



MAINES

PAPER & FOOD SERVICE, INC.

Malnes Paper & Food Service, Inc. - Corporate Office
101 Broome Corporate Parkway P.O. Box 450
Conklin, NY 13748.0450
607.772.1200

Maple Drive Project



PHONE 607.584.9000
FAX 607.722.2082
E-MAIL info@bcida.com
WEBSITE www.bcida.com

APPLICATION FOR TAX EXEMPTION – LEASE TRANSACTIONS

Date: 14 Aug 2006

Company Name: MAINES PAPER & FOOD SERVICES INC.

Address: 101 BROOME CORPORATE PARKWAY
P.O. Box 450, CONKLIN, NY 13748

Contact Person: DICK WILSON Telephone: 607 779-1316

List the name and address of the individual or company to appear on the lease

Name: _____

Address: _____

BUSINESS INFORMATION

Date Business was established 1919

Principal Business Activity FULL LINE FOOD DISTRIBUTION

Number of Present Employees 1100 Full-time 1050 Part-time 50

Type of Organization: Corporation Public Private Partnership
Sole Proprietorship

Name of Affiliates and/or Subsidiaries _____

COMPANY OFFICERS			
Name	Office	% Ownership	SS #
WILLIAM R. MAINES	CO CHAIRMAN	50	121-44-6701
DAVID J. MAINES	CO CHAIRMAN	50	08040-0499

Total amount of tax exempt industrial revenue bonds presently outstanding in the name of the individual(s), company, and any parent, affiliate or subsidiary

Legal Counsel
Name: HINMAN HOWARD & KETTELL 80 EXCHANGE ST.
Address: P.O. Box 5250 BINGHAMTON, NY 13902
Phone: 607 231-6727

Accountant
Name: PIKER & LYONS
Address: P.O. Box 1330 BINGHAMTON, NY 13902
Phone: 607 729-9373

PROJECT DATA

1. Attach complete narrative description of project including location, proposed product lines and market projections, square feet by usage, type construction, machinery for products, machinery for building, office, parking HVAC, and any items for which bond proceeds will be expended.
2. Attach a photo of the site or existing facility to be improved.
3. Attach copies of preliminary plans or sketches of proposed construction of floor plan of existing facility.
4. Attach environmental assessment form.
5. Are utilities on site or must they be brought in? If so, which ones?

ALL UTILITIES ARE ON SITE

6. Who presently is legal owner of building or site? MPFS SUBJECT TO IDA SALES LEASE BACK
7. Is there an existing or proposed lease for all or a portion of the project? Yes No If so, attach copy.
8. Is there a purchase option in force or other legal or common control in the project which is described under the bond proposal? If so, detail on attached sheet. NO
9. If Applicant will not occupy 100% of the building in a real estate related transaction, provide a list of all tenants.
10. Is owner or tenant(s) responsible for payment of real property taxes? YES

EMPLOYMENT AND TAX INFORMATION

All applicants must answer the following as they pertain to the County in which the project is located. For start up companies or new real estate projects, please provide estimates for #9. If a question is not applicable, answer N/A. **Provide total employment of each tenant in building for multi-tenant properties.**

IF ALL QUESTIONS ARE NOT ANSWERED, THE APPLICATION CAN NOT BE CONSIDERED.

1. Project location (county) BROOME
2. Current employment in county 1,100
3. Projected 1st year new employment in county 1155
4. Projected 3rd year total employment in county 1328
5. Current payroll in county \$ 48,000,000
6. Projected 1st year new payroll in county 50,500,000
7. Projected 3rd year total payroll in county 58,000,000
8. Current annual real property tax payments made within county (include total of taxes paid to County, Town/ Village/City, School District and any Special District Charges or PILOT Payments) _____
9. Additional estimated tax payments (for start-ups/new real estate projects only) _____

PROJECT COSTS

1. Give an accurate estimate of cost or value of all items whose title will be transferred to the Broome County IDA.

LAND - 1/2 TBT - 1/2 - 0 -	Amount
Land & building (current value or cost if new construction)	9,120,000
Proposed Additions	
Renovations	
Engineering Fees	350,000
Legal & Financial Charges PERMIT + -	10,000
Other (specify) RACKING, MATERIAL HANDLING	500,000
TOTAL PROJECT COST (OR VALUE)	9,980,000
Project related costs subject to sales tax	
Total amount of mortgage(s) currently outstanding on property	
Amount of new mortgage(s) required for project	

2. List Financing Sources

TBD - PURSUING PNC BANK
AND GE CAPITAL

3. Is there a commitment for financing? NOT YET

If so, give name, address and copy of commitment, if available.

Name:
Address:
Phone:

CERTIFICATION

TERANCE S. WALSH

(name of chief executive officer of company submitting application) deposes and says that he is the CHIEF OPERATING OFFICER of, the corporation named in the (company name) attached application; that he has read the foregoing application and knows the contents thereof; that the same is true to his knowledge.

Deponent further says that the reason for this verification is made by the deponent and not by MAINES PAPER + FOOD SERVICE, INC. (company name) is that the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge, are investigation which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of, and from the books and papers of, said corporation.

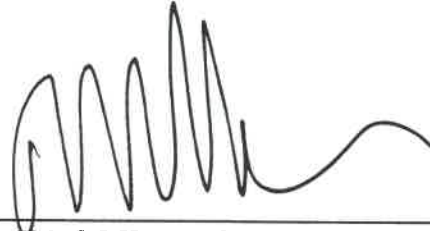
As an officer of said corporation (hereinafter referred to as the "applicant") deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the Broome County Industrial Development Agency (~~hereinafter referred to as the "Agency"~~) in processing the application, in negotiating with the applicant and others, in preparing necessary financing documents, and in taking any other action necessary or appropriate toward the issuance of the lease requested in this application. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to ~~act within a reasonable or specified period of time to take reasonable, proper, or~~ requested action or withdraws, abandons, cancels, or neglects the application or if the Agency or applicant are unable consummate this transaction and execute the lease, then upon presentation of invoice, applicant shall pay to the Agency, its agents, or assignees all actual costs incurred by the Agency with respect to ~~the application, up to that date and time, including fees of general counsel for~~ the Agency.

An origination fee of \$1,000.00 shall, at the time of the execution of this certification, be payable to Broome County Industrial Development Agency. This origination fee is nonrefundable, regardless of whether the lease hereunder fails to close for reasons beyond either your control or the control of the Broome County Industrial Development Agency.

CERTIFICATION

If the lease transaction hereunder closes, then upon the happening of that event, the \$1,000.00 so paid shall be credited to the agency fee hereinafter referred to.

Upon execution of the lease applied for herein, the applicant agrees to pay the Agency a fee in such amount as shall be set by the Agency, not to exceed an amount equal to 1% of the aggregate cost of the project or value of the assets outlines on page 4 of this application.



Chief Officer of Company Submitting

Notary

Sworn to before me this 15th day of AUGUST, 20 06.



(Seal)

PAULA R. TURRELL
Notary Public, State of New York
No. 4768781
Residing in Broome County
My commission expires Oct. 31, 2009



15 August 2006

Broome County Industrial Development Agency
County Office Building
44 Hawley Street, 6th Floor
Binghamton, NY 13902

RE: Building Narrative for:
Proposed New Food Distribution Facility
Maines Paper & Food Service
Maple Lane
Broome County Corporate Park
Conklin, New York

Maines Paper and Food Service is proposing to build a new one story 76,655 sf Food Distribution Facility. The building is to be comprised of cooler, freezer, dry storage areas, cooler loading dock, dry loading dock and associated offices.

The area break downs are as follows:

Cooler:	8,687 sf
Freezer:	22,354 sf
Dry Storage:	19,776 sf
Cooler Dock (6 doors):	9,595 sf
Dry Loading Dock (5 doors):	6,069 sf
Office:	7,812 sf
<u>Mechanical / Utility areas:</u>	<u>2,362 sf</u>
Total Area:	76,655 sf
Future Expansion	41,985 sf
Master Plan Total Area	118,640 sf

The proposed 14.1 acre site has paved parking for 96 automobile spaces and 25 truck parking spaces not including the 11 loading dock doors.

The building is designed as a conventionally framed fifty foot high steel structure with a rubber membrane roof pitched to external scuppers and downspouts. The exterior warehouse walls are to be composite insulated metal panels with concealed fasteners. The office component is to be a combination of architectural metal panels with aluminum and glass framing system.

The freezer and cooler areas will be cooled by means of a central ammonia refrigeration plant.

Building Narrative for:

Maines Paper & Food Service

Maple Drive

Conklin, NY

Page 2 of 2

15 August 2006

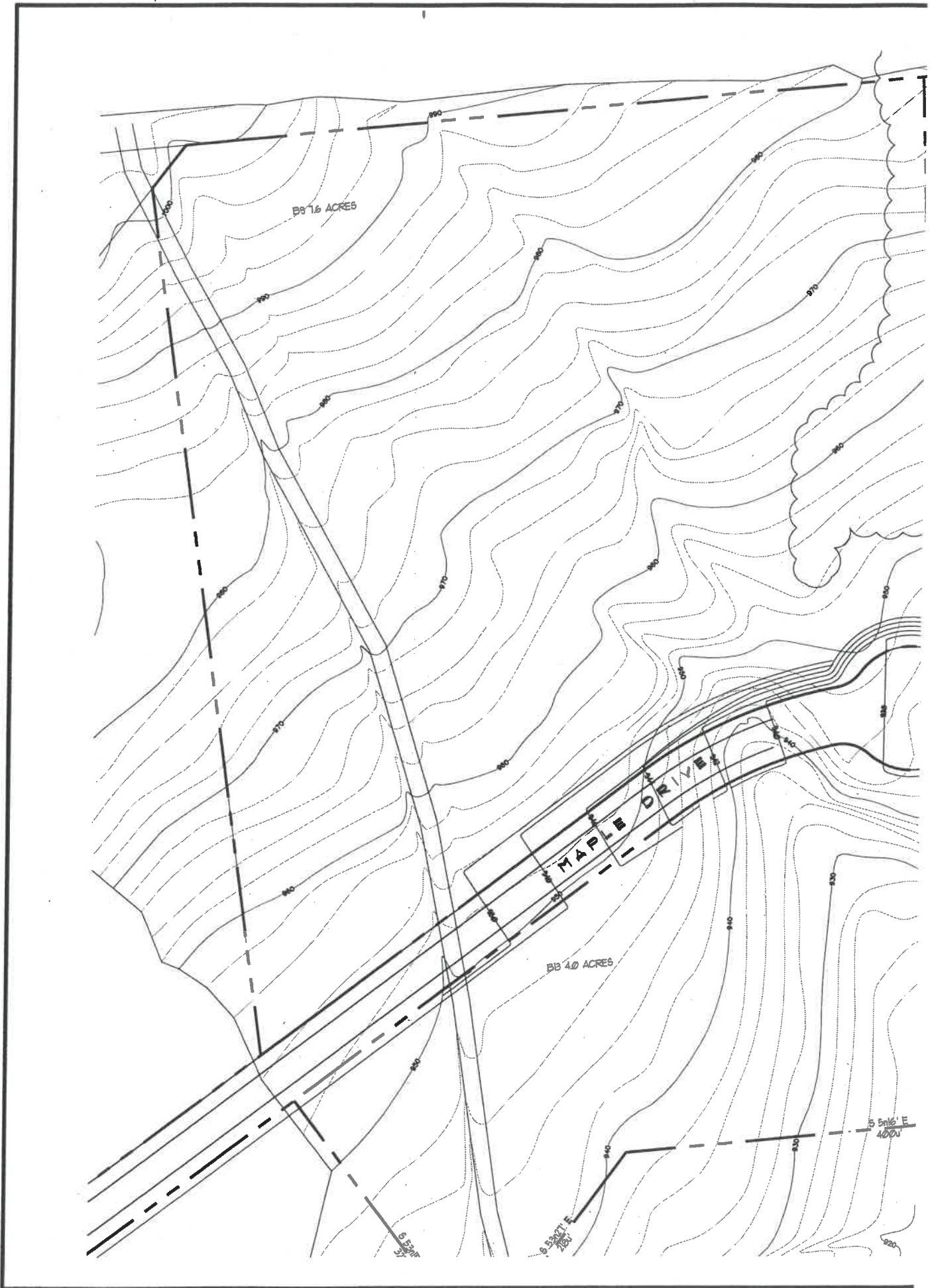
Respectfully Submitted,

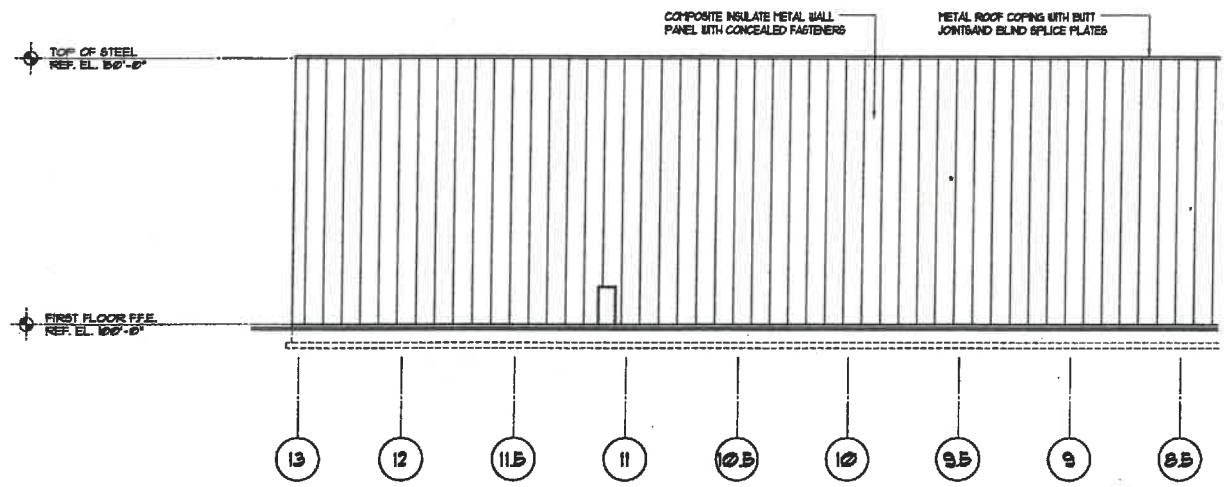
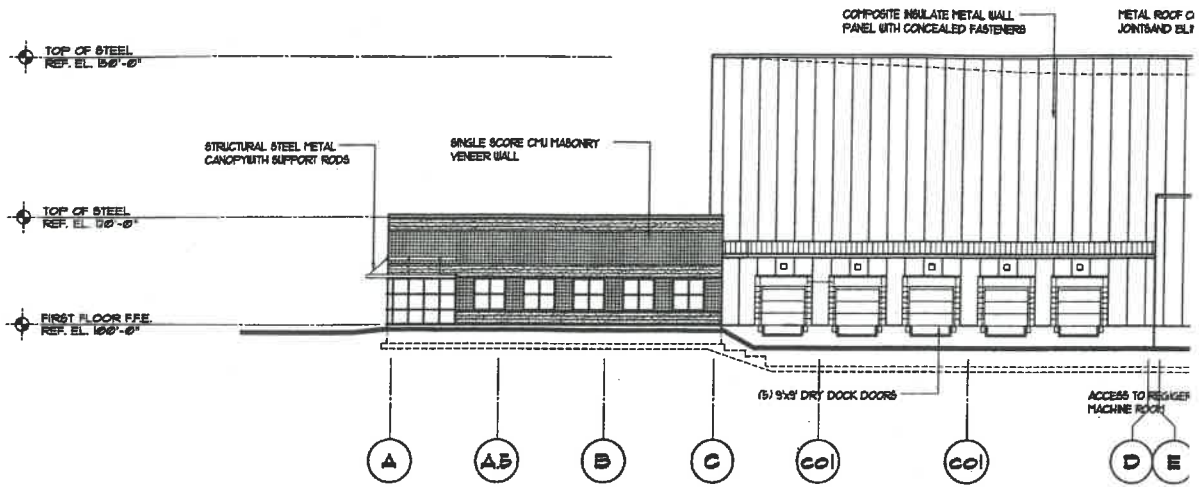
CMC Associates, Inc.

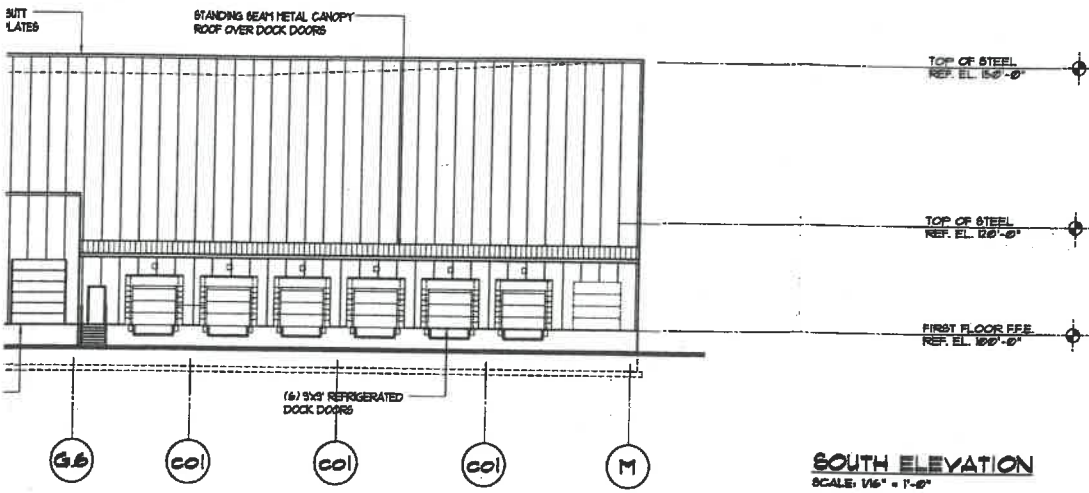
Mark A. Carnicelli, AIA

Director of Architecture + Engineering

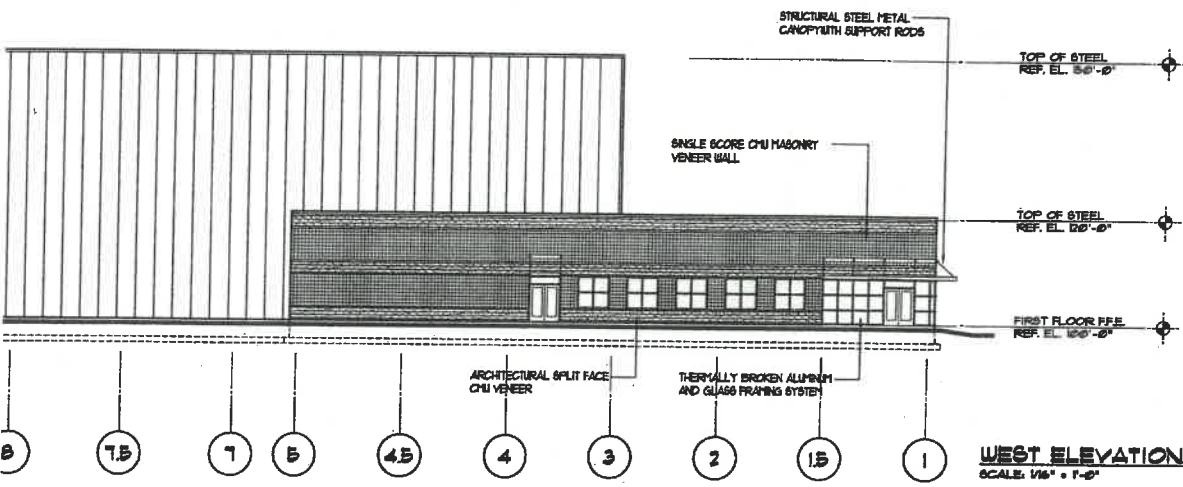
Cc: Mark Moore, CMC Associates
Bill Roy, CMC Associates
Terry Walsh, Maines Paper & Food Service
Dick Wilson, Maines Paper & Food Service







SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

Rev.	Date	Revision Description

THIS DRAWING AND THE INFORMATION INCLUDED ON IT ARE THE PROPERTY OF CMC ASSOCIATES, INC. ANY REPRODUCTION, DISTRIBUTION OR MANIPULATION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CMC ASSOCIATES, INC.

SEAL

Maines Paper & Food Service
Broome Corporate Park
Maine Street
Broome County, New York

CMC ASSOCIATES

720 Washington Street
Oxford Building
Hanover, MA 02339
t 781.826.7899
f 781.826.4007

www.cmcassociates.com

Elevations



SCALE: 1/16" = 1'-0"
DATE: 08-08-2006
DRAWN BY:

PA2.0
20171

PROGRESS PRINT
08-15-2006