

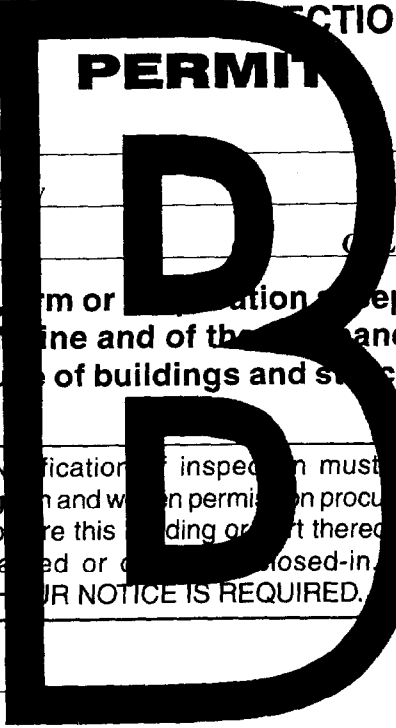
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
APR 26 2004
CITY OF PORTLAND

Permit Number: 040357

SECTION
PERMIT



This is to certify that Young Mary E/Michael LeB
has permission to Tenant Fit-up/ Wholesale Ba
AT 987 Riverside St 329 B011001

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 when permission procured before this building or part thereof is loaded or closed-in.
FOUR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 4/26/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0357	Issue Date:	CBL: 329 B011001
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Location of Construction: 987 Riverside St	Owner Name: Young Mary E	Owner Address: 27 Whistler Landing	Phone:
Business Name:	Contractor Name: Michael LeBlanc	Contractor Address: One Industrial Way Portland	Phone: 2075760131
Tenant/Ressee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M

Past Use: Vacant Warehouse	Proposed Use: Wholesale Bakery	Permit Fee: \$105.00	Cost of Work: \$1,000.00	CEO District: 5
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: F-1 Type: 3B #1/26/04
Signature: <i>MM</i>	Signature: <i>[Handwritten Signature]</i>

Proposed Project Description:
Tenant Fit-up/ Wholesale Bakery

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: L Dobson	Date Applied For: 04/05/2004	Zoning Approval
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- 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 <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 4/20/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input checked="" 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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Separate permits for signs are required

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: 04-0357	Date Applied For: 04/05/2004	CBL: 329 B011001
-----------------------	---------------------------------	---------------------

Location of Construction: 987 Riverside St	Owner Name: Young Mary E	Owner Address: 27 Whistler Landing	Phone:
Business Name:	Contractor Name: Michael LeBlanc	Contractor Address: One Industrial Way Portland	Phone (207) 576-0131
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Wholesale Bakery	Proposed Project Description: Tenant Fit-up/ Wholesale Bakery
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 04/20/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) This permit does not include the local exhaust system, Mr. Leblanc agrees to file for an amendment to include the system with appropriate submissions prior to installation.				
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 04/26/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) separate permits required for hood system				
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 04/21/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) separate permits required for hood system				



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: <u>979 Riverside</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>398</u> Block# <u>B</u> Lot# <u>011</u>	Owner: <u>Robert S. Young SR</u>	Telephone: <u>772-1333</u>
Lessee/Buyer's Name (If Applicable) <u>Michael LeBlanc</u> <u>Izzy's Cheesecake</u>	Applicant name, address & telephone: <u>One Industrial Way</u> <u>207-576-0131</u>	Cost Of Work: \$2,500 ⁶ <u>30,000</u> Fee: \$ 4500
Current use: <u>Vacant Warehouse</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME APR 5 2004 RECEIVED # 1500 \$ 105.00
If the location is currently vacant, what was prior use: <u>Storage of carpet</u>		
Approximately how long has it been vacant: <u>2 months</u>		
Proposed use: <u>Wholesale Bakery</u> Project description: <u>Change of use</u> <u>Cafe</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Michael LeBlanc</u>		
Mailing address: <u>One Industrial Way</u> <u>Portland 04103</u> # <u>576-0131</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>576-0131</u>		

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 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: <u>M. LeBlanc</u>	Date: <u>4-5-04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

979 Riverside St.

Portland, Maine



For Lease 3,200+/- sf Warehouse Space

979 Riverside Street, located at the entrance to the Evergreen Industrial Park in Portland, is a 10,000+/- sf split block masonry warehouse building. A 3,200+/- sf unit is available. The warehouse unit has one loading dock door to the rear of the building and an office area to the front.

