

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061036

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Downeast Veterinary Emergency Clinic/Neils Bailey
has permission to Change of use to an Emergency Animal Hospital/fitup
AT 739 WARREN AVE C 316 A00500B

PERMIT ISSUED
AUG - 7 2006
CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission is procured before this building or part thereof is leased or occupied. **24 HOUR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
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: 06-1036 Issue Date: 316 A00500B CBL:

Location of Construction: 739 WARREN AVE		Owner Name: Downeast Veterinary Emergency Cl	Owner Address: 973 Warren Avenue	Phone: PERMIT ISSUED
Business Name:		Contractor Name: Neils Bailey	Contractor Address: N 6 Bailey Dr. Gray	Phone: 2078396558
Lessee/Buyer's Name		Phone:	Permit Type: Alterations - Commercial	Zone: IM
Past Use: Commercial		Proposed Use: Commercial change of use to an Emergency Animal Hospital w/ fitup	Permit Fee: \$3,095.00	Cost of Work: \$300,000.00
Proposed Project Description: Change of use to an Emergency Animal Hospital w/ fitup		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO WPPA 101 INSPECTION: Use Group: B Type: 2B 8/2/06 Signature: [Signature] 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: dmartin	Date Applied For: 07/12/2006	Zoning Approval		
1. 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"/> OK w/ conditions Date: 7/24/06 ABM	Zoning Appeal <input type="checkbox"/> variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied ABM 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: 06-1036	Date Applied For: 07/12/2006	CBL: 316 A00500B
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Location of Construction: 739 WARREN AVE	Owner Name: Downeast Veterinary Emergency Cli	Owner Address: 973 Warren Avenue	Phone:
Business Name:	Contractor Name: Neils Bailey	Contractor Address: N 6 Bailey Dr. Gray	Phone (207) 839-6558
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial change of use to an Emergency Animal Hospital w/ fitup	Proposed Project Description: Change of use to an Emergency Animal Hospital w/ fitup
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/24/2006

Note: An emergency animal clinic is not listed as a permitted use (sec. 14-427) in the IM zone nor is it listed as a prohibited use (sec. 14-249) but it is acceptable under the performance based uses (sec. 14-248). **Ok to Issue:**

Since it is a change of use they need to provide 7 parking spaces - (sec. 14-332(1) - one space for each 1,000 square feet if floor area over 3000 square feet). The area is 6600 square feet therefore they must show 7 spaces. The plot plan shows 50 spaces for the building.

There will be two tenants in the building - Downeast Veterinary Emergency Clinic & the Sheridan Corporation

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This permit is being issued with the understanding that there will be two tenants in the building - Downeast Veterinary Emergency Clinic and the Sheridan Corporation. If any new tenants lease space in the future they will have to apply for a permit for a tenenat fitup.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 08/02/2006

Note: **Ok to Issue:**

- 1) All partitions must be steel studs w/ 5/8 gysum board, per project architect.

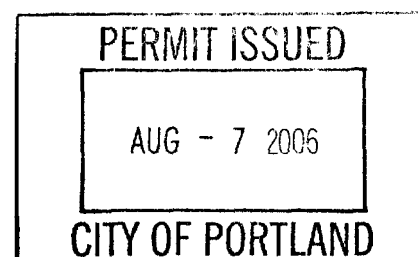
Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 07/27/2006

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101

Comments:

7/19/2006-amachado: Need deed or Purchase & Sales agreement to show right, title, & interest and need more information on who the tenants are. Called Burleigh Loveitt, but he was out of the office today. I will call him back tomorrow.



From: Sarah Hopkins
To: Mike Nugent
Date: 8/2/2006 1:12:15 PM
Subject: Re: 739 Warren (316 a00500B)

Just did it

>>> Mike Nugent 08/02/2006 12:06:10 PM >>>
Have they received a site review exemption?

