

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

**BUILDING DEPARTMENT
PERMIT**

Permit Number: 040167

This is to certify that Alpine Realty Corp /Albair Construction

has permission to Change of Use from Warehouse to business including 9,010 sq ft. Of interior fit up.

AT 1 Rice St 354 A003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the 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 altered or closed-in.
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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 04/06/04
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: 04-0167	Issue Date:	CBL: 354 A003001
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Location of Construction: 1 Rice St	Owner Name: Alpine Realty Corp	Owner Address: 120 Exchange St	Phone: 207-775-3499
Business Name: n/a	Contractor Name: Albair Construction	Contractor Address: 32 Elmwood Street Portland	Phone: 2078786887
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: IM

Past Use: Commercial / Warehouse	Proposed Use: Commercial / Change of Use from Warehouse to Business including 9,010 sq. Ft of interior fit.	Permit Fee: \$726.00	Cost of Work: \$69,500.00	CEO District: 5
Proposed Project Description: Change of Use from Warehouse to business including 9,010 sq. Ft. Of interior fit up.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B/S</i> Type: <i>2C</i> <i>04/06/04</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

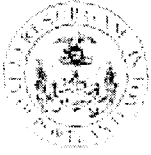
Permit Taken By: gg	Date Applied For: 02/25/2004	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void 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: _____	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 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.

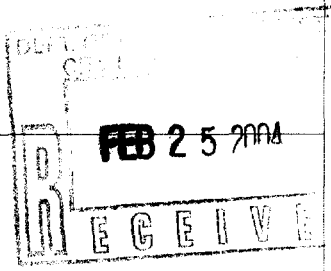
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

040169



Commercial 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: 1 Rice Street, Riverside Industrial Park		
Total Square Footage of Proposed Structure 9,010 sq. ft. interior fit-up.	Square Footage of Lot 4 Acres	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 354X A 3	Owner: Alpine Realty 120 Exchange Street Portland, ME	Telephone: (207) 775-3499 John Wise
Lessee/Buyer's Name (If Applicable) Capricorn Products 301 US Route One Scarborough, ME 04074	Applicant name, address & telephone: John Wise Alpine Realty 120 Exchange Street Portland, ME 775-3499	Cost Of Work: \$ 69,500.00 Fee: \$ Bldg Fee 651.00
Current Specific use: Warehouse		
Proposed Specific use: Business		
Project description: Change of use 9,010 sq. ft. interior (BOCA B Group), fit-up of business occupancy within existing 56,072 sq. ft. warehouse (BOCA SI Group). including fire rated walls as per attached.		
Contractor's name, address & telephone: Albair Construction Portland, ME		
Who should we contact when the permit is ready: John Wise		
Mailing address: Alpine Realty 120 Exchange Street Portland, ME		Phone: (207) 775-3499 xx call

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: <i>John P. Wise</i>	Date: 2-23-04
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Copy**

2004-0040

Application I. D. Number

3/9/2004

Application Date

Capricorn Products

Project Name/Description

Alpine Realty Corp

Applicant

120 Exchange St , Portland , ME 04101

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-3499 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

1 - 1 Rice St, Portland, Maine

Address of Proposed Site

354 A003001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

9,010 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

IM

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 3/9/2004

Fire Approval Status:

Reviewer Lt. MacDougal

- Approved Approved w/Conditions
See Attached Denied

Approval Date 3/10/2004 Approval Expiration 3/10/2005 Extension to _____ Additional Sheets
Attached

Condition Compliance Lt. MacDougal 3/10/2004
signature date

Performance Guarantee

Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0167	Date Applied For: 02/25/2004	CBL: 354 A003001
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Location of Construction: I Rice St	Owner Name: Alpine Realty Corp	Owner Address: 120 Exchange St	Phone: 207-775-3499
Business Name: n/a	Contractor Name: Albair Construction	Contractor Address: 32 Elmwood Street Portland	Phone: (207) 878-6887
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / Change of Use from Warehouse to Business including 9,010 sq. Ft of interior fit-up.	Proposed Project Description: Change of Use from Warehouse to business including 9,010 sq. Ft. Of interior fit-up.
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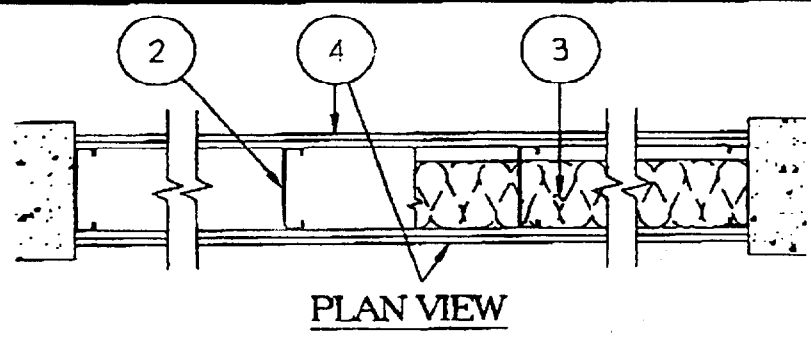
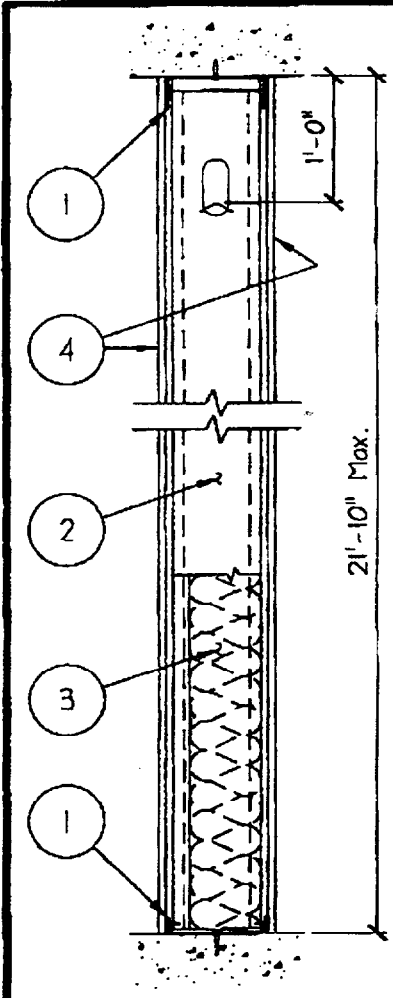
Dept: Zoning	Status: Pending	Reviewer: Marge Schmuckal	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 04/06/2004
Note: doing review prior to site plan approval to save time.	Ok to Issue: <input checked="" type="checkbox"/>		

1) This approval allows commencement of interior construction, as per the approved plans, solely at the risk of the applicant, prior to site plan approval. No Certificate of Occupancy will be issued until all Planning Approvals are received and required performance guarantees are received and approved and building alteration is completed in compliance with all applicable Laws and ordinances.

Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 04/06/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Comments:
 4/6/2004-Kandi Talbot: In discussing this with Lee, we don't see a problem with letting Mr. Wise start the interior work, but no occupancy of the building can happen until the parking is resolved. However we need to make sure that he knows that he is starting the work at his own risk and if they can't resolve the parking issue, no c of o can be issued. As with any site plan, we would need a performance guarantee for the site work and the parking installed prior to occupancy. If there is anything further you need, please let me know. Thanks.
 3/4/2004-kwd: Spoke with Jay Wise, let him know they'd most likely need a minor site plan to move forward. He will contact Sarah Hopkins. Kwd



PLAN VIEW

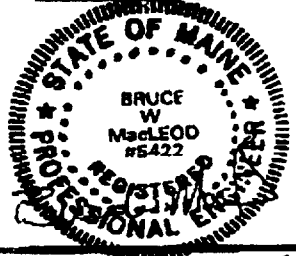
FIRE RESISTANCE RATINGS - ANSI/UL 263

Design No. U412
December 10, 2003
Nonbearing Wall Rating - 2 HR.

1. **FLOOR AND CEILING RUNNER** - 6T5B20 Galv. Steel Top And Bottom Track, Attached To Floor And Ceiling With Fasteners At 16" o.c. Max. (Galv Steel)
If Deflection Track Is Required, Use 6TSC20. Provide Stud Bracing At 1'-0" Below Top Of Stud, Equal To Spozzer Bar Q200.
2. **STEEL STUDS** - 6" x 20 Ga @ 1/8" o.c. With Min. Flange Width 1-3/8" Galv. Steel Studs To Be Cut 3/8" To 3/4" Less Than Assembly Height. (Max. Height 21'-10")
3. **BATTS AND BLANKETS** - (Optional) - Per Project Specs.
4. **GYP SUM BOARD** - 1/2" Thk. Wallboard Applied Vertically In Two Layers. (Laminated System) Inner Layer Attached To Studs With 1" Long Type S Steel Screws Spaced 24" o.c. Along Vertical Edges And 24" o.c. In The Field. Outer Layer Laminated To Inner Layer With Joint Compound, Applied With A Notched Spreader Producing Continuous Beads Of Compound About 3/8" In Diameter, Spaced Not Greater Than 2" o.c. Joints Of Laminated Outer Layer Offset 12" From Inner Layer Joints. Outer Layer Wallboard Attached To Inner Layer With 1-1/2" Long Type G Steel Screws Spaced 24" o.c. Along Edges And Center Line Of Each Sheet.

Optional, (Direct Attached System) Wallboard Applied Vertically In Two Layers. Inner Layer Attached To Studs With 1" Long Type S Steel Screws Spaced 24" o.c. In The Field And Along The Vertical Edges. Outer Layer Attached To The Studs Over The Inner Layer With 1-5/8" Long Type S Steel Screws Spaced 12" o.c. In The Field, Along The Vertical Edges, And To The Floor And Ceiling Runners. Joints Of Screw-Attached Outer Layer Offset From Inner Layer Joints.

SECTION VIEW



MacLeod Structural Engineers, P.A.



98 Bridge Street
Westbrook, ME 04092
Tel: (207) 856-0044
Fax: (207) 856-1616
Toll Free: (877) 88-STEEL

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LIGHT GAGE METAL FRAMING

**RICE STREET
PROJECT**

PORTLAND MAINE

SHEET TITLE: WALL SYSTEM - FIRE RESISTANCE RATINGS - ANSI/UL 263		
DRN BY: LFP	DATE: 02/19/04	PROJ. NO: 2004-150
CRD BY: BWM	SCALE: AS NOTED	SHEET NO: SK-1 OF 2

TOTAL P.03

Post-it* Fax Note	7671	Date	# of pages
To	J. Shultz	From	J. Wizer
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

4. GYPSUM BOARD * - Continued.

Optional, (Direct Attached System) Inner Layer Wallboard Applied Vertically, Outer Layer Wallboard Applied Horizontally. Inner Layer Attached To Studs With 1" Type S Steel Screws Spaced 24" o.c. Along Vertical Edges And In The Field. Outer Layer Attached To The Studs Over The Inner Layer With 1-5/8" Long Type S Steel Screws Spaced 12" o.c. In The Field, Along The Vertical Edges, And To The Floor And Ceiling Runners. Outer Layer Secured To Inner Layer Wallboard With 1-1/2" Long Type G Steel Screws Located Midway Between Studs And 1" From The Horizontal Joint.

Outer Layer Wallboard Joints Covered With Joint Tape And Min. Two Coats Of Joint Compound, And Screw Heads Covered With Min. Two Coats Of Joint Compound. As An Alternate, Nom. 3/32" Thick Gypsum Veneer Plaster May Be Applied To The Entire Surface Of Classified Veneer Baseboard. Joints Reinforced.

AMERICAN GYPSUM CO - Types AG-C, AGX-C.

BFB AMERICA INC - Type FRFC, ProRoc Type C.

BFB CANADA INC - ProRoc Type C.

CANADIAN GYPSUM COMPANY - Type C, IP-X2, IPC-AR or WRC.

G-P GYPSUM CORP, SUB OF GEORGIA-PACIFIC CORP - Type S, C, DAP, DA.

LAFARGE NORTH AMERICA INC - Type LGFC-C, LGFC-C/A.

NATIONAL GYPSUM CO - Types FSK-C, FSW-G, FSW-C, FSMR-C.

PABCO GYPSUM, DIV OF PACIFIC COAST BUILDING PRODUCTS INC - Type PG-C.

STANDARD GYPSUM L L C - Type SG-C.

TEMPLE-INLAND FOREST PRODUCTS CORP - Type TG-C.

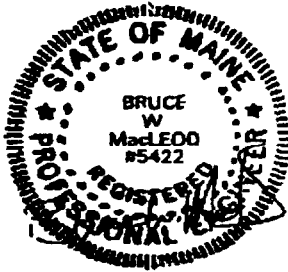
UNITED STATES GYPSUM CO - Type C, IP-X2, IPC-AR or WRC.

USG MEXICO S A DE C V - Type C, IP-X2, IPC-AR or WRC.

* Bearing The UL Classification Mark.

NOTE:

The Information Presented Herein Is Based On Design No. U412, Refer To This Standard For Additional Information.



MacLeod Structural Engineers, P.A.



98 Bridge Street
Westbrook, ME 04092

Tel: (207) 856-0044

Fax: (207) 856-1616

Toll Free: (877) 88-STEEL

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LIGHT GAGE METAL FRAMING

RICE STREET
PROJECT

PORTLAND

MAINE

SHEET TITLE:

WALL SYSTEM - FIRE RESISTANCE RATINGS - ANSI/UL 263

DRN BY:

LFP

DATE:

02/19/04

PROJ. NO:

2004-150

CHKD BY:

BWM

SCALE:

AS NOTED

SKETCH:

SK-2 OF 2



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: David Lloyd, Archetype

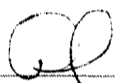
Address of Project 1 Rice Street

Nature of Project Business occupancy interior fit-up within existing warehouse.

Date 2/17/04

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

Signature 

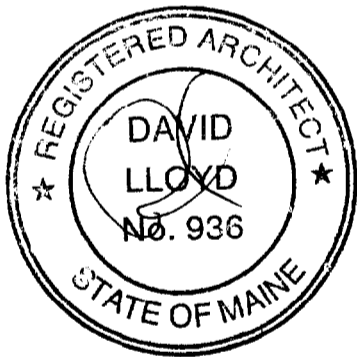
Title Architect

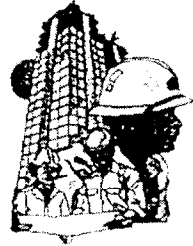
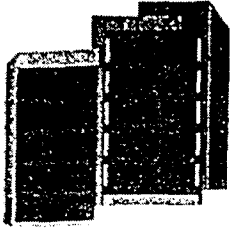
Firm Archetype, P.A.

Address 48 Union Wharf

Portland, ME 04101

Telephone (207) 772-6022





CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Rm 315
 Portland, ME 04101

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

FROM: Archetype, P.A.

RE: Certificate of Design

DATE: 2/17/04

These plans and/or specifications covering construction work on:

1 Rice Street, Capricorn Products interior fit-up.

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)

Signature

Title

Architect

Firm

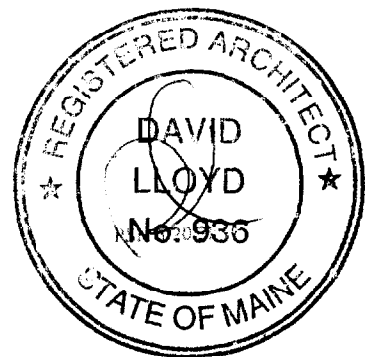
Archetype, P.A.

Address

48 Union Wharf, Portland, ME 04101

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.



SPECIAL WARRANTY DEED

INTERNATIONAL PAPER COMPANY, a New York corporation with a place of business at 3 Paragon Drive, Montvale, NJ 07645, successor by merger to Hammermill Paper Company, a copy of which are attached hereto to Exhibit C, successor by merger to C.M. Rice Paper Company ("Grantor"), for consideration paid, grants to ALPINE REALTY CORP., a Florida corporation with an address of 120 Exchange Street, Portland, Maine 04101 ("Grantee"), a certain lot or parcel of land, together with any improvements thereon, in Portland, Cumberland County, Maine, bounded and more fully described on Exhibit A attached hereto and made a part hereof (the "Property").

PROVIDED that this conveyance is made subject to the exceptions and reservations set forth in Exhibit B attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the property unto the Grantee against the claims of all persons whomsoever, claiming by, though or under Grantor, but not otherwise.

IN WITNESS WHEREOF, International Paper Company has caused the foregoing instrument to be signed in its corporate name and sealed by its undersigned officer, duly authorized, this 13th day of May, 2003.

MAINE REAL ESTATE TAX PAID

Attest

Allan E. Gosdin
Allan E. Gosdin
Assistant Secretary

INTERNATIONAL PAPER COMPANY

By: Robert B. Flock
Name: Robert B. Flock
Its: Director-Corporate Real Estate Services

STATE OF NEW JERSEY

BERGEN COUNTY

Personally appeared the above named ROBERT B. FLOCK and ALLAN L. GOSDIN, Director-Corporate Real Estate Services and Assistant Secretary, respectively of INTERNATIONAL PAPER COMPANY and acknowledged before me the foregoing instrument to be their free act and deed in their capacity and the free act and deed of said corporation.

Johanna Curry
Notary Public
JOHANNA CURRY
Print or type name as signed

SEAL

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005

EXHIBIT A

Property Description

A certain lot or parcel of land situated on the southeasterly side of Riverside Industrial Parkway in said City of Portland and being more particularly bounded and described as follows:

Beginning at an iron set in the ground on the southeasterly side of said Riverside Industrial Parkway, said iron being approximately two thousand fifty-nine and thirty-five hundredths (2,059.35) feet southwesterly along the southeasterly side of said Riverside Industrial Parkway from the southerly side of Riverside Street and being fifty (50.00) feet northeasterly along said southeasterly side of said Riverside Industrial Parkway from the northwesterly corner of land conveyed to Philip G. Willard by deed dated December 16, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2939, Page 361. From said point of beginning thence running South 71°22' East four hundred ninety-two and fifty-eight hundredths (492.58) feet to an iron set in the ground at land now or formerly of the Portland Terminal Company; thence running northerly by said Portland Terminal Company land three hundred forty-eight and seventy-six hundredths (348.76) feet to an iron set in the ground; thence continuing in a northerly direction by said Portland Terminal Company land one hundred ninety-eight and fifty hundredths (198.50) feet to an iron set in the ground; thence running North 71°22' West two hundred ninety-six and thirty-nine hundredths (296.39) feet to an iron set in the ground on the southeasterly side of said Riverside Industrial Parkway; thence running South 18°38' West by the southeasterly line of said Riverside Industrial Parkway five hundred ten (510.00) feet to an iron set in the ground and the point of beginning, being 4.510 acres.

Together with a right of way for a railroad siding over and across a certain lot or parcel of land situated southeasterly of Riverside Industrial Parkway in said City of Portland and being more particularly bounded and described as follows:

Beginning at an iron set in the ground at the most northeasterly corner of land conveyed to Davis Greene Co., by deed dated December 18, 1962 and recorded in Cumberland County Registry of Deeds in Book 2723, Page 182 and at the westerly line of land now or formerly of the Portland Terminal Company; thence running in a general northwesterly direction by land now or formerly of the Portland Terminal Company 350.00 feet, more or less, to the most southeasterly corner of land conveyed by the Grantor herein to the Grantee herein by deed dated March 3, 1966 and recorded in said Registry of Deeds in Book 2948, Page 221; thence running North 75°22' West by said C.M. Rice Company land 40.00 feet to a point; thence running in a general southeasterly direction parallel with and 40.00 feet distant from land now or formerly of the Portland Terminal Company 350.00 feet, more or less, to the northerly line of land conveyed to Davis Greene Co., as aforesaid; thence running northeasterly by said Davis Greene Co. land 40.00 feet to the point of beginning.

Excepting the following described portion of said right of way, bounded and described as follows:

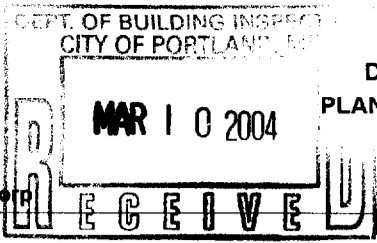
Beginning at a point on the northerly boundary of the 40 foot strip of land described in said Deed to C.M. Rice Paper Company, which is located at the easterly edge of the paving of said 40 foot strip, as shown on a Plan of Property prepared for Theodore H. Brodie by H.I. & E.C. Jordand, dated November 17, 1976; thence running southerly 166.00 feet, more or less, by the easterly edge of said paving as shown on said Plan to a point which intersects with a line drawn parallel with and 5.00 feet northerly of the north side of the existing building shown on said Plan; thence South $71^{\circ}22'$ East by said line 8.00 feet, more or less, to a point which intersects with a line drawn parallel with and 5.00 feet easterly of the east side of said existing building. Thence South $18^{\circ}38'$ West by said line 37.00 feet, more or less to the westerly boundary of said 40.00 foot strip; thence northerly by the westerly boundary of said 40.00 foot strip 206.00 feet, more or less, to the northwesterly corner of said 40.00 foot strip; thence South $71^{\circ}22'$ East by the northerly boundary of said 40.00 foot strip and land now or formerly of C.M. Rice Paper Co., 5.00 feet, more or less, to the point of beginning.

EXHIBIT B**Permitted Exceptions**

1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property.
2. The current years taxes, assessments, water rates and other governmental charges or any kind or nature imposed on or levied against or on account of the Property.
3. Restrictions on Grantee's ability to build upon or use the Property imposed by any current or future development standards, building or zoning ordinances or any other law or regulation of any governmental authority.
4. Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any.
5. All outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession.
6. All claims of governmental authorities in and to any portion of the Property lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights.
7. Any and all restrictions on use of the Property due to environmental protection laws, including, without limitation, wetlands protection laws, rules, regulations and orders.
8. All railroad side track agreements.
9. Mechanics', materialmen's, warehousemen's and similar liens attaching by operation of law, incurred in the ordinary course of business and securing payments not yet delinquent or payments that are being contested in good faith.
10. Such other matters as set forth in owner's policy of title insurance issued by First American Title Insurance Company, pursuant to the title commitment with respect to Grantee's purchase of the Property from Grantor.

EXHIBIT C**MERGER DOCUMENTS**

1. Certificate of Ownership and Merger merging "Hammermill Paper Company", a Pennsylvania corporation into "HP Subsidiary, Inc.", a Delaware corporation which then changed its name to "Hammermill Paper Company", a Delaware corporation filed on August 26, 1987 with the Delaware Secretary of State (12 pages).
2. Certificate of Ownership and Merger merging "Hammermill Paper Company", a Delaware corporation into "International Paper Company", a New York corporation filed on December 30, 1988 with the Delaware Secretary of State (9 pages).



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy

2004-0040

Application I. D. Number

3/9/2004

Application Date

Capricorn Products

Project Name/Description

Alpine Realty Corp
Applicant

120 Exchange St , Portland , ME 04101

Applicant's Mailing Address

1 - 1 Rice St, Portland, Maine

Address of Proposed Site

354 A003001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 775-3499 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

9,010 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

IM

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other

Fees Paid: Site Pla \$400.00 Subdivision Engineer Review Date 3/9/2004

Zoning Approval Status:

Reviewer Marge S. - Inspections
 Approved Approved w/Conditions See Attached Denied

Approval Date Approval Expiration Extension to Additional Sheets Attached
 Condition Compliance signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted date amount expiration date
- Inspection Fee Paid date amount
- Building Permit Issue date
- Performance Guarantee Reduced date remaining balance signature
- Temporary Certificate of Occupancy date Conditions (See Attached) expiration date
- Final Inspection date signature
- Certificate Of Occupancy date
- Performance Guarantee Released date signature
- Defect Guarantee Submitted submitted date amount expiration date
- Defect Guarantee Released date signature

From: Marge Schmuckal
To: Kandi Talbot
Date: Tue, Mar 16, 2004 10:28 AM
Subject: Re: Application #2004-0040

Kandi,

I guess that I am not following your logic. I am assuming this is a change of use from warehouse/industrial use to general/business offices. And that is why there is a requirement of site plan review. All the uses in the building (including the past approved industrial warehouse use) must be included for purposes of parking. The uses would breakdown as such:

offices: 9,010 divided by 400 = 22.525 or 23 spaces required
industrial: 46,294 " by 1000 = 46.3 or 46 spaces required

a total of 69 parking spaces are required. I have only counted 27 spaces on the submitted site plan. I have no narrative of uses attached to my site plan application. Was there something else submitted other than a site plan from David Lloyd?

Results: They are short on parking.

Marge

>>> Kandi Talbot 03/11 11:57 AM >>>
Marge,

I have talked to John Shields. He has said that this industrial building at Rice Street is currently vacant. Capricorn Products is going to use 9,010 sq. ft. for their business. There are approximately 28 parking spaces. Even if you calculate the use as office, it appears they meet their parking. The rest of the building is vacant, so that is not included in the parking calculation, right? Just want to make sure the parking is okay with this application. Thanks.

Kandi

From: Kandi Talbot
To: Marge Schmuckal
Date: Thu, Mar 11, 2004 11:57 AM
Subject: Application #2004-0040

Marge,

I have talked to John Shields. He has said that this industrial building at Rice Street is currently vacant. Capricorn Products is going to use 9,010 sq. ft. for their business. There are approximately 28 parking spaces. Even if you calculate the use as office, it appears they meet their parking. The rest of the building is vacant, so that is not included in the parking calculation, right? Just want to make sure the parking is okay with this application. Thanks.

Kandi