979 Riverside Street is handsomely designed with a brick facade and operable windows. Ample on-site parking is available in front and to the rear of the building. The interior includes a number of brightly lit private offices, reception area, bathrooms, and storage. The warehouse area includes 16' ceilings, oil-fired heat and mezzanine storage.

979 Riverside Street is easily accessible given its close proximity to Exits 8 and 10 of the Maine Turnpike, Interstate 295, Route 302 and Route 26. The building offers excellent roadside visibility and accessibility and is ideally suited for warehouse distribution, servicing, contractor sales and industrial manufacturing.

CONTACT INFORMATION

Craig S. Young
One Canal Plaza
Portland, ME
207.772.1333

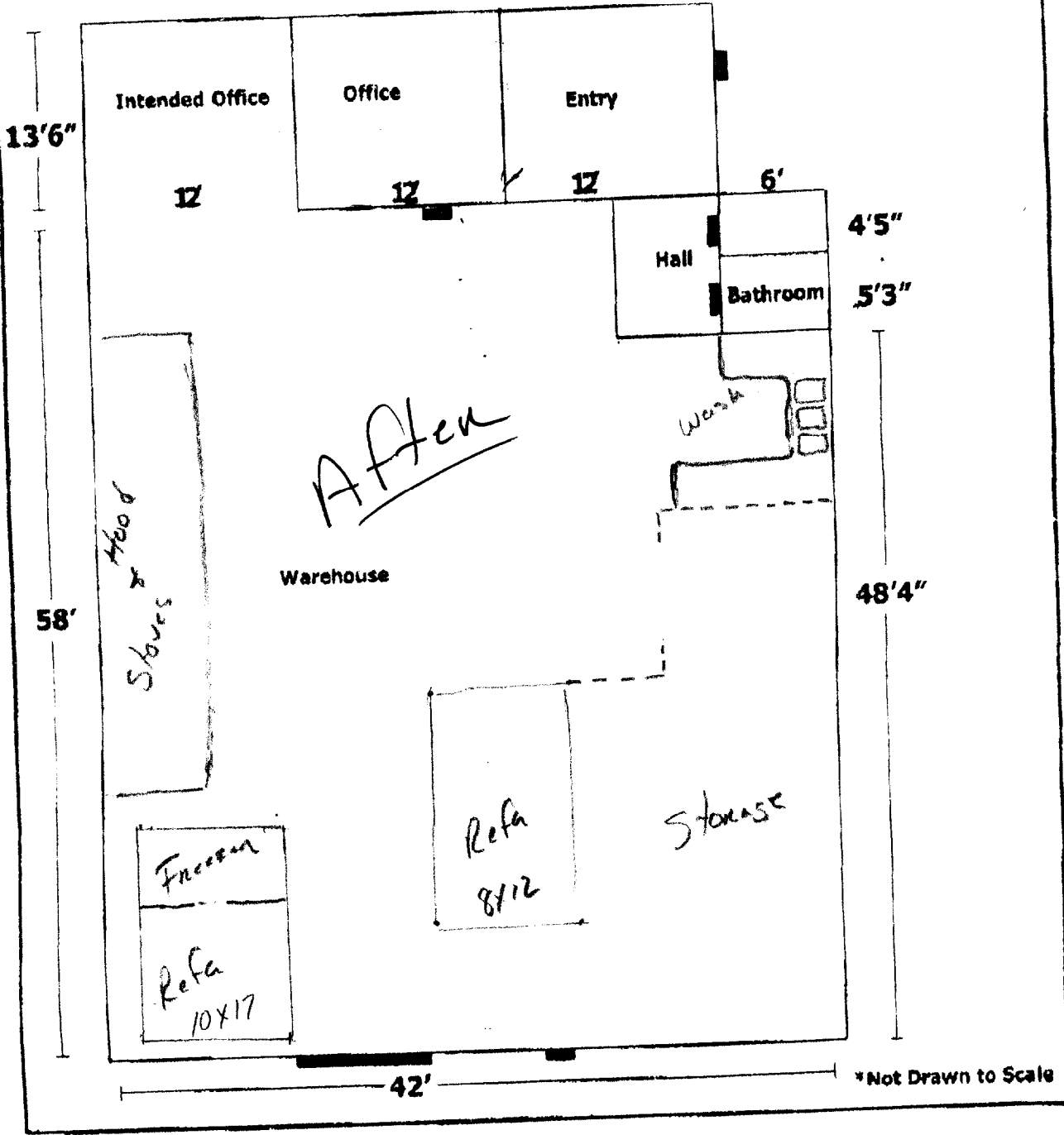
282 Corporate Dr.
Suite #2
Portsmouth, NH
603.427.1333

