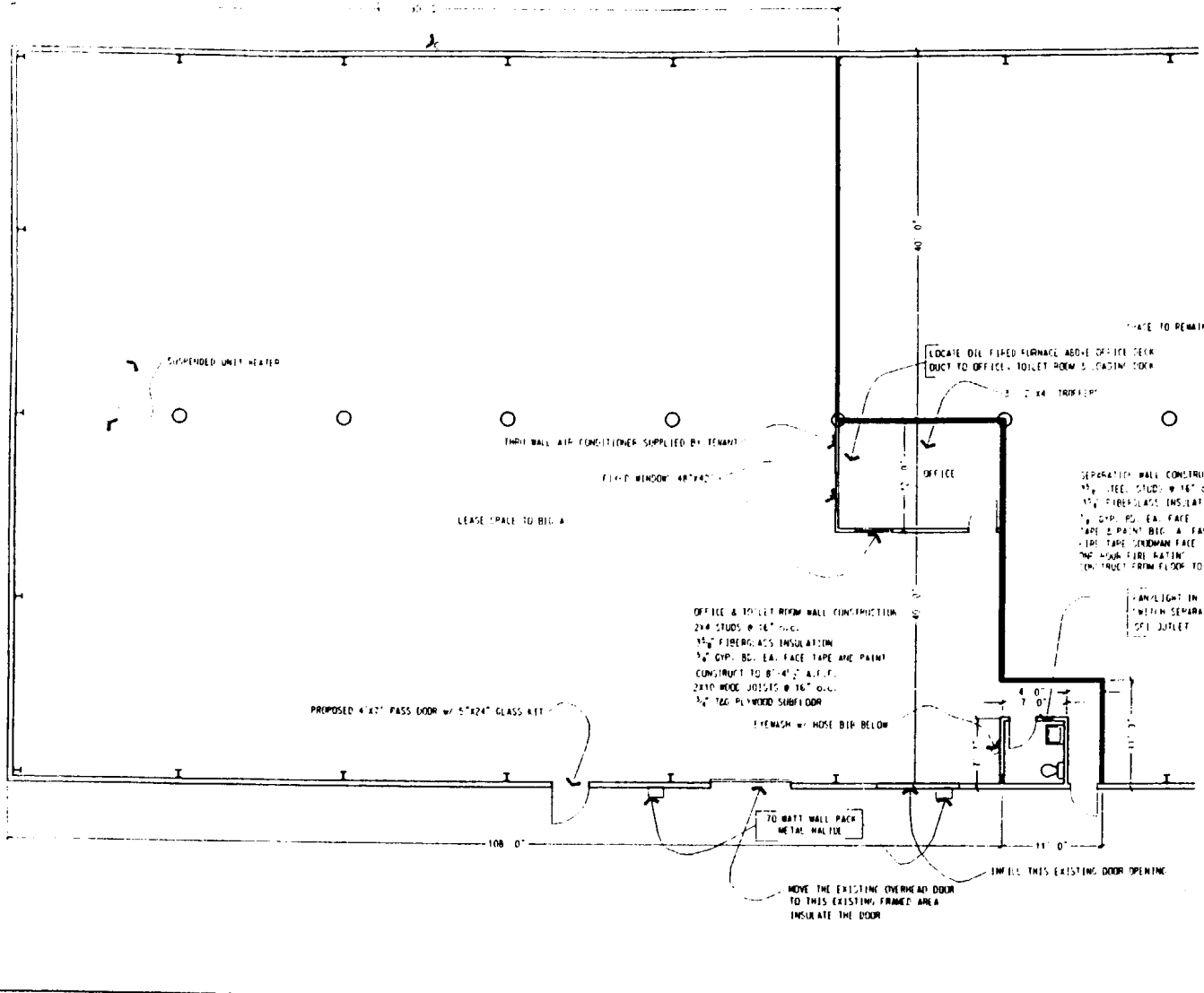


EXHIBIT "A"

EXHIBIT "B"
IMPROVEMENTS TO LEASED PREMISES

NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH THE 1995 MAINE BUILDING CODE AND ALL APPLICABLE REGULATIONS.



20 DE 2004
 14 MONTHS W/ 24034
 2004-1005

PARTIAL FLOOR PLAN
 W. GOODMAN BLDG.
 ST. JAMES ST.
 PORTLAND, MAINE

PROJECT TITLE
 RECORDS

DESIGN BY: S. J. DUMM
 DATE: 24 MAY 98 (REV)
 FILE: 00702105
 SCALE: 1"=4'-0"

A.1

EXHIBIT 'B'