

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes. If Any.
 Attached

BU **INSPECTION**

PERMIT

Permit Number: 090026

This is to certify that Ellen LLC/Monaghan Woodwork, Inc.

has permission to Commercial Storage unit#7 - Establish use of space for commercial storage - Hammers, saws, staging etc.

AT 59 Rain Maker Dr Unit#7 City of Portland 306-B006307

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 lathed or otherwise altered-in. 24 HOURS 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. Craig (Miss) (PFD)
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____
 JUN 21 2009
 CITY OF PORTLAND

James Rourke 1/20/09
 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: 09-0026 | Issue Date: | CBL: 306 B006307 |
|-----------------------|-------------|---------------------|

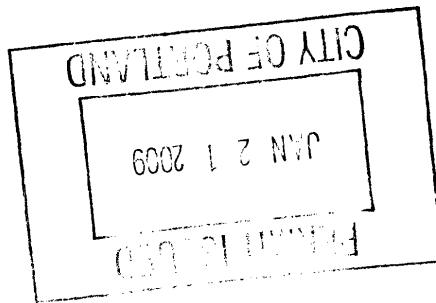
| | | | |
|--|--|---|------------------------|
| Location of Construction: 59 Rain Maker Dr Unit#7 | Owner Name: Ellen LLC | Owner Address: 100 Commercial St Suite 311 | Phone: 207-775-2683 |
| Business Name: | Contractor Name: Monaghan Woodworks, Inc. | Contractor Address: 100 Commercial St Suite 311 Portland | Phone: 2077752683 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | Zone: I-M |

| | | | | |
|---|--|--|--|--------------------|
| Past Use: Commercial /Vacant Space unit#7 | Proposed Use: Commercial Storage unit#7 - Establish use of space for commercial storage - Hammers, saws, staging etc. <i>Bldg 3 - unit #7</i> | Permit Fee: \$145.00 | Cost of Work: \$4,500.00 | CEO District: 5 |
| Proposed Project Description: Commercial Storage unit#7 - Establish use of space for commercial storage - Hammers, saws, staging etc. <i>(building contractor storage)</i> | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i> | INSPECTION: Use Group: S-1 Type: <i>3B</i> <i>IBC-2003</i> | |
| | | Signature: <i>Corey Cross</i> | Signature: <i>JMB 1/20/09</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: Idobson | Date Applied For: 01/12/2009 | Zoning Approval | | |
|-----------------------------|---------------------------------|------------------------|--|--|

- 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 <i>N/A</i> <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"/> <input type="checkbox"/> Denied Date: <i>1/12/09</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: |
|--|--|---|



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: 09-0026 | Date Applied For: 01/12/2009 | CBL: 306 B006307 |
|------------------------------|--|----------------------------|

| | | | |
|---|---|--|---------------------------------|
| Location of Construction: 59 Rain Maker Dr Unit#7 | Owner Name: Ellen LLC | Owner Address: 100 Commercial St Suite 311 | Phone: 207-775-2683 |
| Business Name: | Contractor Name: Monaghan Woodworks, Inc. | Contractor Address: 100 Commercial St Suite 311 Portland | Phone: (207) 775-2683 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | |

| | |
|--|---|
| Proposed Use: Commercial Storage Building 3, unit#7 - Establish use of space for commercial storage - Hammers, saws, staging etc. Contractor Storage | Proposed Project Description: Commercial Storage unit#7 - Establish use of space for commercial storage - Hammers, saws, staging etc. |
|--|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/12/2009

Note: **Ok to Issue:**

- 1) This property shall remain building contractor storage. Any change of use shall require a separate permit application for review and approval.
- 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:** **Reviewer:** Jeanine Bourke **Approval Date:** 01/20/2009

Note: **Ok to Issue:**

- 1) This added floor does not meet the criteria for a mezzanine, it is considered a story. It does comply with requirements for egress and storage occupancy.
- 2) Slab thickness to be verified on site by inspector and if less than 6" a detail shall be submitted to show adequate structural support or load spread.
- 3) Fasteners and connectors to be installed per IBC 2003 Sec. 2304.9
- 4) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) 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 Greg Cass **Approval Date:** 01/13/2009

Note: **Ok to Issue:**

- 1) Storage of High Hazard contents not allowed.
- 2) Emergency lights are required to be tested at the electrical panel.
- 3) All means of egress to remain accessible at all times
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 6) All construction shall comply with NFPA 101

Comments:

| | | | |
|---|---|--|--------------------------------|
| Location of Construction: 59 Rain Maker Dr Unit#7 | Owner Name: Ellen LLC | Owner Address: 100 Commercial St Suite 311 | Phone: 207-775-2683 |
| Business Name: | Contractor Name: Monaghan Woodworks, Inc. | Contractor Address: 100 Commercial St Suite 311 Portland | Phone (207) 775-2683 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | |

1/20/2009-jmb: Left voicemail for Mike R. For details on bearing points at posts, handrail detail and stair profile.

Mike called back to confirm jmb

City of Portland, Maine - Building or Use Permit

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

| | | | |
|---|--|---|----------------------------|
| Permit No: 06-0889 | | Date Applied For: 06/15/2006 | CBL: 306 B006001 |
| Location of Construction: 585 RIVERSIDE ST | Owner Name: B & L PARTNERS LLC | Owner Address: 277 MILTON RD | Phone: |
| Business Name: | Contractor Name: TBD | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Amendment to Commercial | |
| Proposed Use: Commercial expand pre approved office area & add 2nd floor office area (unit 1 only) | | Proposed Project Description: Expand pre approved office area & add 2nd floor office area (unit 1 only) | |
| Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 06/22/2006 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 with Conditions Reviewer: Mike Nugent Approval Date: 06/28/2006 Note: Ok to Issue: <input type="checkbox"/> 1) The mezzanine is not usable space, no access has been reviewed or approved. The header has been ungraded to 2- 1 3/4" x 9" LVL's 2) This building is now classified as a type 3B construction building which still meets table 503 3) Sprinklers must be extended in all areas as required by NFPA 13 | | | |
| Dept: Fire Status: Approved with Conditions Reviewer: Cptn Greg Cass Approval Date: 06/26/2006 Note: Ok to Issue: <input type="checkbox"/> 1) Fire alarm system shall comply with NFPA 72 2) All construction shall comply with NFPA 101 | | | |

Comments:

6/28/2006-mjn: This building was reclassified as a type 3B construction to allow for use of combustible interior construction elements.

6/28/2006-mjn: OWES \$75.00 for a C/O



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>59 Rain Maker Dr - unit #7 Portland 04103</u> | | |
| Total Square Footage of Proposed Structure/Area | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# <u>306</u> Block# <u>B</u> Lot# <u>006307</u> | Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Monaghan Woodworks</u> Address <u>100 Commercial St</u> City, State & Zip <u>Portland 04101</u> | Telephone: <u>775-2683</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name <u>Ellen LLC</u> Address <u>100 Commercial St</u> City, State & Zip <u>Portland 04101</u> | Cost Of Work: \$ <u>4,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u> <u>75</u> <u>145</u> |
| Current legal use (i.e. single family) <u>Industrial Condominiums</u> | | |
| If vacant, what was the previous use? <u>NA</u> | | |
| Proposed Specific use: <u>Equipment Storage</u> | | |
| Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Rain Make Condominium Park</u> | | |
| Project description: <u>Industrial Condominiums equipment storage Hammer Saws Drills Staging</u> | | |
| Contractor's name: <u>Monaghan Woodworks Inc</u> | | |
| Address: <u>100 Commercial St</u> | | |
| City, State & Zip <u>Portland, Me 04101</u> | | Telephone: _____ |
| Who should we contact when the permit is ready: <u>Mike Russo</u> | | Telephone: <u>Cell Phone</u> |
| Mailing address: <u>Same</u> | | <u>252-6824</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.