2 Wall Street
Manchester, NH
603.626.0036

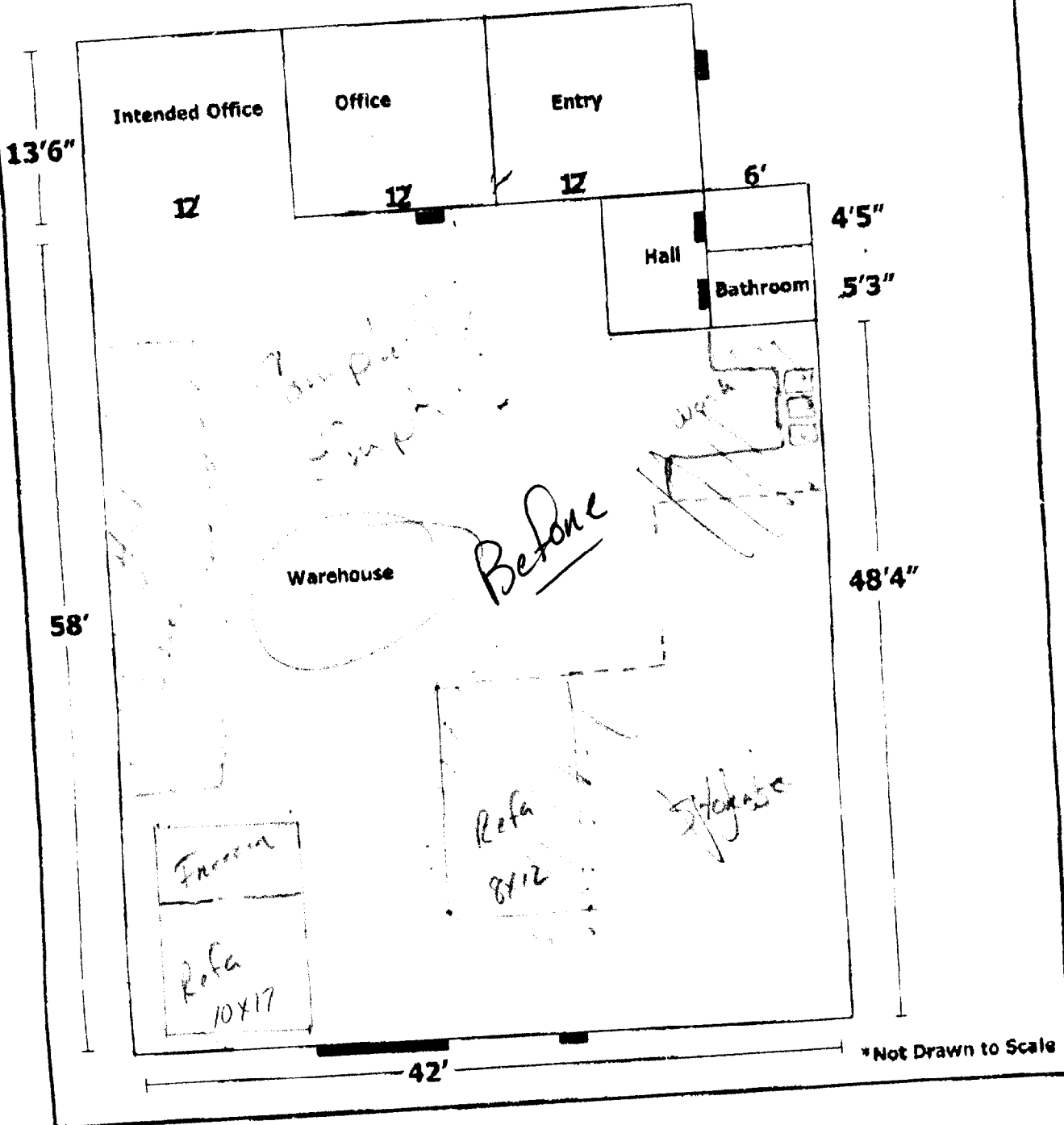
www.boulos.com

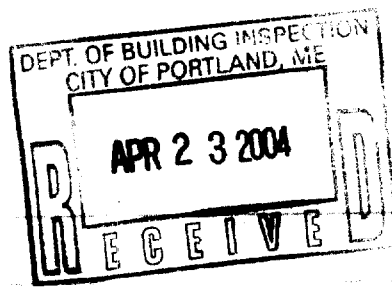
CBRE | The Boulos Company
CB RICHARD ELLIS

**979 Riverside Drive
Floor Plan**



979 Riverside Drive Floor Plan





Tammy Munson:

Re: Permit for Fzy's Cheesecake
987 Riverside St.