T/W Danielle



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: 739 Warren Ave		Square Footage of Lot: 5,25 ± Ac
Total Square Footage of Proposed Structure: 5,000 ±	Part of Current Building	
Tax Assessor's Chart, Block & Lot: Map 316 Block A Lot 5	Owner: Down East Veterinary Emergency Clinic	Telephone: 878 3121
Lessee/Buyer's Name (If Applicable): Down East Veterinary Emergency Clinic	Applicant name, address & telephone: Burleigh H Lovett, 181 State Street Gorham, ME 04038 833-6558	Cost Of Work: \$ 300,000 Fee: \$ _____ C. of O Fee: \$ _____
Current Specific use: Office	CHG USE	
Proposed Specific use: Veterinary Office Clinic	we have purchased this building and will renovate to lease the bulk of the building to the current tenant - Sheridan Corporation -	
Contractor's name, address & telephone: N.G. Bailey, Inc 2 Bailey Drive, Gray, ME 04039		
Who should we contact when the permit is ready: Burleigh H Lovett		
Mailing address: 181 State St. Gorham, ME 04038 Phone: 833-6558		

316
A 005

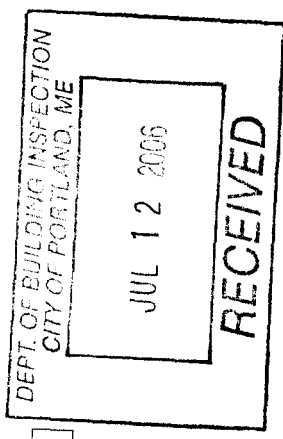
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: Burleigh H Lovett Date: 7/12/06

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





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: MICHAEL PAUL STEITZER

Address of Project: 739 WAREH AVENUE PORTLAND, ME 04103

Nature of Project: RENOVATION OF EXISTING BUILDING
TO A EMERGENCY VETERINARY CLINIC
"ANIMAL EMERGENCY CLINIC"

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.

Signature: [Signature]

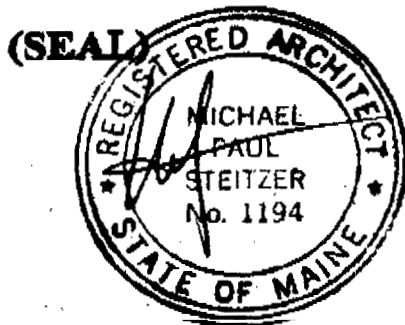
Title: MICHAEL PAUL STEITZER

Firm: MSA ARCHITECTS

Address: 448 FORESIDE ROAD

TOPSHAM, MAINE 04086

Phone: 207-504-0991



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MICHAEL PAUL STEITZER

RE: Certificate of Design

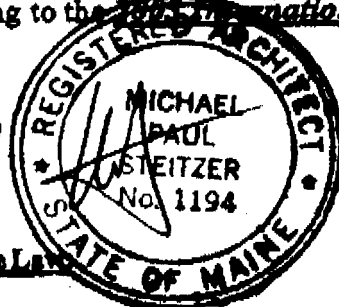
DATE: 7/21/06

These plans and / or specifications covering construction work on:

THE ~~NEW~~ ANIMAL EMERGENCY CLINIC OF PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ~~1995~~ International Building Code and local amendments.

(SEAL)



Signature: [Handwritten Signature]

Title: MICHAEL PAUL STEITZER

Firm: MSA ARCHITECTS

Address: 498 FORBES RD
TOPSHAM, ME 04086

As per Maine State Law

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: MICHAEL PAUL STREITZ
 DATE: JULY 21, 2006
 Job Name: ANIMAL EMERGENCY CLINIC OF PORTLAND, MAINE
 Address of Construction: 739 WARD AVENUE, PORTLAND, ME 04103

