

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT
PERMIT

Permit Number: 080016

This is to certify that 351 Riverside, LLC (Ted Woodward)/Mortgage Properties, Inc.

has permission to Redesign warehouse space to establish direct mail center & refigure office space.

AT 317 RIVERSIDE IND PKWY 330A C002001

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 loaded or occupied. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

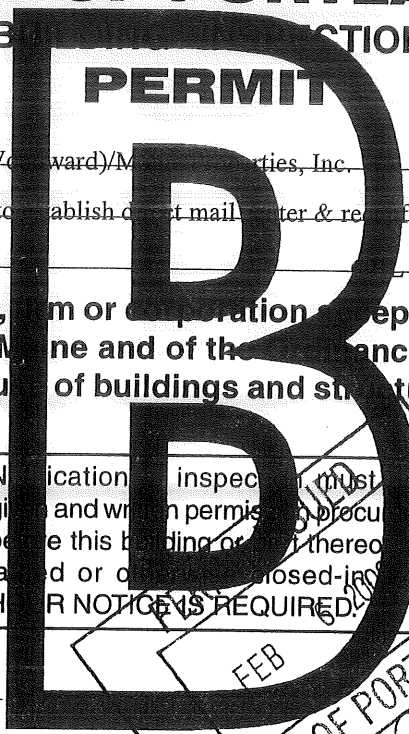
OTHER REQUIRED APPROVALS

Fire Dept. Carca Cruz

Health Dept. _____

Appeal Board _____

Other _____
Department Name



James Burke 2/6/08
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: 08-0016	Issue Date:	CBL: 330A C002001
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Location of Construction: 317 RIVERSIDE IND PKWY	Owner Name: 351 Riverside, LLC (Ted Woodwar	Owner Address: 351 RIVERSIDE IND PKWY	Phone: 772-0414
Business Name:	Contractor Name: Maine Properties, Inc.	Contractor Address: PO Box 368 Scarborough	Phone: 2078833753
Lessee/Buyer's Name GG Direct	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M

Past Use: Commercial Offices with warehouse space	Proposed Use: Commercial offices with warehouse space - direct mail service - print fliers & deliver them in bulk to Scarborough post office.	Permit Fee: \$615.00	Cost of Work: \$49,000.00	CEO District: 5
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Proposed Project Description: Redesign warehouse space to establish direct mail center & reconfigure office space.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Greg Cass</i>	INSPECTION: Use Group: <i>B/F1</i> Type: <i>3B</i> <i>IBC-2003</i>
	Signature:	Signature: <i>JMB 2/6/08</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

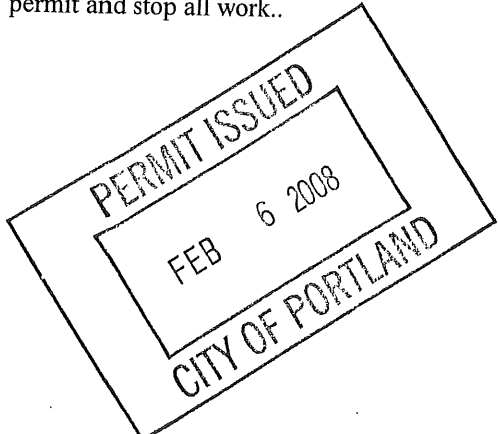
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: lmd	Date Applied For: <i>01/04/2008 12/28/07</i>	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>1/23/08</i> <i>ASB</i>	Date: _____	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 Application

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

Permit No: 08-0016	Issue Date:	CBL: 330A C002001
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Location of Construction: 317 RIVERSIDE IND PKWY	Owner Name: 351 Riverside, LLC (Ted Woodwar	Owner Address: 351 RIVERSIDE IND PKWY	Phone: 772-0414
Business Name:	Contractor Name: Maine Properties, Inc.	Contractor Address: PO Box 368 Scarborough	Phone: 2078833753
Lessee/Buyer's Name GG Direct	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M

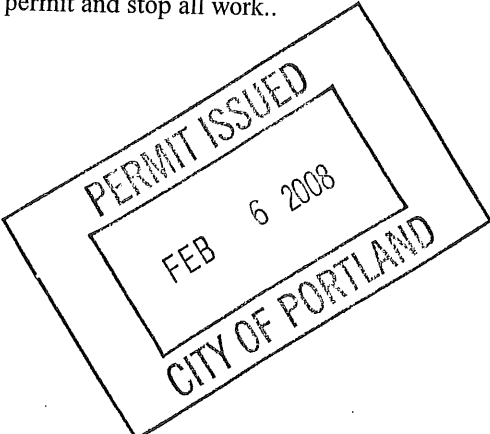
Past Use: Commercial Offices with warehouse space	Proposed Use: Commercial offices with warehouse space - direct mail service - print fliers & deliver them in bulk to Scarborough post office.	Permit Fee: \$615.00	Cost of Work: \$49,000.00	CEO District: 5
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Proposed Project Description: Redesign warehouse space to establish direct mail center & reconfigure office space.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Greg Cass	INSPECTION: Use Group: B/F1 Type: 3B IBC-2003 Signature: M.B. 2/6/08
	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: lmd	Date Applied For: 01/04/2008 12/28/07	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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: 1/23/08 ABM	<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:	<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: ABM



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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)

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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.

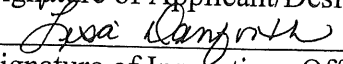
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

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

2/6/08
Date


Signature of Inspections Official

2/6/08
Date

CBL: 330A C002

Building Permit #: 08-0016

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0016	Issue Date:	CBL: 330A C002001
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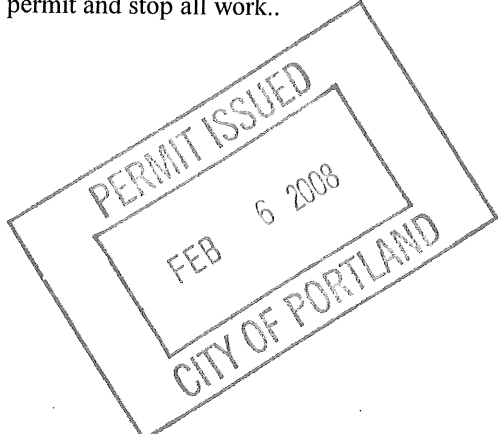
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		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Greg Cuzz</i>	INSPECTION: Use Group: <i>B/FI</i> Type: <i>3B</i> <i>IBC-2003</i>	

Proposed Project Description: Redesign warehouse space to establish direct mail center & reconfigure office space.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> <i>2/6/08</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: lmd	Date Applied For: 01/04/2008 <i>12/28/07</i>	Zoning Approval	
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Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>1/22/08</i> <i>ABM</i>	Date: _____	Date: <i>ABM</i>



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

02/12/04 close-in okay } ~~04/12~~

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0016	Date Applied For: 12/28/2007	CBL: 330A C002001
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Location of Construction: 317 RIVERSIDE IND PKWY	Owner Name: 351 Riverside, LLC (Ted Woodward)	Owner Address: 351 RIVERSIDE IND PKWY	Phone: () 772-0414
Business Name:	Contractor Name: Maine Properties, Inc.	Contractor Address: PO Box 368 Scarborough	Phone: (207) 883-3753
Lessee/Buyer's Name: GG Direct	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial offices with warehouse space - direct mail service - print fliers & deliver them in bulk to Scarborough post office.	Proposed Project Description: Redesign warehouse space to establish direct mail center & reconfigure office space.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/22/2008
Note: **Ok to Issue:**

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/06/2008
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/23/2008
Note: Mixed use per NFPA 101 6.14
Business = the more restrictive **Ok to Issue:**

- 1) Fire extinguishers required
- 2) All construction shall comply with NFPA 101

Comments:

1/7/2008-amachado: Spoke to Travis Blake at Maine Properties. Application incomplete. Need right, title & interest for new owner. Need plot plan that shows the whole lot and parking. Needed better description of what they do.

1/10/2008-amachado: Recived contract for sale of Real Estate and plot plan. The plot plan needs to show the parking. Needs 14 spaces.

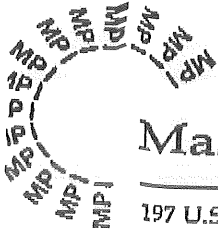
1/22/2008-amachado: Has 12 spaces. The office space verses warehouse space is similar to the previous tenant so the twelve spaces is OK.

1/29/2008-gg: received granted site exemption as of 1/29/08. /gg Gave to Tammy

1/30/2008-jmb: Spoke to Travis B. About the use classification and type of construction. I cannot find any permit records for the original building in 1993. Once this is established a fire separation design must be submitted. He will get back with details.

2/2/2008-jmb: Received code analysis from the architect, but he used IBC 2006. Reviewed the mixed use section with MJN for non-separated uses Sec. 302.1. It appears the B group and S or F don't need separation due to meeting table 503 for allowable height and building area. I asked Travis to have a code study on NFPA as this requires a 2 hr separation.

2/6/2008-jmb: Received the NFPA code analysis from the architect, ok for no separation, ok to issue



Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368 207 / 883-3753 Fax • 207 / 883 - 0364

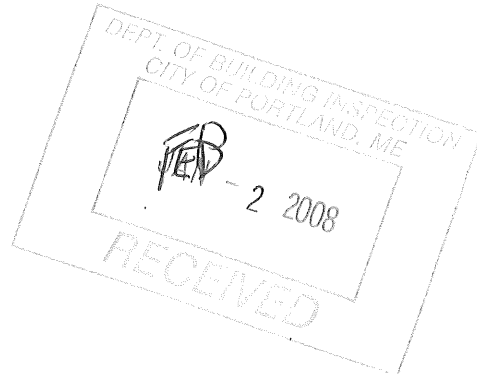
FAX TRANSMITTAL

DATE: 2/2/08

TO: Jeanie Bourke

FROM: TRAVIS BLAKE

OF PAGES 2
INCLUDING COVER SHEET



REMARKS:

Jeanie,
I had an architect do a site walk with me and the attached sheet is his findings
Any questions give me a call 415-3450

Thanks
Travis Blake



February 1, 2008

Travis Blake
 Maine Properties
 197 US Route One
 PO Box 368
 Scarborough, ME 04070-0368

Re:351 Riverside Industrial Parkway

Dear Travis Blake,

As per our site visit to day at 351 Riverside Industrial Parkway, feel that the building meets the following criteria.

Building Occupancy Classification:

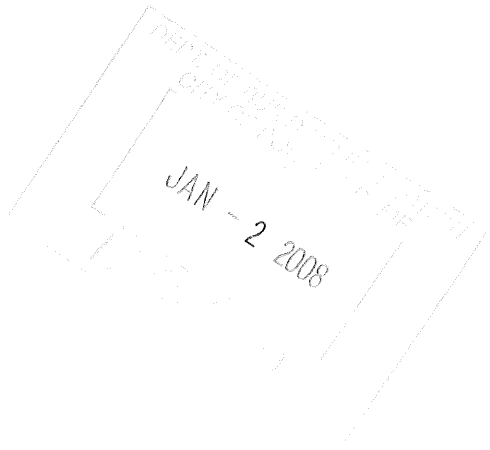
- F-1 (305.2 IBC 2006) Factory Industrial- Moderate Hazard Occupancy
 Space intended for Printing and Publishing- Factory
 Not to be used for storage of any Hazardous Materials
- B (304 IBC 2006) Business
 Office Space

Required Separation of Mixed Occupancies
 (Table 508.3.3 IBC 2006)

According to Table 508.3.3- No Separation is required for these occupancies.

Please feel free to call me with any questions.

Sincerely,
 Timothy C. Braun, AIA
 Tidewater Architects



360 Us Route 1 - Suite 204, Scarborough, Maine 04074
 Ph (207) 883-3060 Fax (207) 885-0105



February 6, 2008

Travis Blake
Maine Properties
197 US Route One
PO Box 368
Scarborough, ME 04070-0368

Re:351 Riverside Industrial Parkway

Dear Travis Blake,

After a conversation with Captain Cass of the Portland Fire Department we have determined that the Following NFPA Classification will be allowed for 351 Riverside Industrial Parkway.

Building Occupancy Classification: NFPA

Primary Use:

B (304 IBC 2006) Business
Office Space

Incidental Use

B Space intended for Printing and Publishing-
Not to be used for storage of any Hazardous Materials

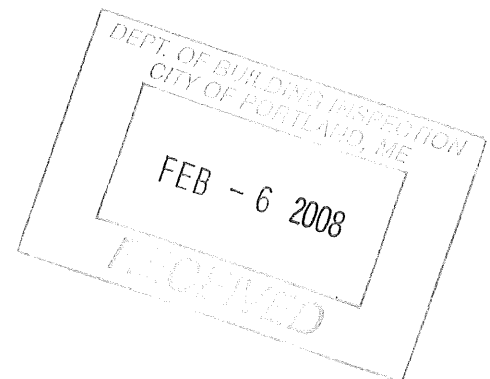
Under NFPA, the space considered for large printing would still be considered Business and not industrial because of the nature of the process.

We feel that no fire separation will required between the two spaces.

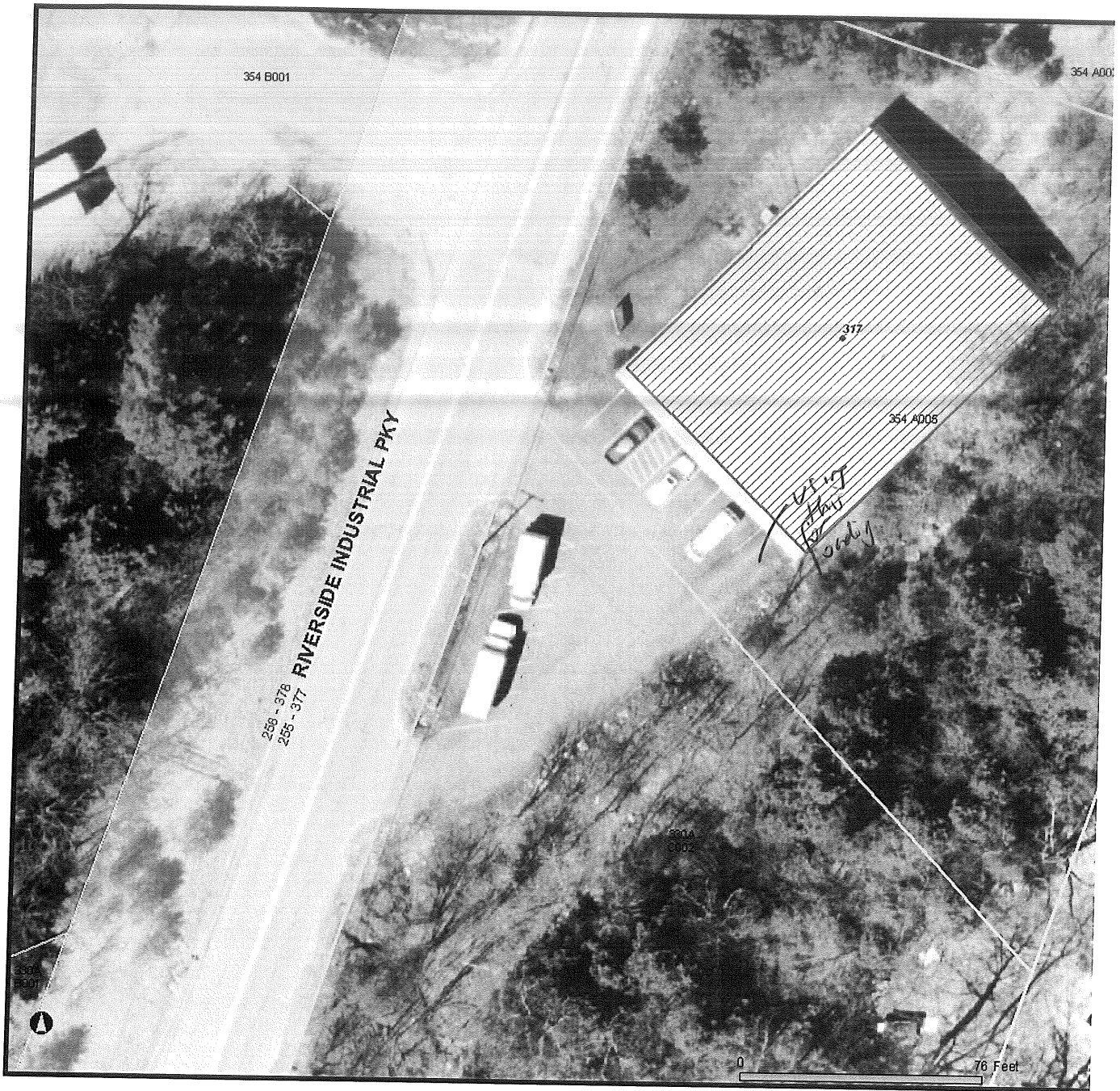
The building will also equipped with exist signs, emergency lighting and fire extinguishers.

Please feel free to call me with any questions.

Sincerely,
Timothy C. Braun, AIA
Tidewater Architects



360 Us Route 1 - Suite 204, Scarborough, Maine 04074
Ph (207) 883-3060 Fax (207) 885-0105





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>351 Riverside Industrial Parkway</u>		
Total Square Footage of Proposed Structure/Area <u>(8720) total 4200 office area</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer* Name <u>GG Direct</u> Address <u>100 Fore St.</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>772-0414</u>
Lessee/DBA (If Applicable) <u>GG Direct</u> <u>100 Fore St.</u> <u>Portland Me 04101</u>	Owner (if different from Applicant) Name <u>351 Riverside LLC</u> Address <u>351 Riverside Ind Parkway</u> City, State & Zip <u>Portland Me 04103</u>	Cost Of Work: \$ <u>49000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>585</u>
Current legal use (i.e. single family) <u>offices w/ warehouse space</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>offices w/ warehouse and production space, mail distribution direct marketing service</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Divide 3 office spaces, construct utility room & printer room, install dropped ceiling in warehouse space. Update emergency lighting and exit signs. upgrade to T-8 lights</u>		
Contractor's name: <u>Maine Properties, Inc</u>		
Address: <u>PO Box 368</u>		
City, State & Zip <u>SCARBOROUGH ME 04070</u>		Telephone: <u>883-3753</u>
Who should we contact when the permit is ready: <u>TRAVIS BURKE</u>		Telephone: <u>207-883 415-3450</u>
Mailing address: <u>PO Box 368 SCARBOROUGH ME 04070</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.

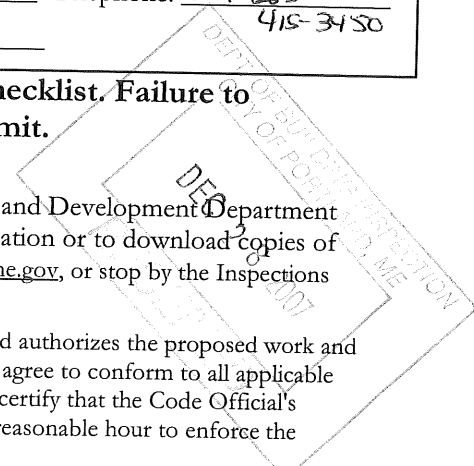
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 12/18/07

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





TO INTERSECTION OF
C.M. RICE ROAD

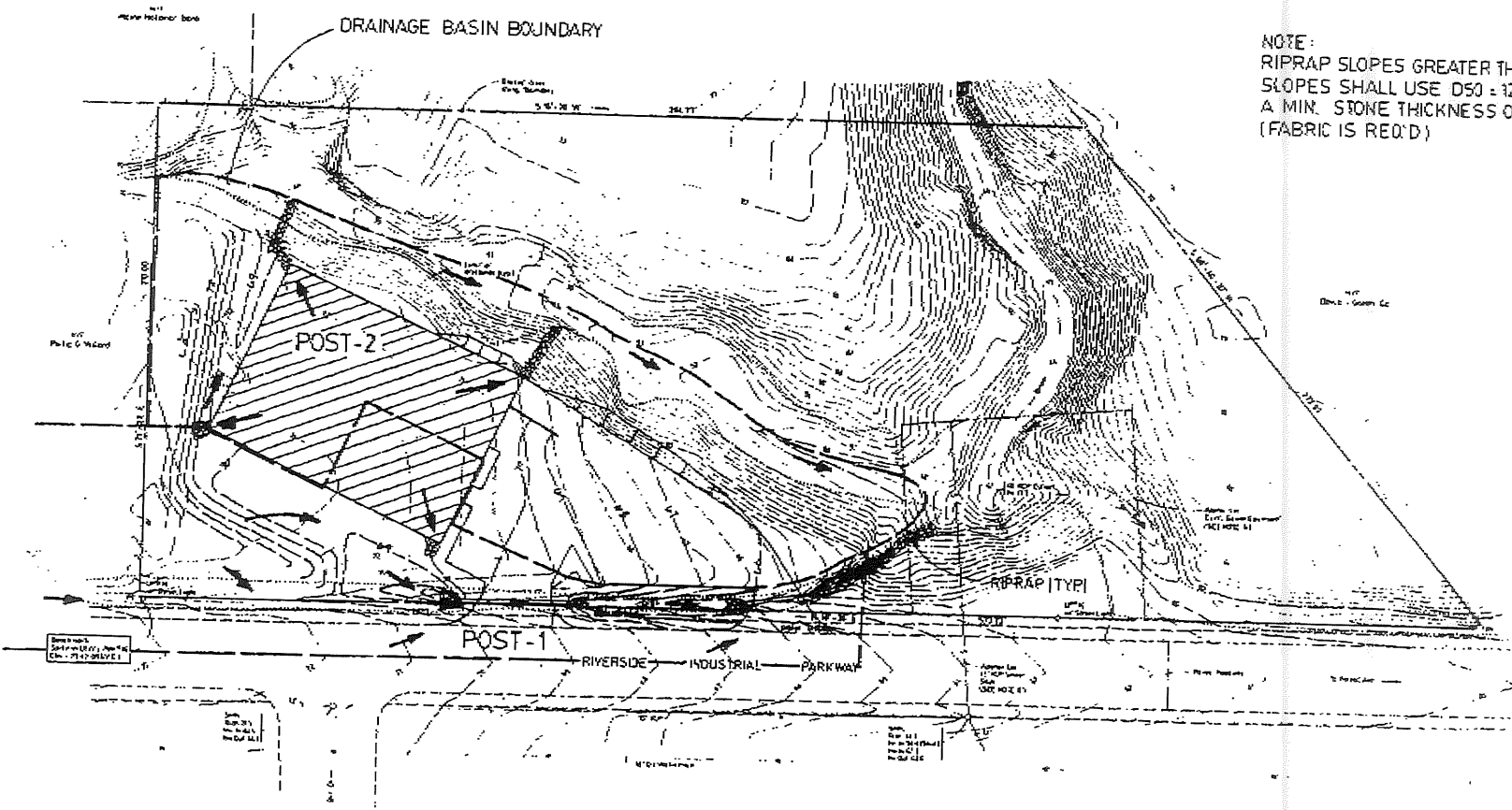
TO STREAM, UNDER TURNPIKE
& TO PRESUMPSCOT RIVER

PRE-DEVELOPMENT DRAINAGE PLAN

SCALE 1" = 40'



NOTE:
RIPRAP SLOPES GREATER THAN 2:1
SLOPES SHALL USE D50 = 12" WITH
A MIN. STONE THICKNESS OF 18"
(FABRIC IS REQ'D)



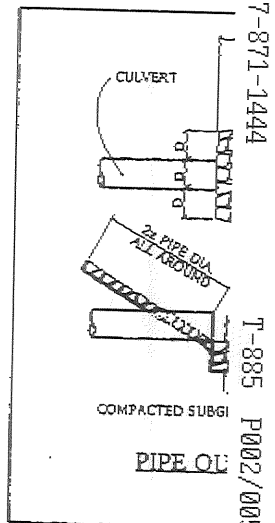
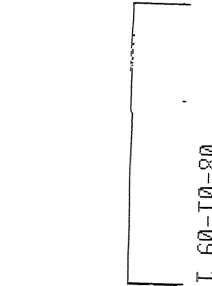
POST DEVELOPMENT DRAINAGE PLAN

SCALE 1" = 40'

Check parking
requirements.
change of use - wholesaler?

8720 80x109 =

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN - 9 2007
RECEIVED



08-01-09 10:25

FROM-GGDirect

207-871-1444

T-885

P002/005 F-115

GG Direct

Direct Marketing Solutions

FAX COVER LETTER

Date: 1/9/08

To: Amy M.

From: Sue Hunt

Re: Documents requested (5)

THIS TRANSMISSION CONSISTS OF PAGE(S) INCLUDING THIS PAGE

Paperwork requested for permit application for property at:

351 Riverside Industrial Parkway
Portland, Me

by: Maine Properties, INC
(Travis Blake)

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN - 9 2007
RECEIVED

GG Direct

SUE HUNT
OPERATIONS MANAGER

100 Fore Street
Portland, Maine 04101-4831
<http://www.ggdirect.com>

Phone: 207.871.7821 x210
Fax: 207.871.1444
Email: sue@ggdirect.com

Direct Marketing Solutions

- Strategic Planning
- List Research & Brokerage
- Database Management
- Database Profiling
- List Processing
- Mapping
- Creative Services
- Print Production
- Mailing & Fulfillment
- Data Analysis

100 Fore Street

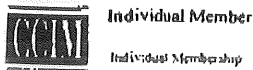
Portland, Maine

04101-4831

Phone: 207.772.0414

Fax: 207.871.1444

www.ggdirect.com



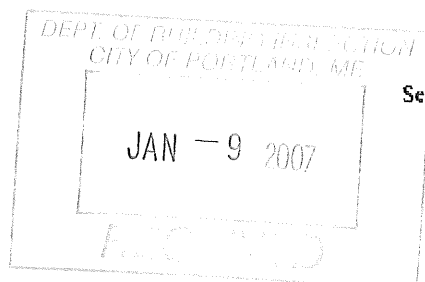
CONTRACT FOR THE SALE OF REAL ESTATE

Date: August 6, 2007

One Canal Plaza, Portland, ME 04101
(207) 772-1333

RECEIVED OF: GG Direct and/or Assigns whose mailing address is 100 Fore Street, Portland, Maine 04101-4831, hereinafter called the Purchaser(s), the sum of Ten Thousand Dollars (\$10,000) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at 351 Riverside Industrial Parkway being all the property owned by the Seller(s) at the above address, and described at said County's Registry of Deeds Book 10297, Page 234 and further described as: a 8,800+/-sf industrial building situated on a 2.33+/- acre parcel of land and further described by the City of Portland Assessor as Map 330A Block C Lot 2 and Map 354 Block A Lot 5 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 being Eight Hundred Twenty Thousand Dollars (\$820,000) to be paid as follows: \$10,000 earnest money deposit upon full execution of this contract, an additional \$10,000 earnest money upon expiration of the inspection conditions, and the balance to be paid by wire transfer or bank check at closing.
3. EARNEST MONEY/ACCEPTANCE: Cardente Real Estate shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing; this offer shall be valid until September 7, 2007 at 4:00 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. TITLE: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and execute all necessary papers on or before January 11, 2008. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) 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 merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder. If the Purchaser(s) does not withdraw the earnest money and declare the contract void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at closing, subject to any leases, unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: Seller(s) agrees to transfer at closing to Purchaser(s) all Seller(s)' rights under the current leases to the property and all security deposits held by Seller(s) pursuant to said leases.
8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise, is assumed by the Seller(s) unless otherwise agreed in writing. Said premises shall then be in substantially the same condition as at present, excepting reasonable use and wear.
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. _____
 - d. Rents
 - e. Metered utilities, such as water and sewer, shall be paid by Seller(s) through the date of closing.
 - f. Purchaser(s) and Seller(s) shall each pay its transfer tax as required by the State of Maine.
10. INSPECTIONS: The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. Purchaser(s) acknowledges receipt of disclosure form attached hereto. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser(s):



Seen and agreed to: [Signature]
Seller(s)

ADB 9/7/07
Purchaser(s)
FEW 9/7/07

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 21 days	g. Lead Paint	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days
b. Sewage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days	h. Pests	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days
c. Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days	i. ADA	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days
d. Radon Air Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days	j. Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days
e. Radon Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days	k. Environmental Scan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 30 days
f. Asbestos Air Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days	l. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Within ___ days

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

11. FINANCING: This contract is subject to an approved commercial mortgage of 80% of the purchase price, at an interest rate not to exceed 8.0% per annum and amortized over a period of not less than 20 years.

a. If Seller, or Sellers agent, is not notified to the contrary in writing within 15 days of the effective date of this contract, then this financing condition shall be deemed to have been waived by Purchaser(s).

b. The Purchaser(s) is under a good-faith obligation to seek and accept financing on the above-described terms. The Purchaser(s) acknowledges that a breach of this good-faith obligation to seek and accept financing on the above-described terms will be a breach of this Contract.

(see Paragraph 22 for alternative financing subject to Seller's election upon execution of contract)

12. AGENCY DISCLOSURE: The Purchaser(s) and Seller(s) acknowledge that they have been informed that the Selling Licensee is acting as a Buyers agent in this transaction and is representing the Buyer and that the Listing Licensee is acting as a Seller's agent in this transaction and is representing Seller

13. DEFAULT: If the Purchaser(s) fails to consummate this transaction, Seller(s) 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(s) elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of default by either party, the Escrow Agent will not return the earnest money to Purchaser(s) or turn over the deposit to the Seller(s) without written releases from both parties.

14. 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 American Arbitration Association.

15. PRIOR STATEMENTS: Any verbal presentations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.

16. HEIRS/ASSIGNS: This Contract is assignable X Yes No. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.

17. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimile copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimiled signatures are binding.

18. BINDING CONTRACT: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.

19. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: Intentionally Deleted

20. Seller(s) and Purchaser(s) acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #2), if the property is, or has a component of, one to four residential dwelling units.

21. ADDENDA: This Contract has addenda containing additional terms and conditions: YES NO

22. LOAN AGREEMENT: As an alternative to Financing referenced in Paragraph 11, Seller can elect to hold a first mortgage in the amount of \$520,000, amortized over 25 years, at an interest rate of 7.5%. There shall be a prepayment penalty for the first five (5) years of the Loan Agreement. The prepayment penalty shall be 5% of the remaining loan value during year 1, 4% of the remaining loan value during year 2, 3% of the remaining loan value during year 3, 2% of the remaining loan value during year 4, and 1% of the remaining loan value during year 5. The prepayment penalty shall expire after year 5 of the Loan Agreement. A Loan Agreement shall be agreed to and signed by both Purchaser and Seller within 30 days of the effective date of this contract. If a Loan Agreement has not been signed by both Purchaser and Seller within 30 days of the effective date of this contract and the Purchaser has not notified the Seller otherwise, then the Purchaser shall use traditional bank financing, per paragraph 11. If a Loan Agreement is agreed to and signed by both parties, then Purchaser shall pay the real estate transfer tax for both parties. Said Loan Agreement is subject to Seller's review of Purchaser's past three years tax returns or audited financial statements, and personal guarantees. This loan agreement shall not be assignable without the express, written consent of the Seller. The loan agreement shall include the usual complement of documents including a security agreement, collateral assignment of leases and rents, environmental indemnity, personal guarantees, a lenders title insurance policy and UCC-1's in addition to the loan agreement, note and mortgage.

Seen and agreed to: [Signature]
Seller(s)

ADB 9/7/07
Purchaser(s)

EEW 9/7/07

23. Said premises shall then be in substantially the same condition structurally and environmentally as during the inspections, excepting reasonable use and wear. Seller shall leave the premises in "broom-clean" condition upon transfer of title. Purchaser shall walk through property prior to transfer of title to verify condition.

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(s) 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 the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

Alan D. Brewer
Purchaser
ALAN D. BREWER, MANAGING PARTNER
Name/Title

SEPTEMBER 7, 2007
Date
005 44 7199
Soc. Sec. # or Tax I.D. #

Edson Woodward
Purchaser
EDSON WOODWARD, PRESIDENT
Name/Title

SEPTEMBER 7, 2007
Date
006 64 9274
Soc. Sec. # or Tax I.D. #

The Seller(s) accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above and agrees to pay the Broker the commission for services herein according to the Listing Agreement or if there is no Listing Agreement the sum of: 5% of Purchase Price. The obligation to pay said commission or sum shall survive the closing of this transaction. Seller agrees that Broker may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser(s), it shall be evenly distributed between the Broker and the Seller(s), provided, however, that Broker's portion shall not exceed the full amount of the commission specified. In the event the Seller(s) defaults on its obligations hereunder, CB Richard Ellis/The Boulos Company shall be entitled to costs of collection, including reasonable attorneys' fees.

Signed this _____ day of _____, Effective date of Contract: _____

The Listing Licensee is Nathan DeLois of Cardente Real Estate (Company).
The Selling Licensee is Tracy Sullivan of CBRE/The Boulos Company (Company).

Samantha Boly
Seller
President/owner
Name/Title

9/3/07
Date
006 42 7241
Soc. Sec. # or Tax I.D. #

Seller
Name/Title

Date
Soc. Sec. # or Tax I.D. #

Offer reviewed and refused on _____, Seller

Seen and agreed to: _____
Seller(s)

ADB 9/7/07
Purchaser(s)
EEW 9/7/07



Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368 207 / 883-3753 Fax • 207 / 883-2135

GG DIRECT 351 Riverside Industrial Parkway Portland, ME 04103

DOOR AND WINDOW SCHEDULE

DOOR NUMBER	SIZE OF DOOR	TYPE OF DOOR	FRAME	OTHER OPTIONS
1 (ALL EXISTING DOORS)	3/0 x 6/8	Stained Flush Birch	Hollow Metal Frames	Lever Handle
2	3/0 x 6/8 LH	Stained Flush Birch 1 3/4" thick	Hollow Metal Frames	Lever Handle
3	3/0 x 6/8 RH	Stained Flush Birch 1 3/4" thick	Hollow Metal Frames	Lever Handle
4	6/0 x 6/8 Double Door	Stained Flush Birch 1 3/4" thick	Hollow Metal Frames	Lever handle 1side flush bolted
5	3/0 x 6/8 LH Rated	Metal door 90 min Rating	Hollow Metal Frames	Sweep, closer, panic bar
WINDOWS	SIZE	MANUFACTURER	EXT TRIM	
7	3660-2 Stationary	Paradigm	1x3 Azek Board	
8	3660-2 Double Hung	Paradigm	1x3 Azek Board	

10 parking spaces
1 Handicapp Space

Dumpster
↓

HL
↓

oil removed
zones

↓
↓

more Landscaping?
No trees - wires overhead

900

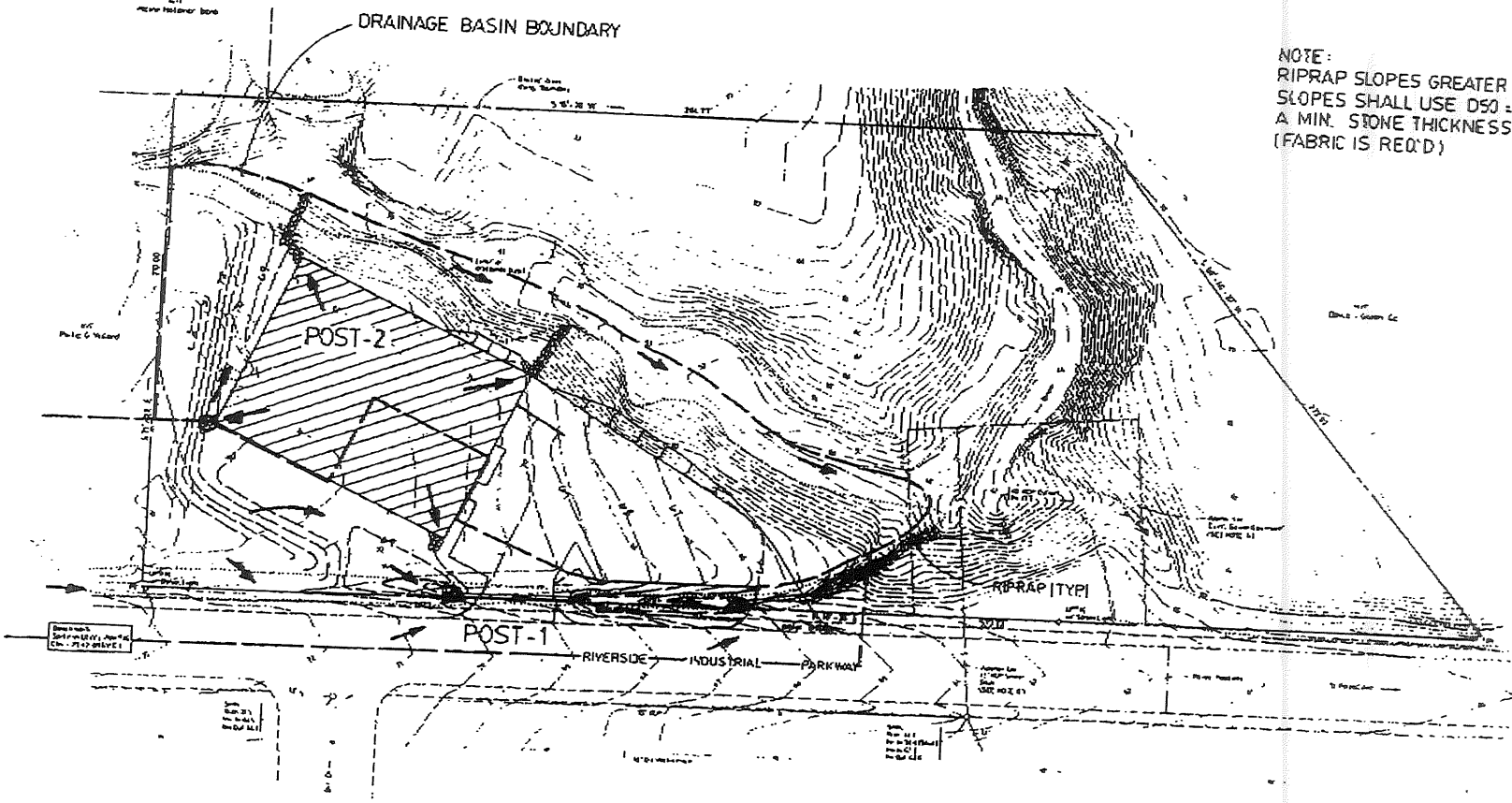
900

TO INTERSECTION OF
C.M. RICE ROAD

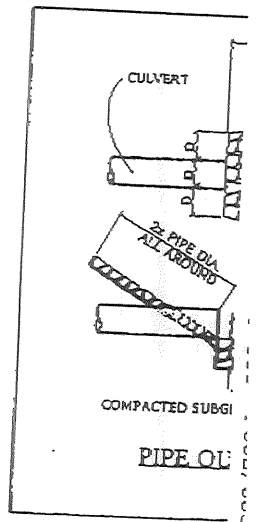
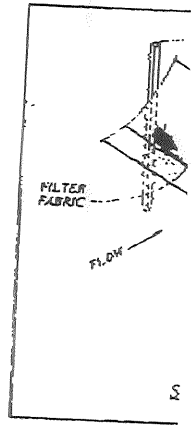
TO STREAM, UNDER TURNPIKE
& TO PRESUMPSCOT RIVER

PRE-DEVELOPMENT DRAINAGE PLAN

SCALE 1" = 40'



NOTE:
RIPRAP SLOPES GREATER THAN 2:1
SLOPES SHALL USE D50 = 12" WITH
A MIN. STONE THICKNESS OF 18"
(FABRIC IS REQ'D)



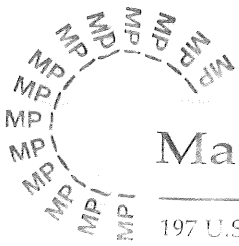
POST DEVELOPMENT DRAINAGE PLAN

SCALE 1" = 40'

Check parking
requirements.
chase of use - wholesaler?

8720 80x109 =

EXPIRES 12/31/2007
 JAN - 9 2007



Maine Properties, Inc.

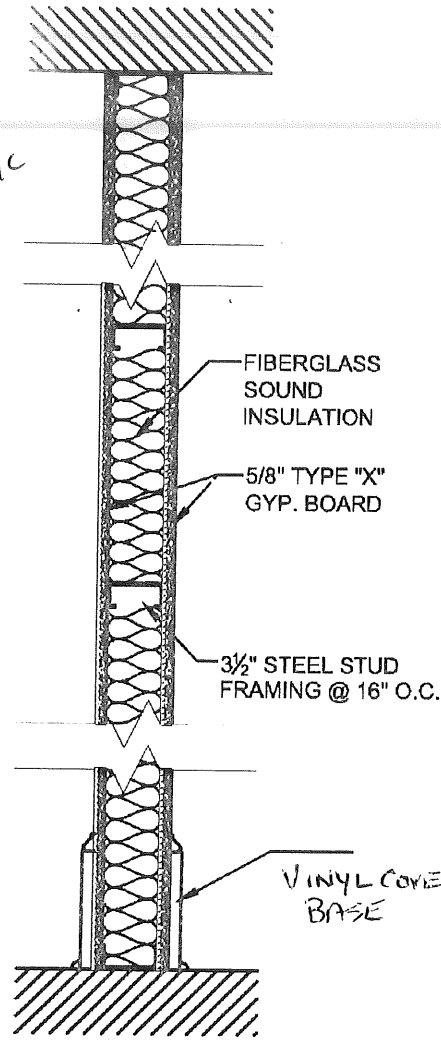
197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368

207 / 883-3753

Fax • 207 / 883 - 0364

Walls around
Printer room
15' HT
Open area to be electronic
Labeling machines
& Storage

At The utility
closet - walls will
be 8' HT
ceiling = 2x8 12" oc
to carry 3-100 lbs
HVAC units



Notes per
Tel/con w/ Travis B
1/30/08

TYP. WALL SECTION

1 HR. RATED
UL NO. U432



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

GG Direct
Applicant

1/10/08
Application Date

100 Fore St. Portland ME 04101
Applicant's Mailing Address

Change of use
Project Name/Description

Travis Blake - Maine Properties Inc - 883-3753
Consultant/Agent/Phone Number

351 Riverside St. Industrial Parkway
Address of Proposed Site

CBL: 330A-C-002

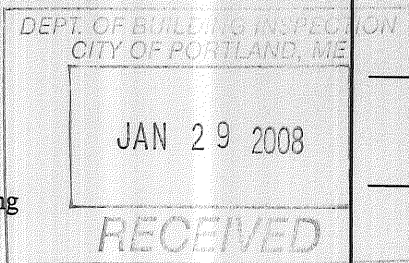
Description of Proposed Development:

Change of use to Direct Mail business - using some office area and warehouse area but it is a change of use (8720 sq building)

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities



Applicant's Assessment (Yes, No, N/A)

Planning Office Use Only

Planning Division Use Only

Exemption Granted X Partial Exemption _____ Exemption Denied _____

Additional comments regarding this application - recommended

Planner's Signature Barbara Doherty

Date January 29, 2008