The business located in This Building
is called ComNav Engineering Inc
They Manufacture Communication Filters
for Phone systems - Satellites. There is
Not a lot of Traffic in and out
of the Building. Just UPS - FedEx ect.

The space along side us ~~that~~ is
about 25' x 50' is being use
By them as Storage.

The wall Between us is a
2x6 wall that Has 5/8 Sheetrock
on Both sides.

The outside wall is a Cement Block
wall.

We will Be Putting 5/8 Finsheuld
on the ceiling.

Thank You!
Michael LeBlanc

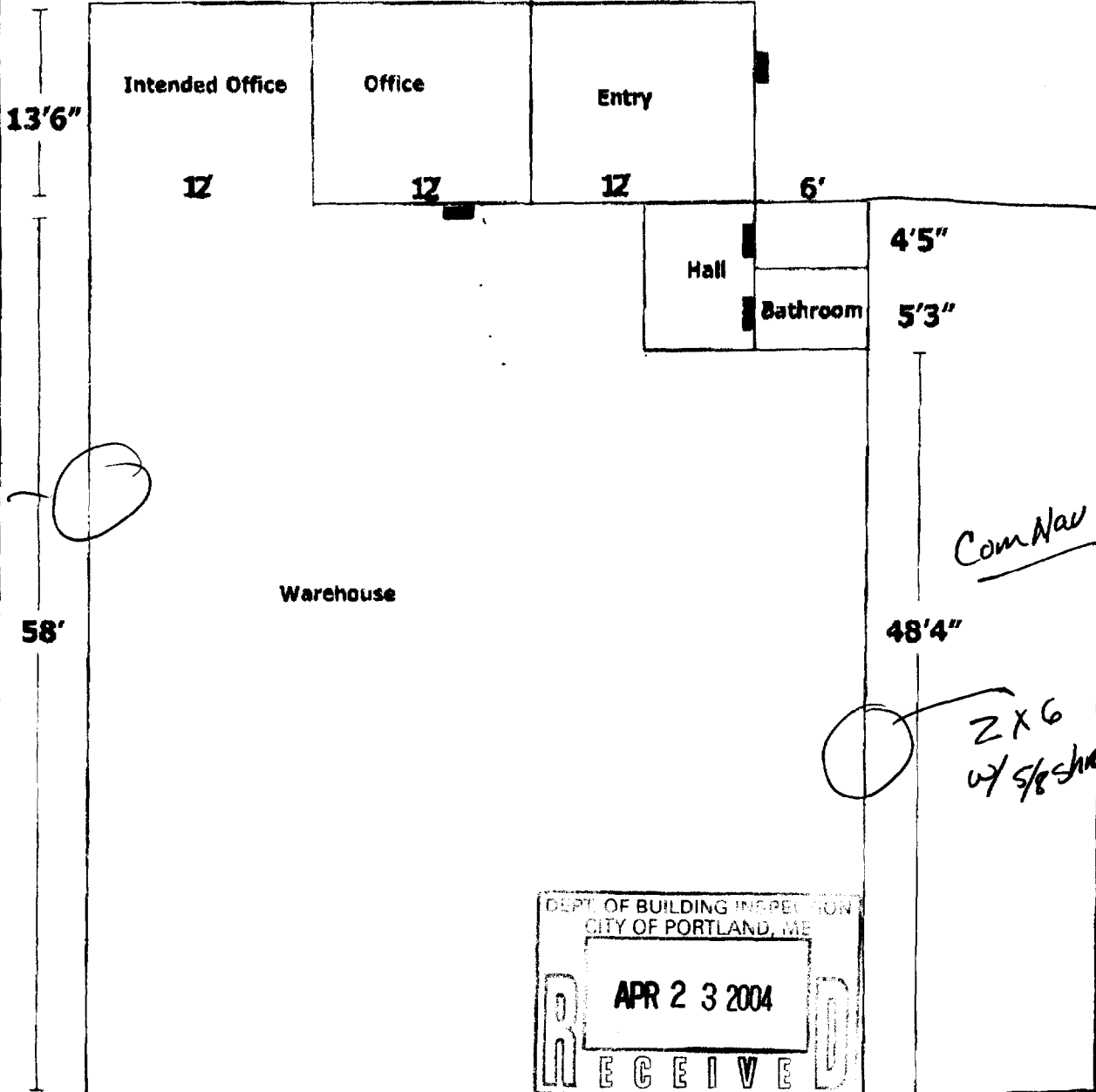
Cell# 576-0131

Office 797-9990

CBRE | The Boulos Company
CB RICHARD ELLIS

**979 Riverside Drive
Floor Plan**

← Riverside St →



outside
Cement
Block
Wall

←
Handwritten notes on the right side of the plan.