2003 International Building Code
 Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) BUSINESS GROUP B3
 Type of Construction TYPE VA
 Will the structure have a fire suppression system in accordance with Section 903.3.1 of the 2003 IRC NO
 Is the structure mixed use? NO if yes, separated or non separated (see Section 302.3)
 Supervisory alarm system? NO Geotechnical/Soils report required? (see Section 1802.2) EXISTING Bldg f n/a

EXISTING
 STRUCTURE -

INTERNAL
 RENOVATIONS
 WILL NOT
 INVOLVE
 STRUCTURE

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members
 (706.1, 102.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
 (1608)

Uniformly distributed floor live loads (7603.21, 1607)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

- Design option utilized (1603.1.1, 1609B)
- Basic wind speed (1609.3)
- Building category and wind importance factor, I_w (Table 1604.5, 1609B)
- 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)

Earthquake design data (1608.1.5, 1614 - 1623)

- Design option utilized (1614.1)
- Seismic use group ("Category") (Table 1604.5, 1614.2)
- Spectral response coefficients, S_{ps} & S_{ps} (1614.1)
- Site class (1614.1.5)

- Live load reduction (1608.1.1, 1607.8, 1607.10)
- Roof live loads (1609.1.2, 1607.11)
- Roof snow loads (7603.7.3, 1608)
- Ground snow load, P_g (1608.2)
- If $P_g > 10$ psf, flat-roof snow load, P_f (1608.2)
- If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
- If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
- Roof thermal factor, C_t (Table 1606.3.2)
- Sloped roof snowload, P_s (1608.4)
- Seismic design category (1616.5)
- Basic seismic-force-resisting system (Table 1617.8.2)
- Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2)
- Analysis procedure (1617.8.6, 1617.5)
- Design base shear (1617A, 1617.8.1)

Flood loads (1608.1.6, 1612)

- Floodhazard area (1612.3)
- Elevation of structure

Other loads

- Concentrated loads (1607.4)
- Partition loads (1607.5)
- Impact loads (1607.6)
- Misc. loads (Table 1607.4, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 1604)



Certificate of Occupancy

LOCATION 741 Warren Ave (316-A-005)

Issued to Warren Ave Corp.

Date of Issue 03 February 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980051, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Office Space/Training Center

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

2/3/98
(Date)

[Handwritten Signature]
Inspector

[Handwritten Signature]
Inspector of Buildings

No Elec work
R.E.

[Handwritten Initials]

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

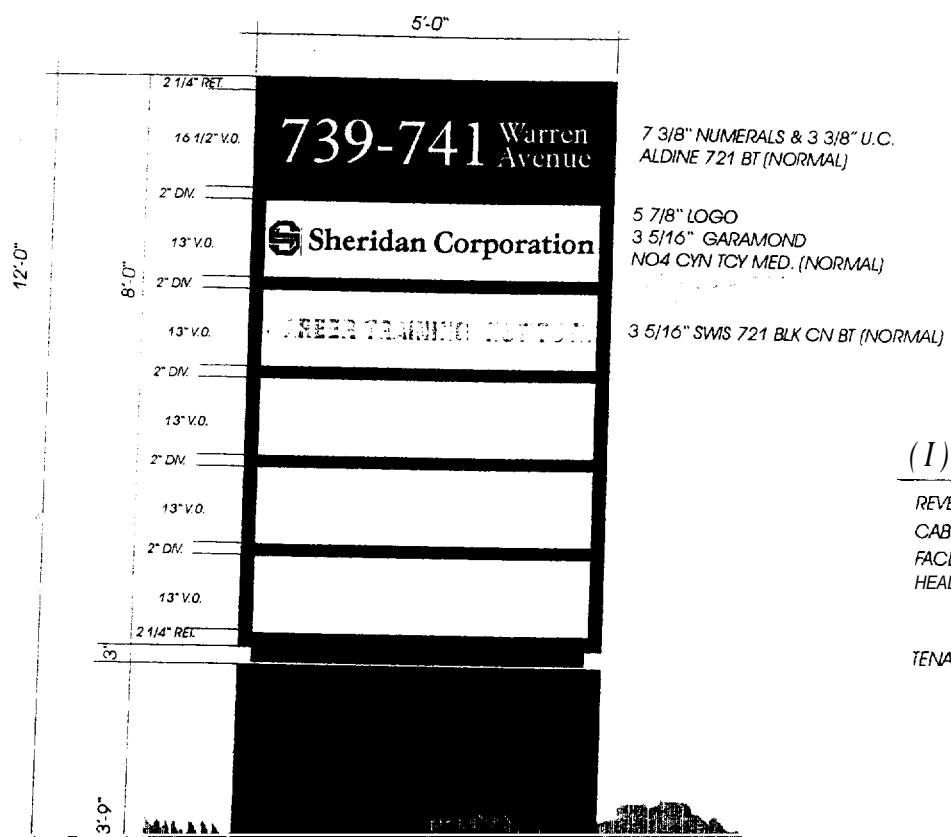
Career Training Institute

Contractor - Sheridan Corp.

Sign permit

98-0816

Issued July 8, 1998



(1) D.F. 8'-0" X 5'-0" X

REVEALS & WRAP = MATTE BLACK
 CABINET, 2" DIVIDERS & 2 1/4" RETAINERS =
 FACES = WHITE LEXAN
 HEADER PANEL: BIG = MATTE BLACK
 COPY = WHITE

TENANT PANELS: BIG = WHITE

Doc#: 34496 Sk:24038 Ps: 102

QUITCLAIM DEED
With Covenant

Know All Persons by these Presents,

That **739 Warren Avenue LLC**, a Maine limited liability company with a place of business in the Town of Yarmouth, County of Cumberland, and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by **Downeast Veterinary Emergency Clinic**, a Maine corporation, whose mailing address is 973 Warren Avenue, Portland, ME 04103, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said **Downeast Veterinary Emergency Clinic**, its successors and assigns forever, the real property described in Schedule A which is attached hereto and incorporated herein by reference.

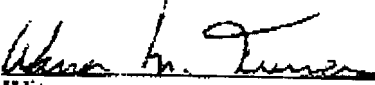
To have and to hold the same, together with all the privileges and appurtenances therunto belonging, to the said **Downeast Veterinary Emergency Clinic**, its successors and assigns forever.


And it does covenant with the said Grantee, its successors and assigns, that it shall and will warrant and defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

In Witness Whereof, the said **739 Warren Avenue LLC**, has caused this instrument to be executed by Marcel C. Nadeau, its Member (hereinafter duly authorized, this 6th day of the month of June, 2006).

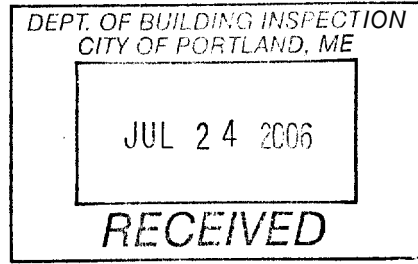
Signed, Sealed and Delivered
in presence of

739 Warren Avenue LLC


Witness

By: 
Marcel C. Nadeau
Its Member

MAINE REAL ESTATE TAX PAID



207747488 1-1-02 P.002/004 7-585

207747488

JUL-12-06 10:14 FROM-VET-111 & Dan

TOTAL P.04

From: Annual Conference 01 into

20778780829

07/12/2006 17:23 #180 P.005/004

DocID: 34496 Ext:26038 Ps: 103

STATE OF MAINE
Cumberland, ss.

June 6, 2006

Then personally appeared the above named Marcel C. Nadem, Member of 739 Warren Avenue LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said limited liability company.

Before me,

Warren K. Turner
~~Notary Public~~ *Atty at Law*
Warren K. Turner

01:00:00 01:00:00 01:00:00 01:00:00 01:00:00 01:00:00 01:00:00 01:00:00 01:00:00 01:00:00

F-585 P.003/004 T-123

2077747458

JUL-12-06 12:14 FROM-Vet:111 & Dana

08274777102

989-2 400/302 23-11

Received
Records Registrar of Deeds
Jan 07:2006 09:57:33A
Cumberland County
John B. Deaton

07/12/2006 17:24 #180 P.004/004

Page 85.
Being the same premises conveyed to 739 Warren Avenue LLC by Twinkiemaker, LLC by deed dated January 9, 2004 and recorded in the Cumberland County Registry of Deeds in Book 20742.

And, by the recording of or by acceptance of this deed, the Grantee does accept and agree for itself, its successors and assigns, to be bound by and subject to all of the terms, covenants, agreements, easements and provisions of the Act, the Declaration, the By-Laws and the Plat and Plans.

Subject to the matters affecting title described in the Declaration and the Plat and Plans and the terms, covenants, agreements, easements and provisions of the Declaration and the By-Laws, which terms, covenants, agreements, easements and provisions shall constitute covenants running with the land and shall bind the Grantee and any person having in any time any interest or estate in the land as though such provisions were recited and stipulated at length herein.

Together with all other rights, easements, rights-of-way, interests, allocated interests, privileges and appurtenances as more particularly described, located, defined, allocated or referred to in the Declaration, the Plat and Plans, and the By-Laws described in the Declaration, as the said By-Laws may be amended from time to time in accordance with the Declaration and the Act (the "By-Laws"), all of which are incorporated herein by reference thereto.

Unit B (the "Unit") in Case Condominium (the "Condominium") situated at 739 Warren Avenue in Portland, Cumberland County, State of Maine, as more particularly described in the Declaration of Case Condominium dated November 7, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18358, Page 216, as same may be amended from time to time in accordance with its terms and the Act (the "Declaration"); and on the Plat and Plans incorporated into the Declaration and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Pages 672 and 673, as the same may be amended from time to time in accordance with the Declaration and the Act (the "Plat and Plans"), by virtue of the recording of which Declaration, Plat and Plans, the Grantor, as Declarant, created the Condominium pursuant to the Maine Condominium Act, Title 33 of the Maine Revised Statutes of 1964, as amended, Chapter 31, Sections 1601-101, et seq., as amended (the "Act").

739 Warren Avenue LLC to Downcast Veterinary Emergency Clinic

Schedule A

Doc# 34498 BK:24038 Pgs 101

Handwritten notes:
Please fax
Machob (Boston)
to Ann
8716
8716

07/12/2006 17:24 #180 P.004/004

07 JUL 24 (TUE) 12:42

2078780829

COMMUNICATION N:19

FROM: ANIMAL REPLY (1)

PAGE 2

ANIMAL EMERGENCY CLINIC, INC.
352 Warren Avenue
PORTLAND, MAINE 04103
(207) 878-3121

Fire Protection:

Continuation of present service, which is water hydrant. Our use is similar to or less than prior use as office, call center as we have fewer people on site. Plans included show egress doors being left as existing. Fire alarms, sensors can be installed as per the desire(s) of Portland Fire Dept.

A/VAC and Power

- will be left principally as existing - services will remain - ductwork, etc will be adjusted per design.

Synopsis:

Our plan is to remodel the inside of this existing building to suit our needs. We are not changing services to the building and are continuing the remainder of the building in current use. Enclosed are copies of the listing brochure which further identifies the existing use and location of this building.

Overall Description of Renovation Plan:

Existing building:
Office/professional building @ 739 Warren Ave
12,000 sq ft in current office use.
Plan: Utilize 6,000 sq ft as an Animal Emergency
Clinic; continue to lease remainder to
existing tenant(s) Sheridan Corp.

Architect: Michael Paul Steitzer #1194

MSA Architects
448 Forest Rd
Topsham, ME 04086
Telephone: 504-804-0991
Fax: 229-8863

Contractor: Neil's Bailey
N.G. Bailey, Inc
2 Bailey Drive,
Gray, Me. 04039
Tel: 657-3200

Lead person from our group:

Burleigh H Lovell, D.V.M.
Edgewood Animal Hospital
181 State St.
Gorham, Me. 04038
839-6558

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	316 A00500A
Location	739 WARREN AVE
Land Use	BENEVOLENT & CHARITABLE
Owner Address	CASA INC 741 WARREN AVE PORTLAND ME 04103
Book/Page	18358/270
Legal	316-A-5 318-A-11 WARREN AVE 741-747 CASA CONDO # A

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$78,060	\$449,340	\$527,400

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$138,600	\$554,500	\$693,100

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1986	1	0	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0	0		OFFICE BUILDING - LOW-RISE	

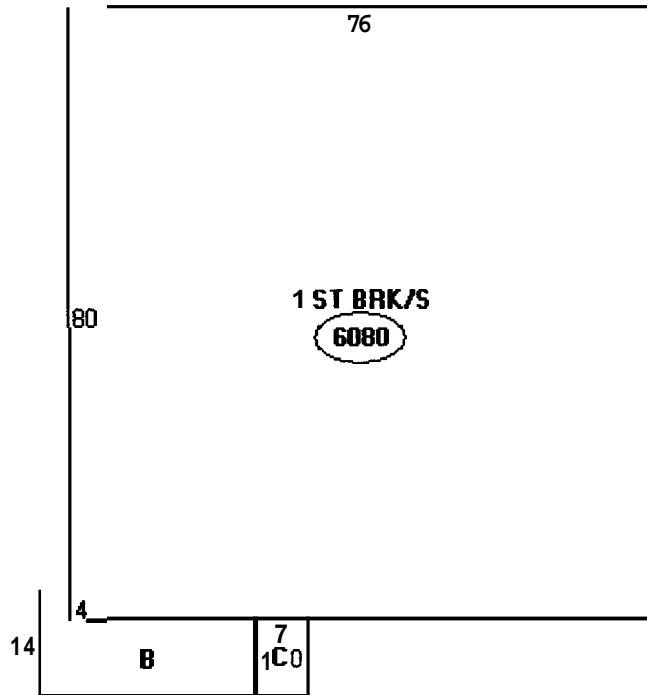
Exterior/Interior Information

Section	Levels	size	Use
1	01/01	6080	OFFICE BUILDING

Height	Walls	Heating	A/C
14	METAL-LIGHT	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	structure Type	Identical Units
-------------	-----------------------	------------------------



Descriptor

A: 1 ST BRK
6080 sqft

B: DMP
296 sqft

C: EMP
70 sqft

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	316 A00500B
Location	739 WARREN AVE
Land Use	COMMERCIAL CONDOS
Owner Address	739 WARREN AVENUE LLC PO BOX 965 YARMOUTH ME 04096
Book/Page	20742/085
Legal	316-A-5 318-A-11 WARREN AVE 741-747 CASA CONDO # B

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$132,480	\$969,400	\$1,101,880

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$120,000	\$1,104,300	\$1,224,300

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1986	1	12317	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0	12317		OFFICE BUILDING - LOW-RISE	SHERIDAN CORP / DIRECT FINANC

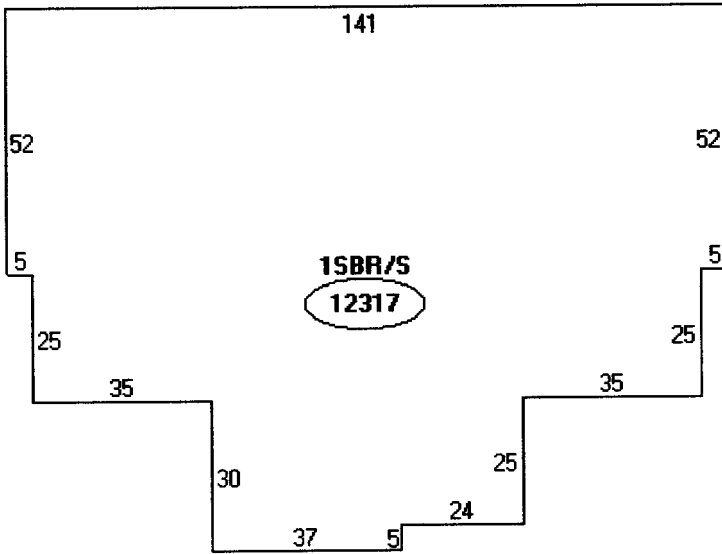
Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	12317	OFFICE BUILDING

Height	Walls	Heating	A/C
14	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

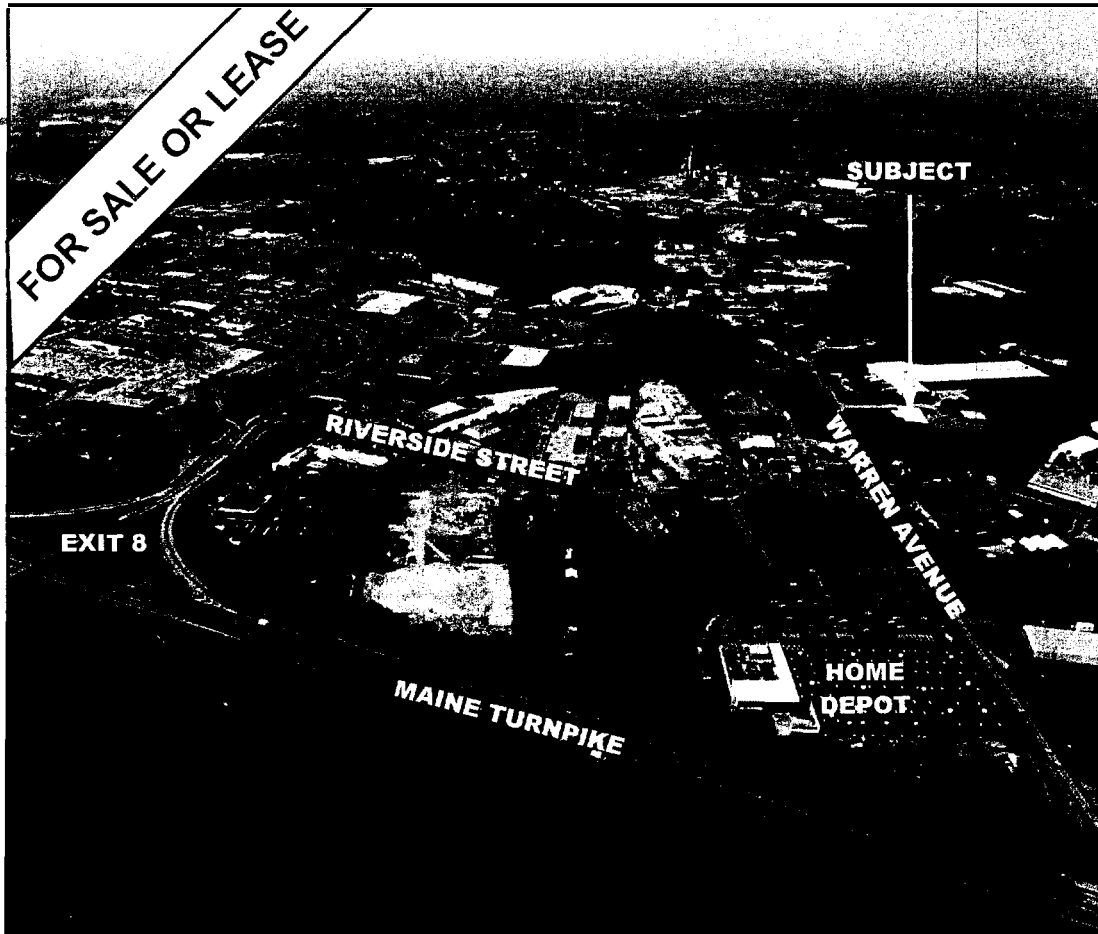
Line	Structure Type	Identical Units
-------------	-----------------------	------------------------



Descriptor/Area

A 1SBR/S
12317 sqft

PROFESSIONAL OFFICE



739 Warren Avenue Portland, Maine

The Sheridan Corporation Building is situated just off Riverside Street in Portland near Home Depot and Exit 48 of the Maine Turnpike. The property is a 12,300± SF Class A office building featuring primarily perimeter offices along with central staff areas and meeting rooms. The property was updated most recently in 2002, when the two new tenants leased the building. The Sheridan Corporation received a discounted rent in exchange for an estimated \$80,000 of fit-up at their expense.

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Commercial and Investment Real Estate

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PROPERTY SUMMARY

ADDRESS: 739 Warren Avenue
Portland, Maine 04103

LANDLORD: 739 Warren Ave, LLC

CURRENT USE: Office building– Condominium ownership

BUILDING SIZE: 12,317± SF

STORIES: 1

BUILT: 1986

SITE SIZE: Owner condominiumized the project with land becoming a common element. The current site consists of 5.25± acres.

FRONTAGE: 90'

ZONE: I-Ma (Moderate Impact Industrial Zone)

TENANTS: Sheridan Corporation

CONSTRUCTION: Steel frame supported Butler System

EXTERIOR: Brick

ROOF: EPDM roof– new in November 2004

LIGHTING: Fluorescent

FLOORING: Carpet over slab

ELECTRICAL: Main panel appears to be 600 amp, 3-phase

HVAC: Gas-fired heat, electric A/C

CEILINGS: 9'± dropped ceilings

UTILITIES: Public water, private sewer

PARKING: 75+ spaces or 4 per 1000/SF available for both buildings.

MAP & LOT#: Map 316, Block A. Lot 5

REAL ESTATE TAXES: \$24,082.96 (4/1/05)

ASSESSED VALUES: \$ 132,480 Land
\$ 969,400 Building
\$1,101,880 Total

SALE PRICE: \$1,295,000

LEASE RATE: \$9.50 SF Triple Net (NNN)

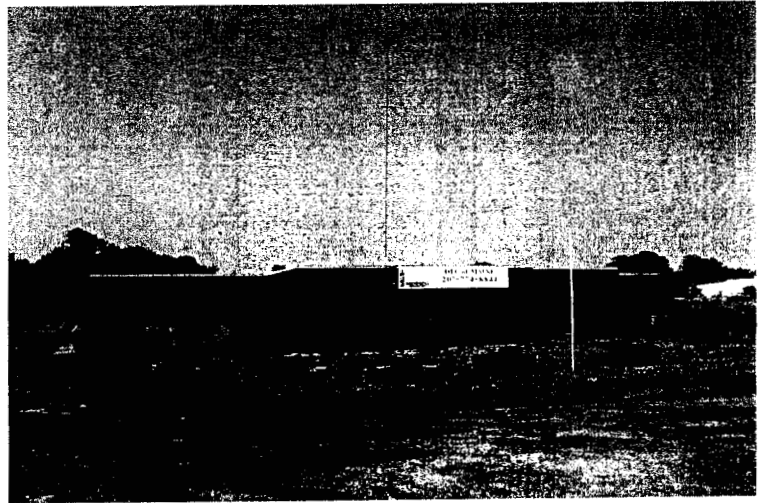
BROKER: John Doyon, CCIM



PHOTOS



BUILDING BACK



BUILDING FRONT



LOBBY



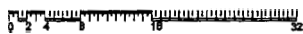
CONFERENCE ROOM

FLOOR PLAN



FLOOR PLAN

SCALE 1/8" = 1 FOOT



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