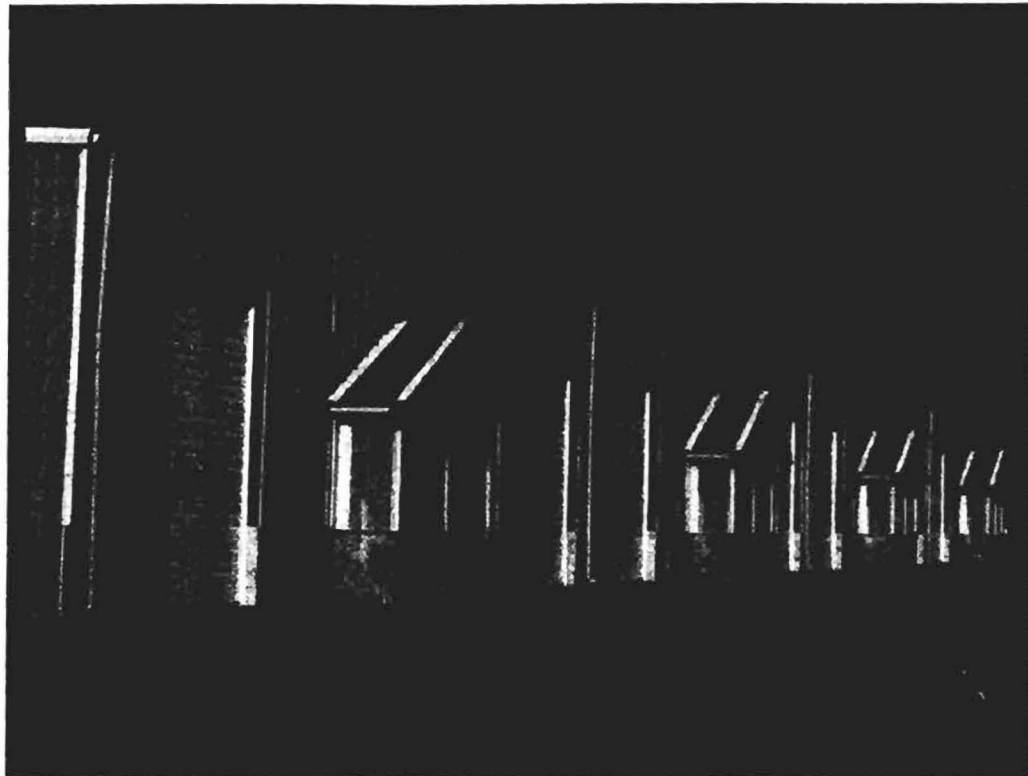
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 provisions of the codes applicable to this permit.

Signature: [Signature] Date: 1/12/09

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

For Sale

Industrial Condominiums



585 Riverside Street 2009

Portland, Maine

59 RAINMAKER DRIVE

UNIT #7

Marc Fishman
Fishman Realty Group
Phone: 775-6561 x202
Cell: 671-6272
Fax: 207-871-0914
www.FishmanRealty.com
Marc@FishmanRealty.com



Ellen LLC

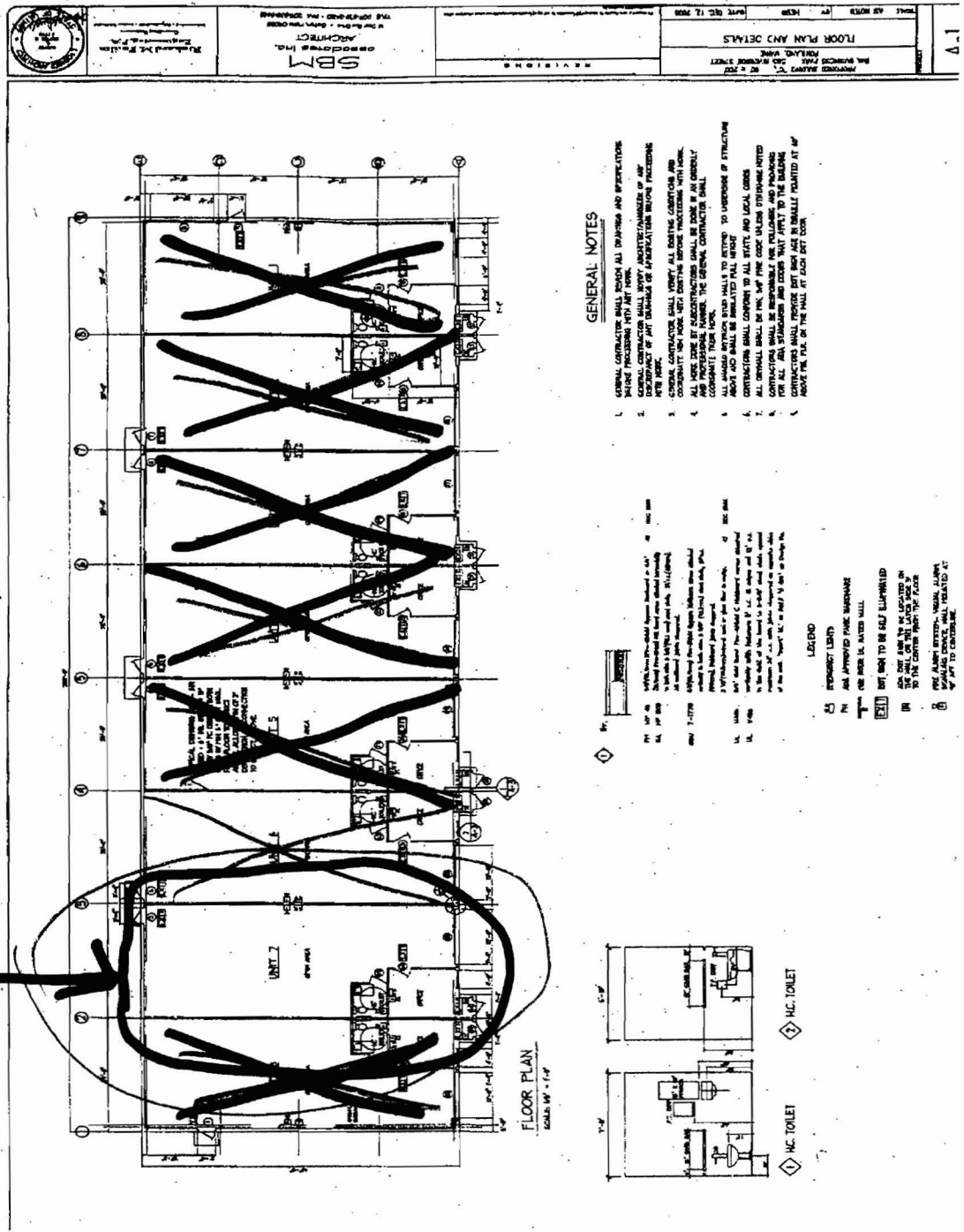
585 Riverside Street, Portland

Rainmaker Industrial Condominium Park

| | |
|-------------------------------|---|
| Property Address: | 585 Riverside Street Portland, Maine |
| Available Units: | 1500+/- SF Units 4 & 7 |
| Lot Size: | 4.241+/- Acres |
| Zoning: | Industrial |
| Tax Map/Block/Lot: | 306/B/6 & 312/B/4 |
| Book/Page: | 21795/282 |
| Existing Building Age: | 2006 |
| No. of Stories: | One (1) |
| Utilities: | Public Water/Private Sewer |
| Construction: | Steel Frame/Metal Siding/Split Face Block |
| Roof: | Metal |
| Floors: | Concrete |
| Heat: | Propane |
| Bathrooms: | One, ADA Bathroom |
| Sprinkler System: | Yes |
| Drive In Door: | Yes, 16'x12' Door |
| Condo Fee: | Approximately \$48 per 1,000 SF |
| Sale Price: | \$160,000.00 |
| Lease Price: | \$1,500 Per Month |

All information furnished is from sources deemed reliable. No warranty or representation, expressed or implied is made as to the accuracy of information contained herein. All information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawals, prior to sale or lease or to any special condition, imposed by our principals. All information should be independently verified.