Com Nav

2x6
w/ 5/8 sheet rock

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 23 2004
RECEIVED

42'

*Not Drawn to Scale

979 Riverside St.

Portland, Maine



For Lease 3,200+/- sf Warehouse Space

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Portland, ME
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282 Corporate Dr.
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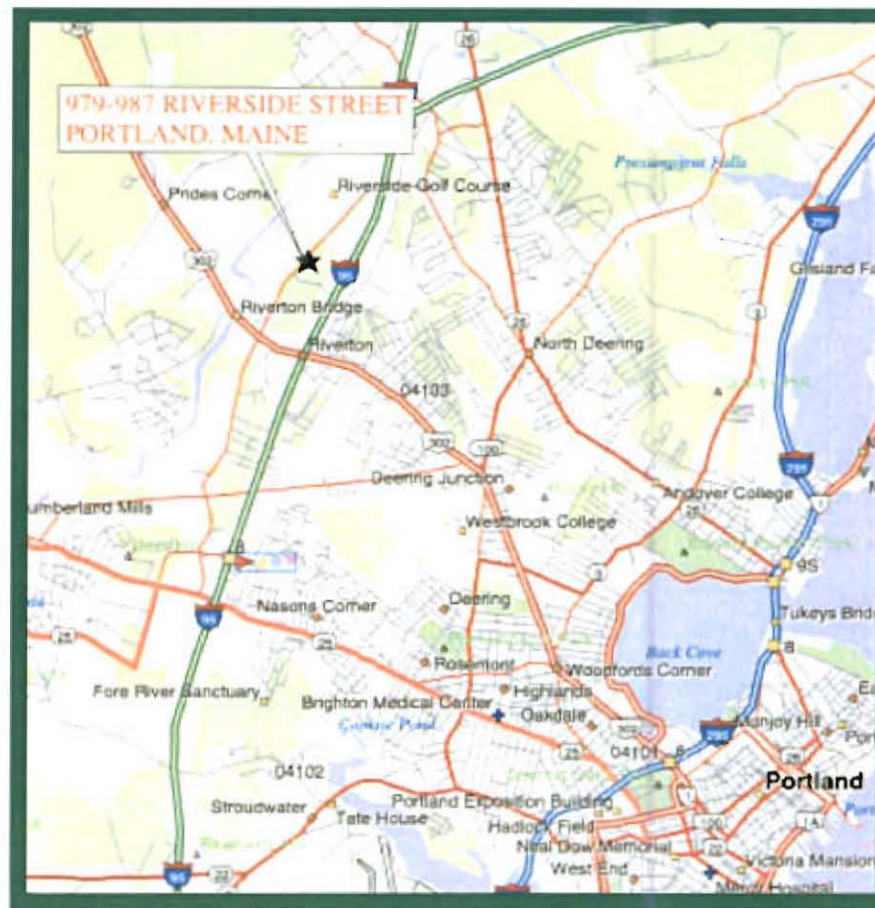
2 Wall Street
Manchester, NH
603.626.0036

www.boulos.com

CBRE | The Boulos Company
CB RICHARD ELLIS

979 Riverside St., Portland, Maine

Landlord:	Robert S. Young, Sr.	Utilities:	Municipal
Building Size:	10,000+/- sf	Heat:	Warehouse: Oil Fired forced hot air Office: Electric Baseboard
Available Space:	Unit 3 3,200+/- sf	Bathrooms:	One (1) half bath
Zoning:	Industrial (I-1)	Parking:	Ample on-site paved parking with additional parking to rear of building.
Ceiling Height:	Warehouse: 16' to overhead joist Office: 9' to dropped ceiling	Availability:	Immediately
Loading Dock Door:	One, 10'x10' door	Asking Rent:	\$6.00/sf NNN
Electrical:	Single Phase 120/240v 200Amp. Separately metered and paid by Tenant.	Estimated NNN Expenses:	\$1.60/sf



Contact Information:

Craig S. Young, CCIM

CYoung@Boulos.com

T. 207.772.1333

F. 207.871.1288

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CB RICHARD ELLIS

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CITY OF PORTLAND, MAINE

Department of Building Inspections

April 5 2004

Received from Robert Young

Location of Work 949 Riverside

Cost of Construction \$ _____ Bill Fee 30.00

Permit Fee \$ 105.00 COYO 75.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 375, 3011

Check #: 105 Total Collected \$ 105

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy