

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MICHELE WISSEMANN – MARINER BEVERAGES

Located At 166 RIVERSIDE IND PKWY

Job ID: 2012-05-3973-CH OF USE

CBL: 330- H-004-001

has permission to Change the Use from warehouse for flip flops & shirst to beer & wine & offices – NO CONSTRUCTION provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

6/18/12

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-3973-CH OF USE	Date Applied: 5/10/2012	CBL: 330- H-004-001	
Location of Construction: 166 RIVERSIDE IND PKWY	Owner Name: 166 RIVERSIDE INDUSTRIAL PARKWAY LLC	Owner Address: 166 RIVERSIDE INDUSTRIAL PKWY PORTLAND, 04103 ME - MAINE	Phone:
Business Name:	Contractor Name: Michelle Wissemann	Contractor Address: 11 Aster Lane, Falmouth, ME 04103	Phone: 272-0164
Lessee/Buyer's Name: Mariner Beverages, Inc.	Phone:	Permit Type: BLDG - USE	Zone: I-M
Past Use: Warehouse & accessory offices (for flip flops & shirts)	Proposed Use: Same: Warehouse & accessory offices (for wine & beer) – wants a C of O	Cost of Work: \$1,000.00	CEO District: Mixed use
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: S-2/B Type: 5B
		Signature: <i>Capt. Perrone</i>	Signature: <i>[Signature]</i>
Proposed Project Description: change of use warehouse to wine storage warehouse		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>5/17/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-3973-CH OF USE

Located At: 166 RIVERSIDE IND
PKWY

CBL: 330- H-004-001

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10.
2. Fire extinguishers are required. Installation per NFPA 10.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
6. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
7. Non-combustible construction of this structure requires all construction to be Non-combustible.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

I-17



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>166 Riverside Industrial Parkway</u>		
Total Square Footage of Proposed Structure/Area <u>15,500 (no change)</u>	Square Footage of Lot <u>1.92 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>330</u> Block# <u>H</u> Lot# <u>004</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Michelle Wisemann</u> Address <u>11 Aster Lane</u> City, State & Zip <u>Falmouth ME 04103</u>	Telephone: <u>272-0164</u>
Lessee/DBA (If Applicable) <u>Mariner Beverages, Inc.</u>	Owner (if different from Applicant) Name <u>166 Riverside Ind. Pkwy</u> Address <u>166 Riverside I.P.</u> City, State & Zip <u>04103</u>	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>Warehouse</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Warehouse wine & beer</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>warehouse & offices to store wine & Beer. Warehouse was used for warehousing flip flops and shirts. No change of use, change of ownership</u>		
Contractor's name: _____ Address: _____ City, State & Zip: _____ Who should we contact when the permit is ready: _____ Mailing address: _____		

RECEIVED

MAY 10 2012

Dept. of Building Inspections
City of Portland Maine

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Michelle Wisemann Date: 5/10/12

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

FOR
SALE

166 RIVERSIDE INDUSTRIAL PARKWAY PORTLAND, MAINE



FEATURES

- :: 15,500± SF warehouse building for sale at 166 Riverside Industrial Parkway.
- :: Located between Exits 48 and 53 of the Maine Turnpike, a few hundred yards from Route 302, and just minutes from downtown Portland.
- :: The building includes approximately 24'x 85' of air conditioned office space with several offices and a reception area.
- :: The warehouse includes (2) drive-in doors, (1) 7'x 8' loading dock door and eave height of 12'-8".
- :: Sale Price: \$639,000 (\$41.23/sf)

CBRE | The Boulos Company

Part of the CBRE affiliate network

FOR MORE
INFORMATION
PLEASE
CONTACT



Drew Sigfridson, SIOR
Designated Broker
T 207.772.1333
dsigfridson@boulos.com



Derek Miller
Associate
T 207.772.1333
dmiller@boulos.com

*Seller -
Travis Holland
Company -
Toego2*

REVISED SETTLEMENT STATEMENT
revised 4/30/12

Lender: Bangor Savings Bank
Borrower: T&S LLC
Seller: 166 Riverside Industrial Parkway, LLC
Property: 166 Riverside Industrial Parkway, Portland, Maine
Loans: \$360,000.00 Term Loan ("Loan I")
 \$288,000.00 Interim Loan ("Loan II")
Closing Date: May 1, 2012

SELLER'S TRANSACTION

Sales Price: \$520,000.00

Reductions to Seller:


Norway Savings Bank	
(payload Loan No. 4000063940 thru 5/1/12)	\$399,178.31
Small Business Administration	
(payload Loan No. 9470784508 net sale proceeds)	\$175,655.02
Wire fees (for payoffs-2)	\$40.00
Banked Money Deposit (applied to commission)	\$10,000.00
CBRE The Boulos Company	
(commission less deposit)	\$21,000.00
Cumberland County Registry (transfer tax)	\$1,364.00
Paul Flaherty (attorney's fees)	FOC
Portland Water District	
(acct. no. 120092-09 svc dates 3/03-3/30/12)	\$27.37
(acct. no. 174345-09 svc dates 3/17-4/13/12)	\$30.80
City of Portland	
Real Property Taxes (1/1/11-6/30/12)	\$15,003.40
Personal Property Taxes (5/01-6/30/12)	\$21.96
Total Reductions:	\$622,300.92

Credits to Seller:

Promoted Real Property Taxes (5/01-5/30/12)	\$2,278.96
Promoted Personal Property Taxes (5/01-5/30/12)	\$21.96
Total Credits to Seller:	\$2,300.92
Total Due from Seller:	\$0.00

SELLER:

166 Riverside Industrial Parkway, LLC

By: 
 W. Travis Holland
 His: Sole Member

*Annual Real Property Taxes = \$15,035.00, or \$27.35 per day
 Taxes are paid through 6/30/12.
 Buyer's portion: \$2,278.96 (61 days x \$27.35 per day)

*Annual Personal Property Taxes = \$21.96 or \$.35/day
 Taxes are paid through 6/30/12.
 Buyer's portion: \$21.96 (61 x \$.35 per day)

BUYER'S TRANSACTION**Purchase Price**

\$620,000.00

Settlement Charges**Bangor Savings Bank**

(commitment fee)	\$850.00
(flood certification)	\$12.00
(appraisal)	\$1,800.00
(credit report)	\$48.00
(environmental data report)	\$800.00
(pledge & escrow agreement)	\$15,000.00
(third party lender fee)	\$900.00

Drummond & Drummond, LLP (attorney's fees)

\$4,576.30

(certificates of good standing - 3)	\$90.00
(preliminary UCC-11 search)	\$34.00
(filing fee and final UCC-11 search)	\$37.00
(closing binders)	\$200.00

Cumberland County Registry of Deeds (transfer tax)

\$1,364.00

(recording fees)	\$136.00
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Robert E. Danielson, Esq. (attorney's fees)

\$5,551.00

Old Port Title (title exam & title ins prem)

\$3,414.00

SRA 504 Closing Costs**Drummond & Drummond, LLP (atty's fees less disc)**

\$2,500.00

(UCC-1 filing fee)	\$10.00
(closing binders)	\$200.00

Fed Ex fee

\$15.00

Cumberland County Registry of Deeds (rec fees)

\$130.00

Old Port Title (title insurance premium)

\$308.00

City of Portland (tax assessment)

\$25.00

Prorated Taxes - Real Property

\$2,278.96

Personal Property

\$21.96

Total Charges: \$40,301.22**Gross Due from Buyer:** \$660,301.22**Credits to Buyer:****Earnest Money Deposit** \$10,000.00**Prepaid for Appraisal** \$1,800.00**Loan I Proceeds** \$360,000.00***Partial Advance of Loan II Proceeds** \$204,676.00**CEI portion of third party lender fee** \$450.00**Total Credits:** \$576,926.00**Total Due From Buyer:****\$83,375.22*****Loan II Proceeds** \$288,000.00

less holdback for renovations \$35,349.00

less holdback for equipment \$47,975.00

Net proceeds advanced at closing \$204,676.00

LENDER.

Bangor Savings Bank

By: 

Joseph Defano

Its Vice President

SBA CLOSING AGENT:

Drummond & Drummond, LLP

By: 

Alexandra E. Caulfield, Esq.

Its Partner

BUYER:

T&S LLC

By: 

Michelle W. Wisemann

Its Manager

By: 

Timothy J. Wiseman

Its Manager



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*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

April 23, 2012

Bangor Savings Bank
Attn: Joseph Delano, Vice President
280 Fore Street
Portland, ME 04101

Coastal Enterprises, Inc. ~~and~~
Attn: Susan Umland
36 Water Street
Wiscasset, ME 04578

Robert E. Danielson, Esq.
Law Offices of Robert E. Danielson
Two Canal Plaza, Suite 401
P.O. Box 545
Portland, ME 04112-0545

RE: 166 Riverside Industrial Parkway, Portland, ME – 330-H-004 – I-M Zone

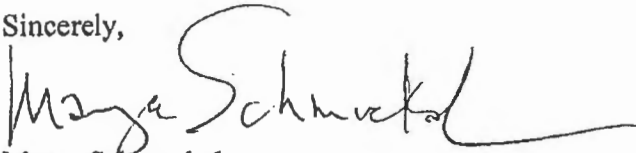
Ladies and Gentlemen:

I am the Zoning Administrator for the City of Portland, Maine. Please be advised that with respect to the property located at 166 Riverside Industrial Parkway, Portland, Maine, shown on the Tax Assessor's Map 330 Block H Lot 004 (the "Property"):

1. The Property is located within the I-M Moderate Industrial Zone and the Property lies within the boundaries of the municipals authority's zoning district;
2. To the best of my knowledge, the current uses, including warehouse and offices uses, occupancy, operation and improvements of the Property are in compliance with all applicable zoning codes, rules and regulations of said I-M Zone and no notice of violation has been issued or contemplated; and
3. To the best of my knowledge and belief, all governmental permits and approvals necessary for the construction, use operation, and occupancy of the Property have been issued and are in full force and effect.

You may rely on this letter for funding a loan secured by the Property. I hope that this information is helpful to you. Please feel free to call me at (207) 874-8695 with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

* Existing & Proposed Floor plan

no changes 15,500

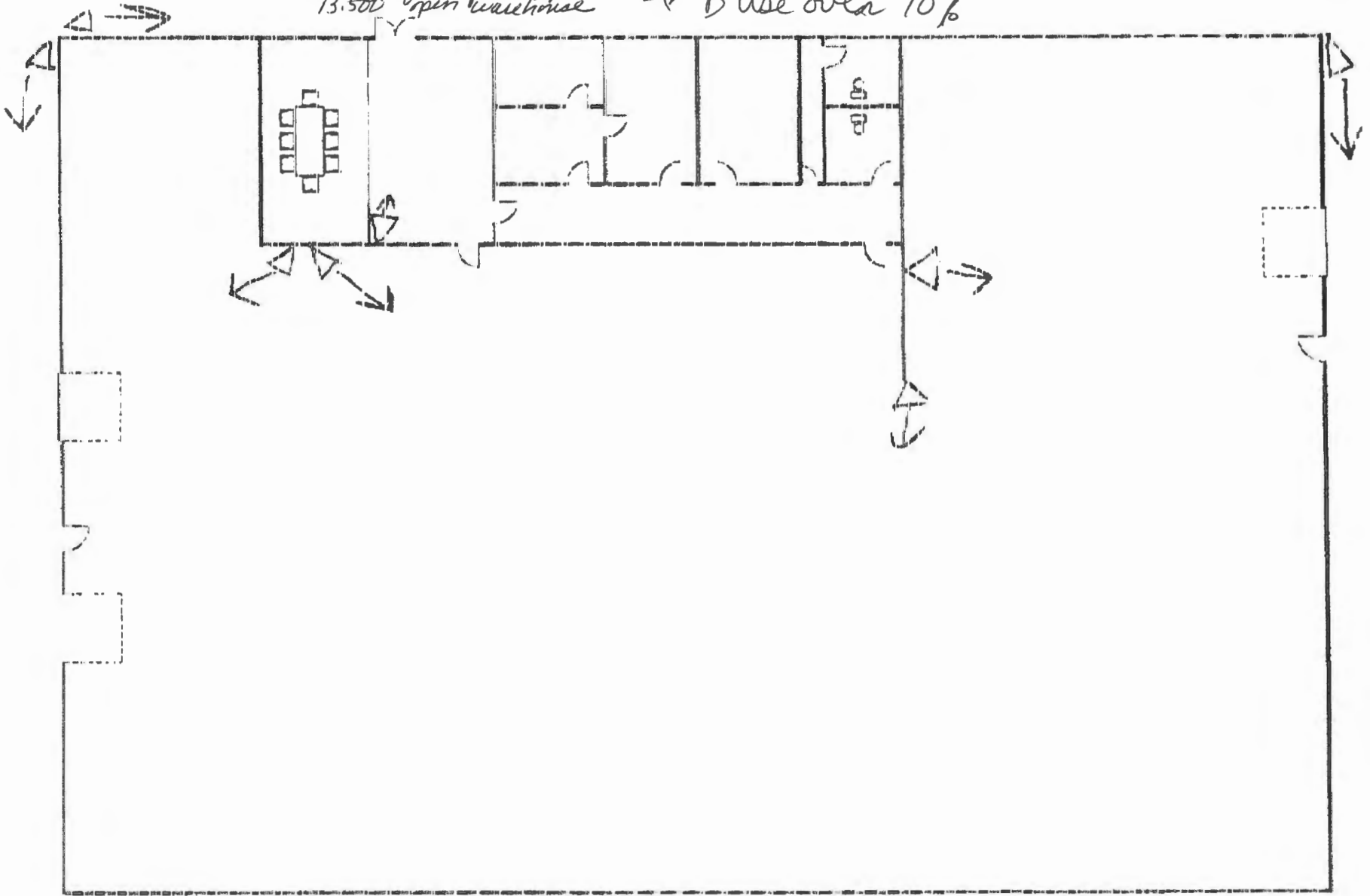
& CAMERAS TOIM

Total Square feet

(2,000 square feet office)

13,500 open warehouse

→ B use over 10%





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Receipts Details:

Tender Information: Check , BusinessName: visa, Check Number:
Tender Amount: 105.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 5/10/2012
Receipt Number: 43818

Receipt Details:

Referance ID:	6482	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-3973-CH OF USE - change of use warehouse to wine storage warehouse			
Additional Comments: Michelle Wissemann			

Referance ID:	6483	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-05-3973-CH OF USE - change of use warehouse to wine storage warehouse			

Additional Comments:

Thank You for your Payment!

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 330 H004001
Land Use Type WHOLESALE
Property Location 166 RIVERSIDE IND PKWY
Owner Information 166 RIVERSIDE INDUSTRIAL PARKWAY LLC
 166 RIVERSIDE INDUSTRIAL PKWY
 PORTLAND ME 04103
Book and Page 22304/157
Legal Description 330-H-4
 RIVERSIDE INDUSTRIAL
 PKWY 154-174
 83809 SF
Acres 1.924

Current Assessed Valuation:

TAX ACCT NO. 34746 **OWNER OF RECORD AS OF APRIL 2011**
 166 RIVERSIDE INDUSTRIAL
 PARKWAY LLC
 166 RIVERSIDE INDUSTRIAL PKWY
 PORTLAND ME 04103
LAND VALUE \$207,400.00
BUILDING VALUE \$538,500.00
NET TAXABLE - REAL ESTATE \$745,900.00
TAX AMOUNT \$13,635.06

[browse city services a-z](#)

[browse facts and links a-z](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1976
Style/Structure Type PREFAB WAREHOUSE
Units 1
Building Num/Name 1 - TOEGDZ
Square Feet 17400

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Building 1
Levels 01/01
Size 11880
Use WAREHOUSE
Height 14
Walls METAL-LIGHT
Heating ELECTRIC
A/C NONE

Building 1
Levels 01/01
Size 3120
Use MULTI-USE OFFICE
Height 14
Walls METAL-LIGHT
Heating UNIT HEAT
A/C NONE

Building 1
Levels M1/M1
Size 2400
Use SUPPORT AREA
Height 6
Heating NONE
A/C NONE

Other Features:

Building 1
Structure OVERHEAD DOOR - WD/MT
Size 8X8

Building 1
Structure CANOPY - ONLY
Size 4X25

Building 1
Structure OVERHEAD DOOR - WD/MT
Size 10X12

Building 1
Structure DOCK LEVELERS
Size 1X0

Outbuildings/Yard Improvements:

Building 1
Year Built 1976
Structure TRUCK & TRAIN WELLS
Size 14X24
Units 1
Grade C
Condition 3

Building 1
Year Built 1976
Structure ASPHALT PARKING
Size 11000
Units 1
Grade C
Condition 2

Sales Information:

Sale Date	Type	Price	Book/Page
2/7/2005	LAND + BUILDING	\$975,000.00	22304/157
12/29/1998	LAND + BUILDING	\$505,000.00	14429/287
2/8/1994	LAND + BUILDING	\$475,000.00	11280/130

[New Search!](#)