Monaghan wood works
Unit # 7



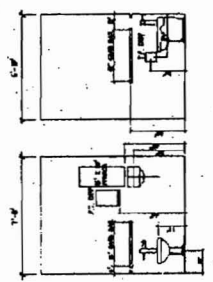
GENERAL NOTES

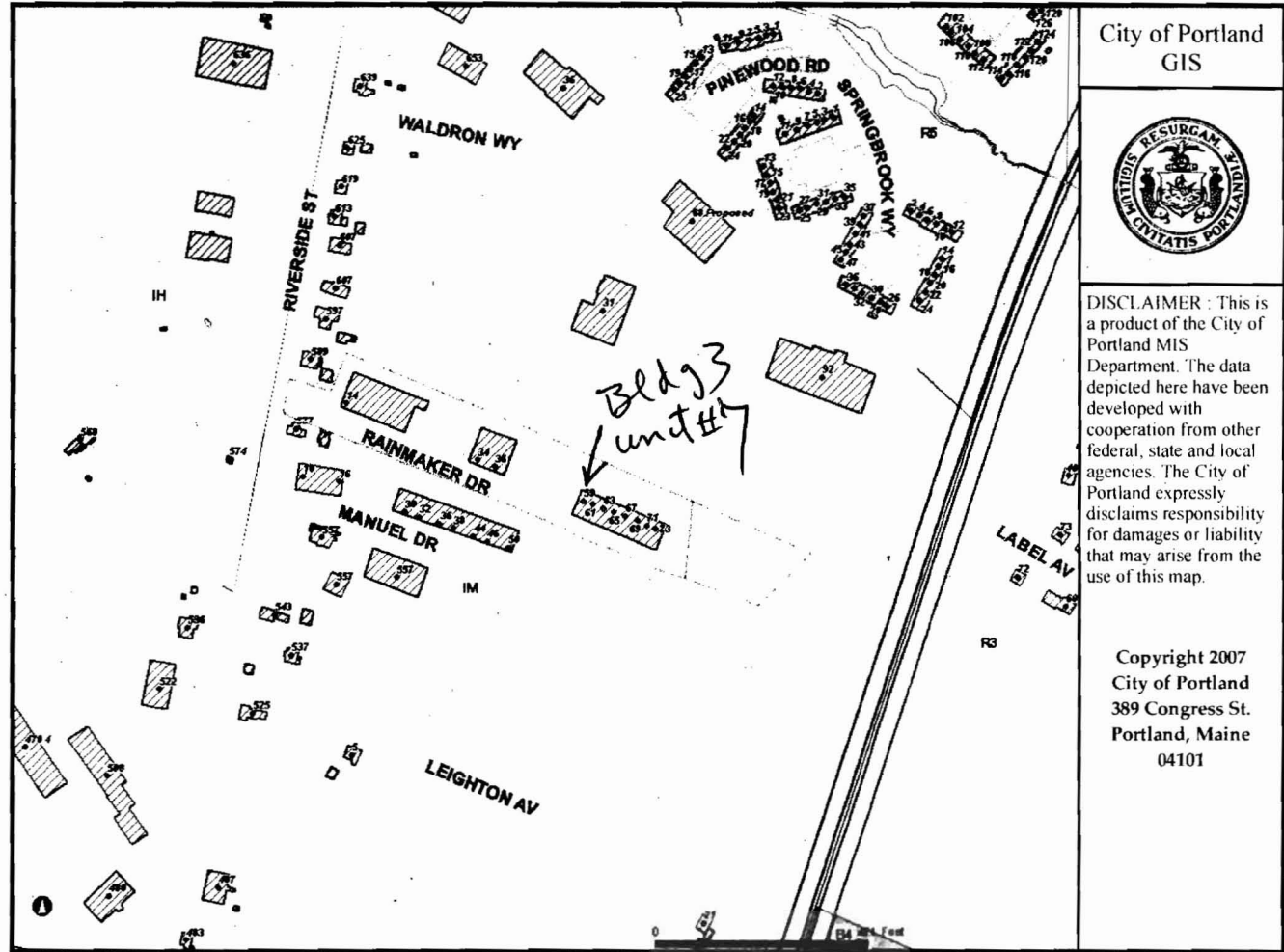
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPRESENTATIONS MATCH PROVISIONS WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
2. GENERAL CONTRACTOR SHALL VERIFY ARCHITECT'S/ENGINEER'S OF ANY DISCREPANCY OF ANY DIMENSIONS OF APERTURES BEFORE PROCEEDING.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONDITIONS FOR WORK WITH EXISTING BEFORE PROCEEDING WITH WORK.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

NOT TO SCALE
 UNIT 7
 SCALE 1/4" = 1'-0"

LEGEND

- ◊ PERMITTED LIGHT
- ◊ APPROVED FIRE MARKING
- ◊ ONE HOUR FIRE RATED WALL
- ◊ EXIT DOOR TO BE SELF ILLUMINATED
- ◊ DOOR AND FRAME TO BE LOCATED IN THE CENTER OF THE LATCH SIDE OF THE DOOR FROM THE FLOOR
- ◊ FIRE ALARM EXTENDER - VISUAL ALARMS SHALL BE RELATED AT ALL TIMES TO CONTROLS

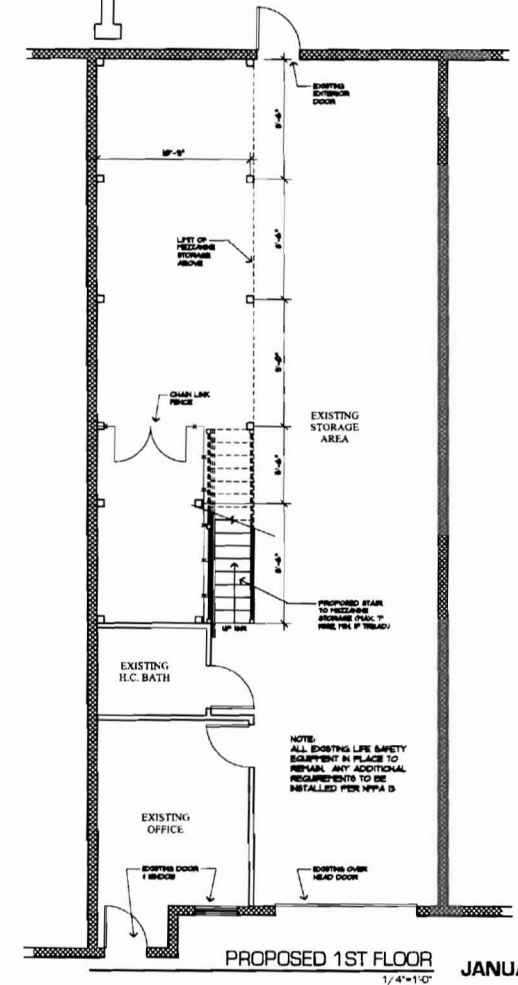
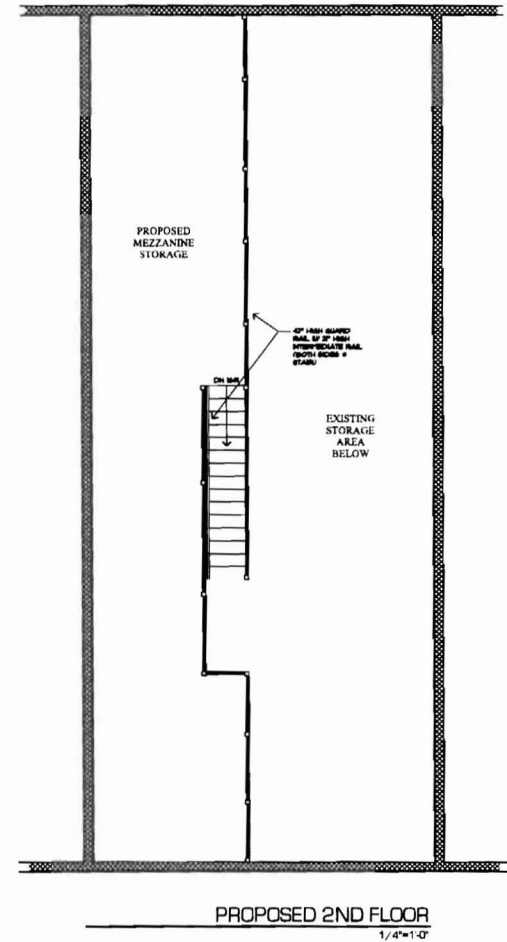
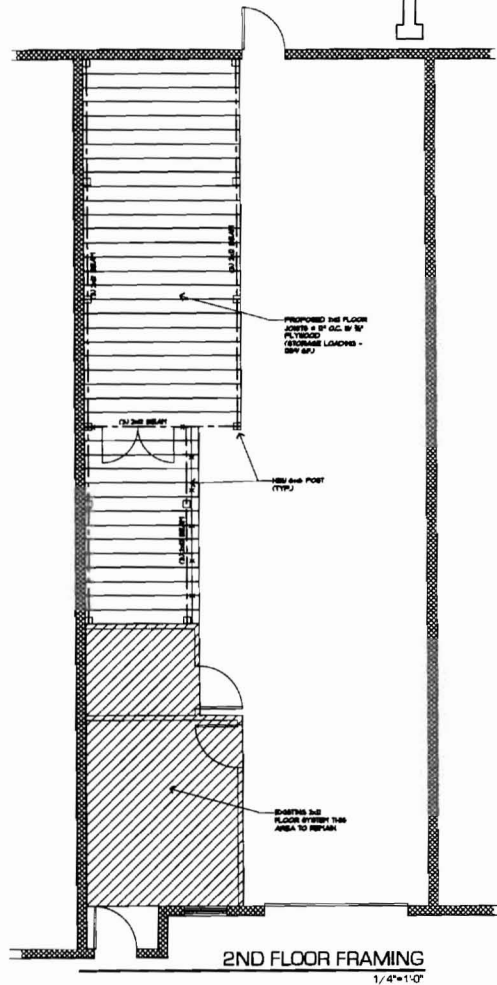
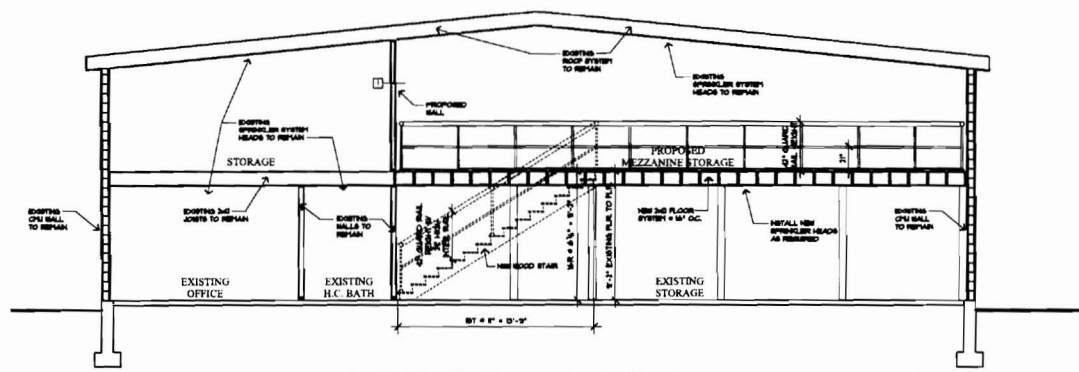




STORAGE UNIT FOR:
MONAGHAN WOODWORKS

WALL LEGEND

| | |
|-----------------------------|--|
| EXISTING WALL | |
| CFR WALL | |
| NEW WALL | |
| EXISTING WALL TO BE REMOVED | |



NOTE:
 ALL EXISTING LIFE SAFETY EQUIPMENT IN PLACE TO REMAIN. ANY ADDITIONAL REQUIREMENTS TO BE INSTALLED PER NFPA D.



JANUARY 09, 2008

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

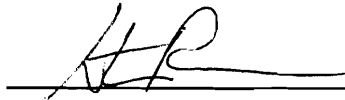
 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

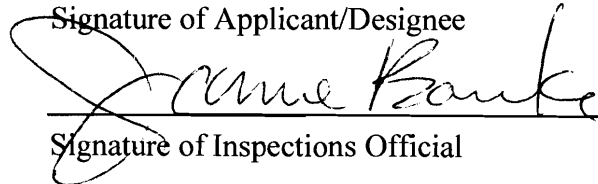
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 1/21/09
Date



Signature of Inspections Official

 1/20/09
Date

BERNSTEIN SHUR
COUNSELORS AT LAW

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

CLOSING BINDER

Property: Unit 7, Building 3, Lot 3
Riverside Dr., Portland, ME
Seller: B & L Partners, LLC
Buyer: Ellen, LLC
Closing Date: December 5, 2008

Buyer's Binder

CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE

RECEIVED from Michael Monaghan and/or assigns, whose mailing address is 100 Commercial Street, Portland, ME (hereinafter called "Purchaser"), this 13 day of August, 2008, the sum of five thousand Dollars (\$5,000.00) as earnest money deposit toward purchase of real estate located at 585 Riverside Street in the city/town of Portland, County of Cumberland, State of Maine, described as follows Unit #7 being defined as 1,500 SF and part of the Rainmaker Condominium Park and being more fully described at said County's Registry of Deeds in Book _____, Page _____, upon the terms and conditions indicated below.

1. **PERSONAL PROPERTY:** The following items of personal property are included in this sale (if applicable) n/a
2. **PURCHASE PRICE:** The total Purchase Price is One hundred and thirty-five thousand Dollars (\$135,000.00), with payment to be made as follows:

| | |
|---|----------------------|
| Earnest money deposit received on this date: | \$ <u>5,000.00</u> |
| Other: _____ | \$ _____ |
| Other: _____ | \$ _____ |
| Balance due at closing, in cash or certified funds: | \$ <u>130,000.00</u> |
3. **EARNEST MONEY/ACCEPTANCE:** Fishman Realty ("Escrow Agent") shall hold the earnest money in a non-interest bearing account (no interest) and act as escrow agent until closing; this offer shall be valid until August 15, 2008 at 5:00 (AM PM). In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to Purchaser.
4. **TITLE:** That a deed, conveying the premises in fee simple with good and marketable title in accordance with Standards of Title adopted by the Maine Bar Association shall be delivered to Purchaser and this transaction shall be closed and Purchaser shall pay the Purchase Price as provided herein and execute all necessary papers for the completion of the purchase on or before September 15, 2008. If Seller is unable to convey title to the premises in accordance with the provisions of paragraph 5 below, then Seller shall have a reasonable time period, not to exceed 30 days from the time Seller receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is marketable title, Purchaser may within days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder, or Purchaser may, at Purchaser's option, close notwithstanding such uncured defects as may then exist. Seller hereby agrees to make a good-faith effort to cure any title defect identified pursuant to paragraph 5 below during such period.
5. **DEED:** That the property shall be conveyed by a Maine Short Form Deeds Act warranty deed, and shall be subject to all encumbrances (other than liens and mortgages), except covenants, conditions, easements and restrictions of record that materially and negatively impair the current use of the premises and usual public utilities servicing the premises and shall be subject to applicable land use and building laws and regulations.
6. **LEASES/TENANT SECURITY DEPOSITS:** Seller agrees at closing to transfer to Purchaser, by proper assignment thereof, all Seller's rights under the current leases to the property and any and all security deposits held by Seller pursuant to said leases.
7. **POSSESSION/OCCUPANCY:** Possession/occupancy of premises shall be given to Purchaser immediately at closing unless otherwise agreed by both parties in writing.
8. **RISK OF LOSS:** Until transfer of title, the risk of loss or damage to said premises by fire or otherwise is assumed by Seller unless otherwise agreed in writing. Said premises shall at closing be in substantially the same condition as at present, excepting reasonable use and wear. If the premises are materially damaged or destroyed prior to closing, Purchaser may either terminate this Agreement and be refunded the earnest money deposit, or close this transaction and accept the premises in their as-is condition together with an assignment of the Seller's right to any insurance proceeds relating thereto.
9. **PRORATIONS:** The following items shall be prorated as of the date of closing:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Fuel
 - c. Metered utilities, such as water and sewer, shall be paid by the Seller through the date of closing.
 - d. Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.
 - e. Rents, estimated monthly common area maintenance charges, estimated monthly property tax payments, and all other additional rents received by Seller pursuant to leases of the property.
 - f. _____

10. **INSPECTIONS:** Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of disclosure form attached hereto. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to Purchaser:

| TYPE OF INSPECTION | YES | NO | RESULTS REPORTED | TYPE OF INSPECTION | YES | NO | RESULTS REPORTED |
|-------------------------|-------------------------------------|-------------------------------------|------------------|--|-------------------------------------|-------------------------------------|------------------|
| a. General Building | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 5 days | i. Lead Paint | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days |
| b. Sewage Disposal | <input type="checkbox"/> | <input type="checkbox"/> | Within ___ days | j. Pests | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days |
| c. Water Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days | k. ADA | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days |
| d. Radon Air Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days | l. Wetlands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days |
| e. Radon Water Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days | m. Environmental Scan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days |
| f. Asbestos Air Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days | n. Zoning | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days |
| g. Code Conformance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days | o. Insurance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days |
| h. Flood Plain | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within ___ days | p. Other: <u>Review of condo documents</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 5 days |

The use of days is intended to mean from the Effective Date of the Contract. All inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection or other condition specified herein is unsatisfactory to Purchaser, Purchaser may declare the Contract null and void by notifying Seller in writing within the specified number of days set forth above, and said earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Purchaser. In the absence of inspection(s) mentioned above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the premises.

11. ~~REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: Purchaser shall have ___ days from the effective date of the Contract to review leases of the property and income and expense information regarding the property, which leases and information Seller shall make available to Purchaser at a convenient time and location. If the result of the review is unsatisfactory to Purchaser, Purchaser may declare the Contract null and void by notifying the Seller in writing within the specified number of days set forth herein, and the earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the review is unsatisfactory within the time period set forth herein, this contingency is waived by Purchaser.~~

12. ~~FINANCING: Purchaser's obligation to close hereunder is contingent upon Purchaser's obtaining within ___ days from the effective date of this contract a written commitment (the "Commitment") from a lender for a mortgage loan of not less than ___% of the purchase price at an initial interest rate not to exceed ___% per annum and amortized over a period of not less than ___ years. Purchaser acknowledges that a breach of this good faith obligation to seek and accept financing on the above described terms shall be a breach of this Contract.~~

~~In the event that Purchaser is unable to obtain the Commitment and Purchaser notifies Seller within ___ days from the effective date of this Contract, then Seller shall return the earnest money to Purchaser and this Contract shall terminate and neither party shall be under any further obligation hereunder. If Purchaser is unable to obtain the Commitment and does not notify Seller that Purchaser has failed to obtain the Commitment within the time limit set forth above, then Purchaser shall be in default of this Agreement.~~

13. **AGENCY DISCLOSURE:** Purchaser and Seller acknowledge that they have been informed that not applicable ("Transaction Broker") is acting as a transaction broker in this transaction and does not have a client relationship with either Purchaser or Seller; Malone Commercial Brokers ("Selling Agent") is acting as a Purchaser's agent in this transaction and is representing the Purchaser and that Fishman Realty ("Listing Agent") is acting as a Seller's agent in this transaction and is representing the Seller (Transaction Broker, Selling Agent and Listing Agent are referred to elsewhere herein as "Licensees"). **MALONE COMMERCIAL BROKERS AGREES THAT FISHMAN REALTY WILL BE GRANTED THE ENTIRE COMMISSION IN ASSOCIATION WITH THIS REAL ESTATE TRANSACTION.**

14. **DEFAULT:** If Purchaser fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller shall ~~have the option of either retaining the earnest money as full and complete liquidated damages or employing all available legal and equitable remedies. Should Seller elect to retain the earnest money,~~ this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of an undisputed default by either party, the Escrow Agent may return the earnest money to Purchaser or Seller with written notice to both parties pursuant to Maine Real Estate Commission regulations. If a dispute arises between Purchaser and Seller as to the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate

Commission regulations. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the Deposit.

15. **MEDIATION:** Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the Maine Association of Dispute Resolution Professionals or its successor organization. This clause shall survive the closing of this transaction.
16. **PRIOR STATEMENTS:** This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.
17. **HEIRS/ASSIGNS:** This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.
18. **COUNTERPARTS:** This Contract may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument.
19. **EFFECTIVE DATE:** This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract. Seller or Transaction Broker is given permission by the parties to complete the Effective Date blank below with the date of the last signature of the parties, and that date shall be the Effective Date for all purposes under this Contract, and if that blank is not completed, then the Effective Date shall be the date of the last signature of the parties.
20. **OTHER:** Seller shall either finish the balance of the lighting work (work to be agreed upon by Purchaser and Seller within 5 days of the effective date of this contract) needed in the warehouse and office or provide the Purchaser with an allowance (exact amount to be agreed upon by Purchaser and Seller within 5 days of the effective date of this contract) at closing.
21. Seller and Purchaser acknowledge receipt of the Maine Real Estate Brokerage Relationships Form.
22. **ADDENDA:** This contract has addenda containing additional terms and conditions: Yes No .
23. **EXTENSION:** Seller and Purchaser agree to extend the following date(s) set forth in this Contract to the new dates shown:
Date for _____, changed from _____ to _____
Date for _____, changed from _____ to _____
Date for _____, changed from _____ to _____
24. **The parties agree that none of the above are collateral agreements. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.**

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

Seller acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of Maine or the transfer is otherwise exempt from withholding.

Michael Monaghan and/or assigns
Legal Name of Purchaser

Social Security # or Tax I.D. #

[Signature]

Signature

Name/Title, there unto duly authorized

WB Addendum 1 to Agreement

Seller accepts and agrees to the terms and conditions set forth in this Contract and agrees to pay the Licensees the commission for services according to the terms of the listing agreement or if there is no listing agreement, the sum of _____. In the event the earnest money is forfeited by Purchaser, it shall be evenly distributed between (1) Licensees and (2) Seller; provided, however, that the Licensees' portion shall not exceed the full amount of the commission specified.

Signed this ____ day of August, 2008.

B & L Partners, LLC
Seller

Social Security # or Tax I.D. #

[Signature]

Signature

Name/Title, there unto duly authorized

Fishman Realty
Escrow Agent

Name/Title

[Signature]

Signature

The Listing Agent is Marc Fishman of Fishman Realty (Agency)

The Selling Agent is Joe Malone of Malone Commercial Brokers (Agency)

The Transaction Broker is _____ of _____ (Agency)

EFFECTIVE DATE OF CONTRACT: August 14, 2008

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Addendum 1 to Agreement

Addendum to contract dated August 13, 2008
between B & L Partners, LLC (hereinafter "Seller")
and Michael Monaghan, and/or assigns (hereinafter "Buyer")
property 585 Riverside Street, Portland, ME 04103

Seller accepts and agrees to the terms and conditions set forth in this Contract and agrees to pay Fishman Realty Group a commission for services equal to 3% of Sale Price, despite any provision in the listing agreement with Fishman Realty Group to the contrary. Purchaser shall have no obligation to close unless and until Fishman Realty group agrees to any adjustment of its commission on this transaction to conform to the provisions of this paragraph to Purchaser's satisfaction. Malone Commercial Brokers fee will be compensated directly by the Purchaser. In the event the earnest money is forfeited by Purchaser, it shall be evenly distributed between (1) Licensees and (2) Seller; provided, however, that the Licensees' portion shall not exceed the full amount of the commission specified.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

[Signature] 8/14/08
Buyer Date
Michael Monaghan, and/or assign

[Signature] 8/14/08
Seller Date
B & L Partners, LLC

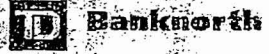
Buyer Date

Seller Date

16689

MONAGHAN WOODWORKS, INC.

100 COMMERCIAL STREET, BOX 105
PORTLAND, MAINE 04101
207-775-2683 EXT. 31



52-7445-2112

DATE

AMOUNT

August 13, 2008

16689 \$*****5,000.00

Pay: *****Five thousand dollars and no cents

TO THE
ORDER
OF

Fishman Realty
2 Cotton Street
Portland, ME 04101

AUTHORIZED SIGNATURE

Security features. Call us on back.



⑈016689⑈ ⑆211274450⑆ 029207637⑈

**FIRST AMENDMENT
TO CONTRACT
For Sale of Real Estate
August 19, 2008**

The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p. and 20 of the contract is extended until August 27, 2008.


This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:

SELLER: B&L, LLC

BY:



PURCHASER: Michael Monaghan and/or assigns

BY:

DATE

8-19-08
DATE

**FIRST AMENDMENT
TO CONTRACT
For Sale of Real Estate
August 19, 2008**

The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p. and 20 of the contract is extended until August 27, 2008.

This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:

Jay Levesque
SELLER: B&L, LLC
BY: JAY LEVESQUE, MANAGER

8/19/08
DATE

PURCHASER: Michael Monaghan and/or assigns
BY:

DATE

**SECOND AMENDMENT
TO CONTRACT
For Sale of Real Estate
August 27, 2008**

The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract and title review of the property is extended until September 11, 2008.

This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument


All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:

SELLER: B&L, LLC

BY:

DATE



PURCHASER: Michael Monaghan and/or assigns

BY:

08-27-08
DATE

**SECOND AMENDMENT
TO CONTRACT
For Sale of Real Estate
August 27, 2008**

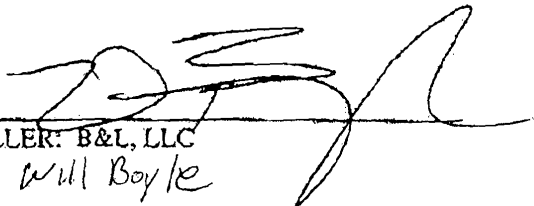
The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7),
Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or
assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14,
2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract and title review of the property is extended until
September 11, 2008.

This Amendment may be signed on any number of identical counterparts, including telefax
copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SENT AND AGREED TO BY:


SELLER: B&L, LLC

BY: *Will Boyle*

8/27/08
DATE

PURCHASER: Michael Monaghan and/or assigns

BY:

DATE

**THIRD AMENDMENT
TO CONTRACT
For Sale of Real Estate
September 11, 2008**

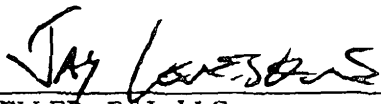
The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until September 30, 2008.

This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:



SELLER: B&L, LLC
BY:

9-11-08
DATE

PURCHASER: Michael Monaghan and/or assigns
BY:

DATE

**THIRD AMENDMENT
TO CONTRACT
For Sale of Real Estate
September 11, 2008**

The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until September 30, 2008.

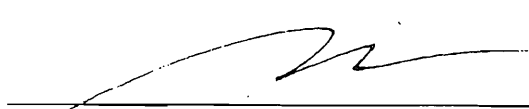
This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:

SELLER: B&L, LLC
BY:

DATE



PURCHASER: Michael Monaghan and/or assigns
BY:

9/11/08
DATE

**FOURTH AMENDMENT
TO CONTRACT
For Sale of Real Estate
September 29, 2008**


The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until October 31, 2008.

This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:


SELLER: B&L, LLC
BY: JAY LEVESQUE, MEMBER

9-29-08
DATE

PURCHASER: Michael Monaghan and/or assigns
BY:

DATE

**FOUTHAMENDMENT
TO CONTRACT
For Sale of Real Estate
September 29, 2008**

The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until October 31, 2008.

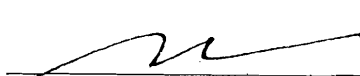
This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:

SELLER: B&L, LLC
BY:

DATE



PURCHASER: Michael Monaghan and/or assigns
BY:

9/29/2008
DATE

**FIFTH AMENDMENT
TO CONTRACT
For Sale of Real Estate
October 31, 2008**

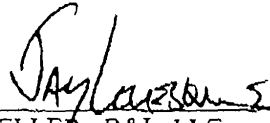
The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland, Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until November 15, 2008.
2. Any time on or before November 15, 2008 the Purchaser may withdraw for any reason (in writing to the Seller) from this contract with a full refund of his deposit.

This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:



SELLER: B&L, LLC
BY:

10/31/08
DATE

PURCHASER: Michael Monaghan and/or assigns
BY:

DATE

**FIFTH AMENDMENT
TO CONTRACT
For Sale of Real Estate
October 31, 2008**

The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until November 15, 2008.
2. Any time on or before November 15, 2008 the Purchaser may withdraw for any reason (in writing to the Seller) from this contract with a full refund of his deposit.


This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:

SELLER: B&L, LLC
BY:

DATE



PURCHASER: Michael Monaghan and/or assigns
BY:

DATE

**SIXTH AMENDMENT
TO CONTRACT
For Sale of Real Estate
November 13, 2008**

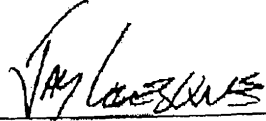
The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until November 21, 2008.
2. Any time before November 21, 2008 the Purchaser may withdraw (in writing to the Seller) from this contract with a full refund of his deposit.

This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:


SELLER: B&L, LLC
BY:

11-14-08
DATE


PURCHASER: Michael Monaghan and/or assigns
BY:

11/13/08
DATE

Michael Monaghan

Michael Monaghan, LLC

**SEVENTH AMENDMENT
TO CONTRACT
For Sale of Real Estate
November 21, 2008**

The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until November 26, 2008.
2. Any time before November 26, 2008 the Purchaser may withdraw (in writing to the Seller) for any reason from this contract with a full refund of his deposit.

This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:

Jay Levesque
SELLER: B&L, LLC
BY: Jay Levesque, MGR

DATE

[Signature]
PURCHASER: Michael Monaghan and/or assigns
BY:

DATE

**EIGHT AMENDMENT
TO CONTRACT**

**For Sale of Real Estate
November 26, 2008**

The Contract For Sale Of Real Estate for property located at 585 Riverside Street (Unit 7), Portland Maine between B&L Partners, LLC (Known as Seller) and Michael Monaghan and/or assigns (known as Purchaser), dated August 13, 2008, and with an effective date of August 14, 2008, for valuable consideration, is amended as follows:

1. Paragraph 10 item p of the contract, title review and closing of the property is extended until December 5, 2008.
2. Any time before December 5, 2008 the Purchaser may withdraw for any reason (in writing to the Seller) from this contract with a full refund of his deposit.

This Amendment may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument

All other terms and conditions remain in full force and effect.

SEEN AND AGREED TO BY:


SELLER: B&L, LLC
BY:

11/26/08
DATE


PURCHASER: Michael Monaghan and/or assigns
BY:

11/26/08
DATE

**ASSIGNMENT OF CONTRACT
FOR THE SALE OF COMMERCIAL REAL ESTATE**

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, Michael Monaghan of Portland, Maine ("Assignor"), being the Buyer under a certain Contract for the Sale of Commercial Real Estate dated August 14, 2008, as amended, with B & L Partners, LLC, as Seller, regarding certain real property known as Unit 7, Building 3, Lot 3 Rainmaker Condominium Park located on Riverside Drive, in the City of Portland, Maine (the "Contract") hereby assigns all of his rights and obligations under the Contract to Ellen, LLC a Maine limited liability company of Portland, Maine ("Assignee"), and Assignee hereby accepts and assumes said rights and obligations under the Agreement.

Dated as of this 20 day of November, 2008.

ASSIGNOR:



Michael Monaghan

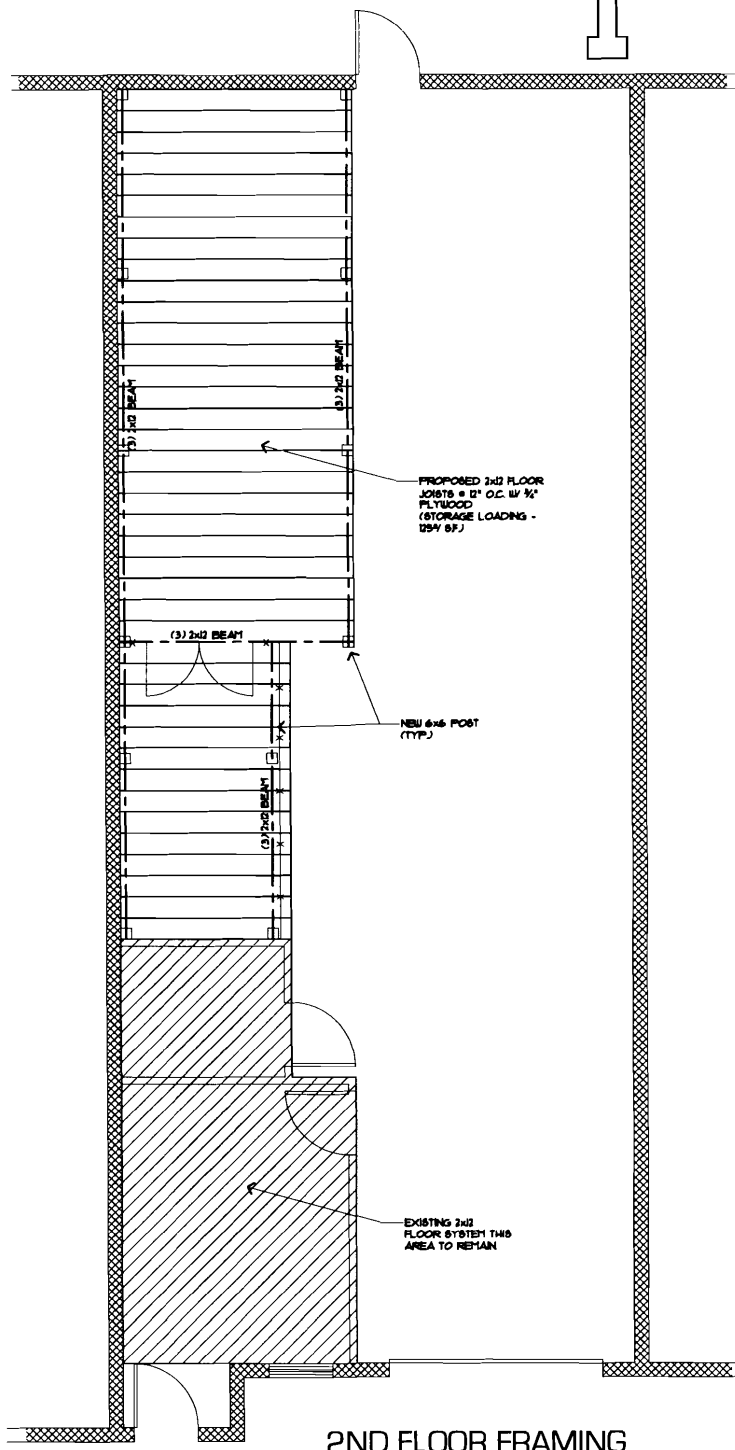
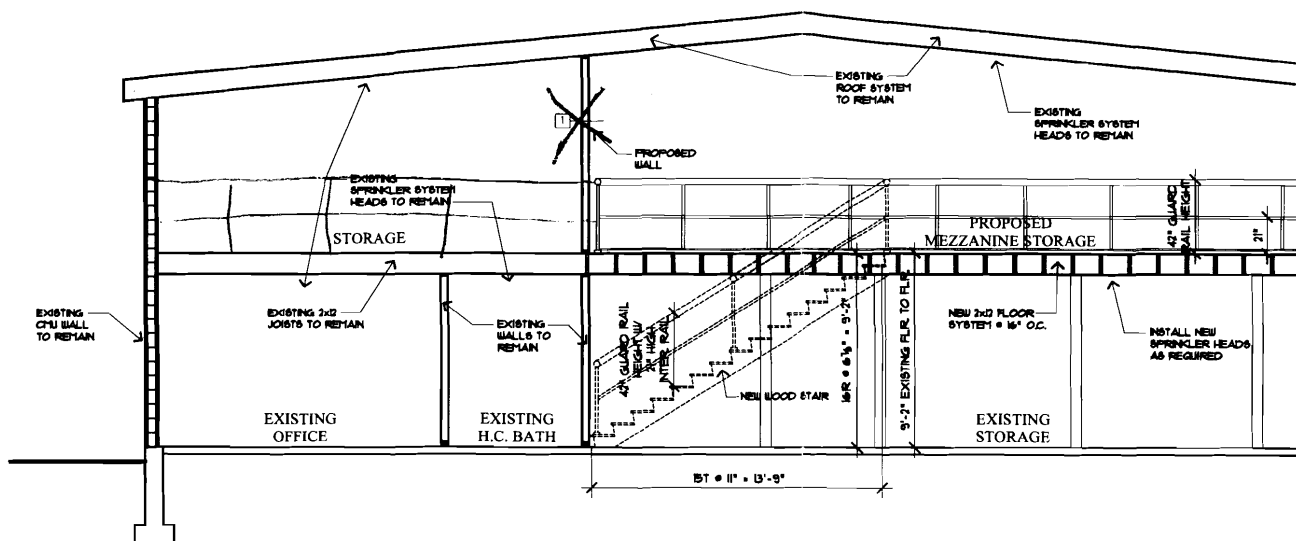
ASSIGNEE:

ELLEN, LLC

By:

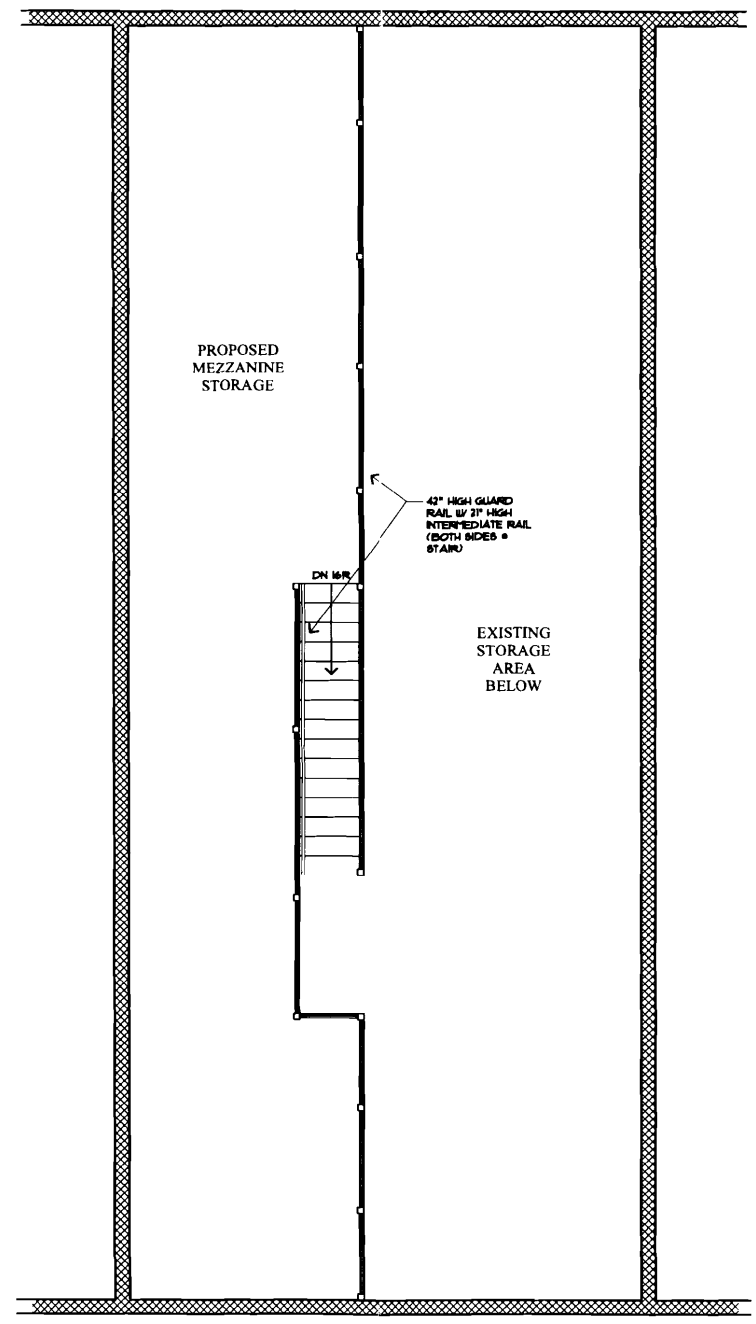


Michael Monaghan
Its Sole Member and Manager



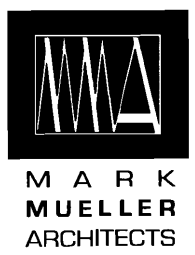
2ND FLOOR FRAMING

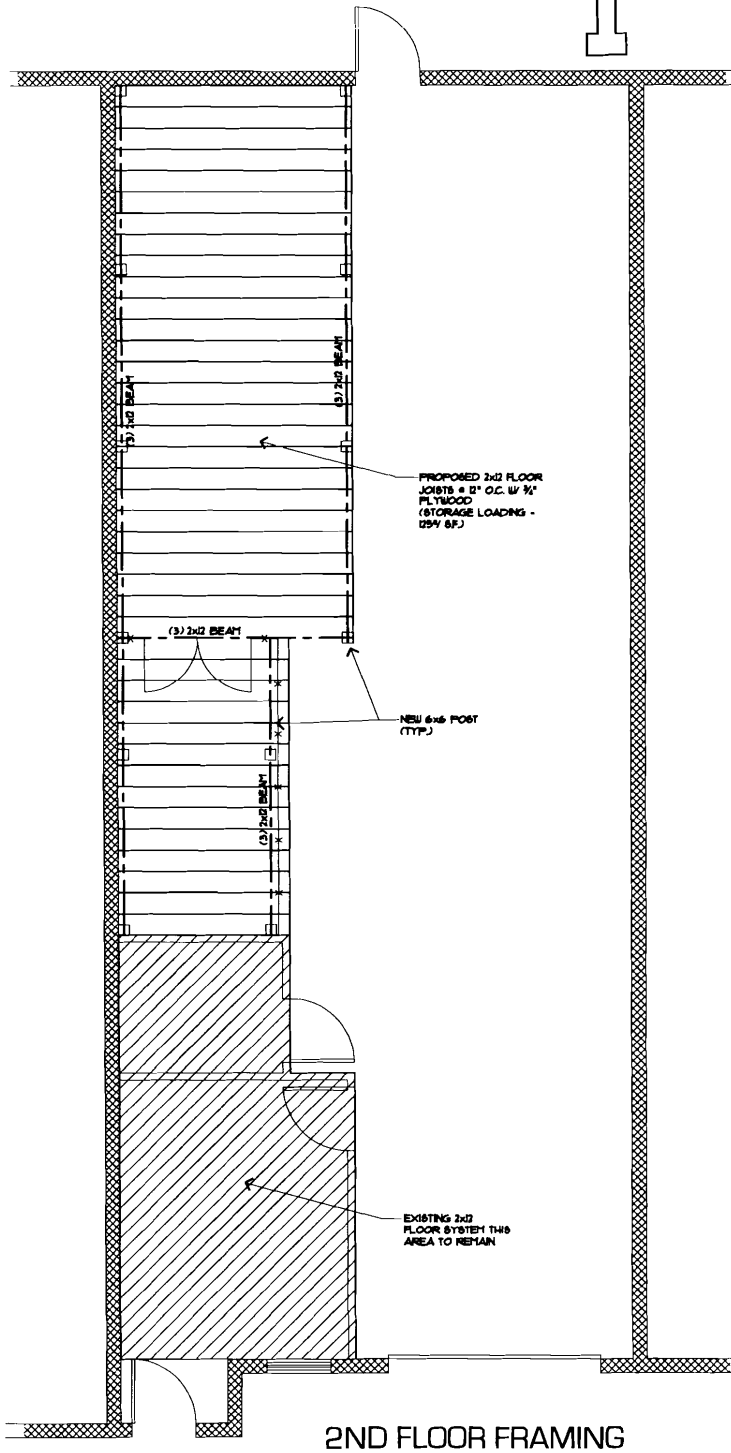
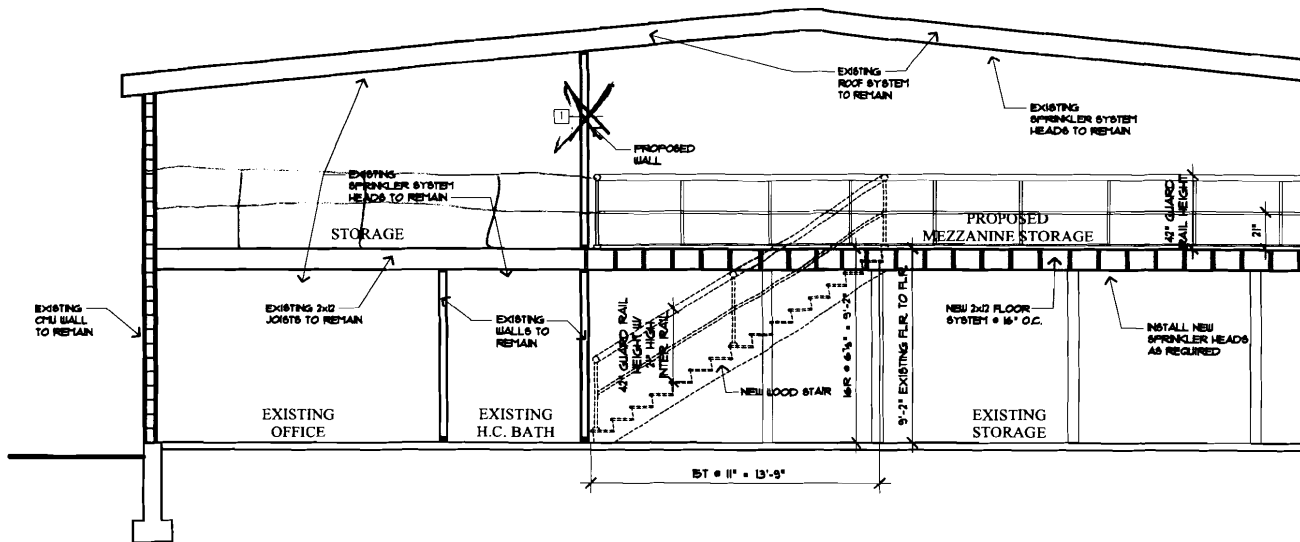
1/4"=1'-0"



PROPOSED 2ND FLOOR

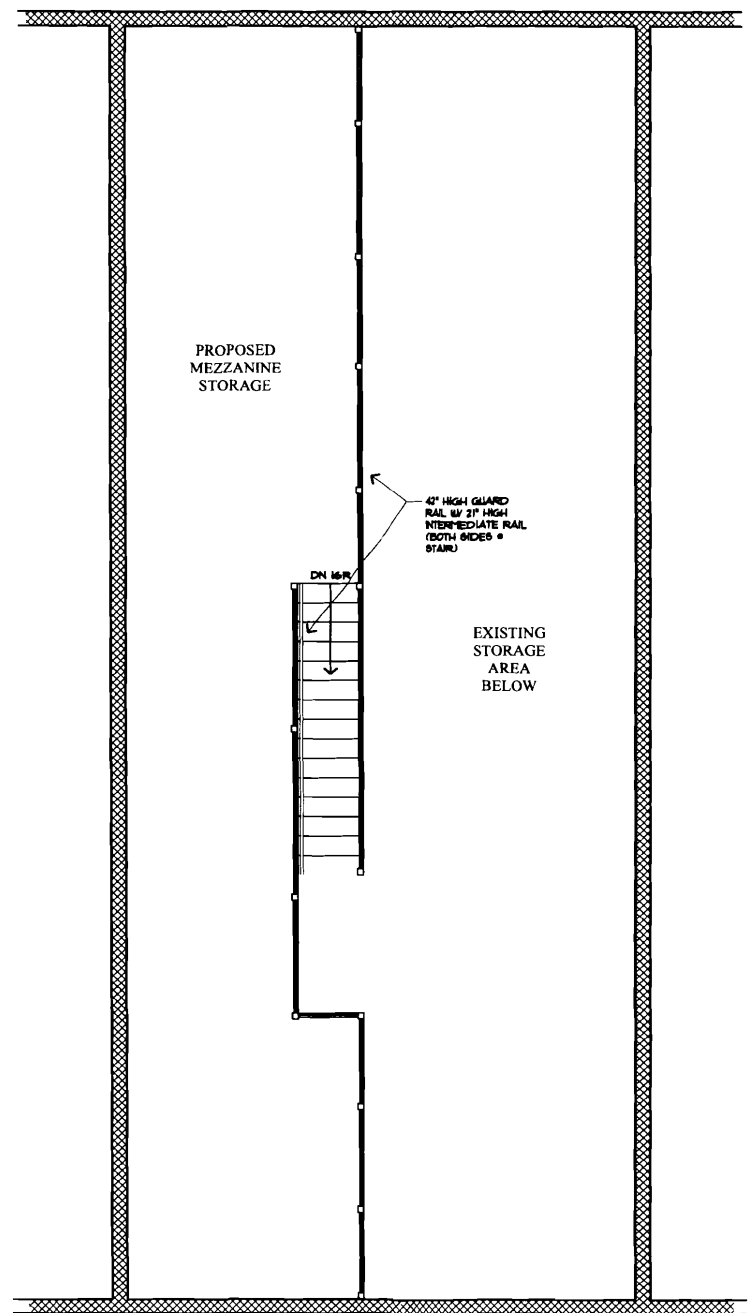
1/4"=1'-0"





2ND FLOOR FRAMING

1/4"=1'-0"



PROPOSED 2ND FLOOR

1/4"=1'-0"



MARK
MUELLER
ARCHITECTS